

BELLCORE
COMMERCIAL

+/- 15 Acres

Pensacola Blvd | 41,100 AADT

AMUSEMENT PARK & REAL ESTATE FOR SALE

6709 PENSACOLA BLVD, PENSACOLA, FL 32505

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Bellcore Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Bellcore Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Bellcore Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bellcore Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bellcore Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bellcore Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
SURVEY/ SITE PLAN	8
LOCATION INFORMATION	12
DEMOGRAPHICS	15
ADVISOR BIO	17

+/- 15 Acres

PROPERTY INFORMATION

SECTION 1

Pensacola Blvd | 47,100 AADT



PROPERTY DESCRIPTION

Exploring the possibility of acquiring the trade name and real estate assets reveals an exceptional opportunity for investors. The 30,000-square-foot buildings, built in 2000 and updated in 2022, currently operate as a lively water and amusement park. This establishment serves as a center for entertainment and represents a blend of leisure and commercial potential. With HC/LI zoning allowing for diverse use, this property is strategically located in the thriving Pensacola area, ensuring maximum exposure and convenience. Its adaptable layout and current unique use make it an attractive option for forward-thinking investors looking to enter the growing market for specialized ventures, whether it's to continue operating the business or to take advantage of the zoning to construct multi-family units.

PROPERTY HIGHLIGHTS

- Total of 30,000 SF across all buildings
- Business Established in 2000
- HC/LI zoning for flexible usage
- Located near Car City and Cordova Mall
- 25 dwelling units Per Acre

OFFERING SUMMARY

Sale Price:	\$6,000,000
Lot Size:	19.76 Acres
Building Size:	30,000 SF
Zoning	HC/LI
Property Type	Amusement Park
Traffic Count	42,100
Market	Pensacola



LOCATION DESCRIPTION

Centrally located with easy access to major highways, this property offers excellent visibility and high foot traffic. It's within a short drive from the National Naval Aviation Museum, Historic Pensacola Village, and the iconic Pensacola Beach, making it a prime spot for attracting locals and tourists.

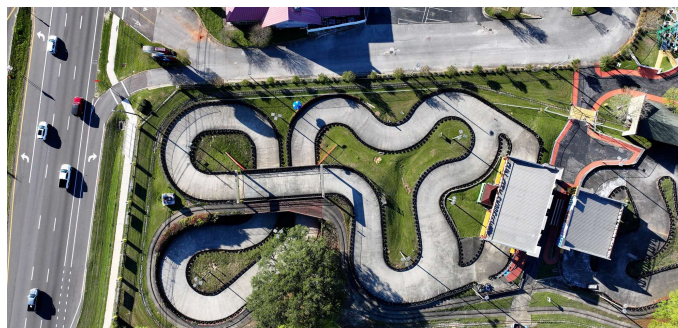
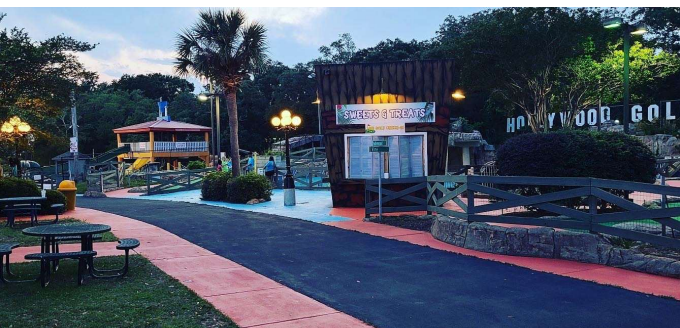
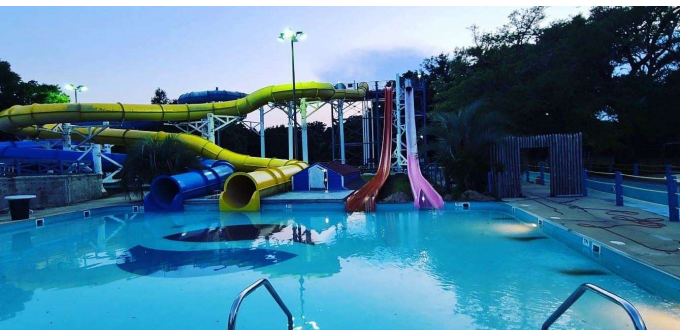
Building Features: The property boasts a well-maintained exterior with ample parking space, ensuring convenience for visitors. Inside, the space features high ceilings, large windows for natural light, and flexible floor plans that can be tailored to suit various business needs. Modern amenities and updated infrastructure make it move-in ready for new tenants or business owners.

Surrounding Area: Lodged in a bustling commercial district, the property is surrounded by a diverse mix of entertainment options, retail establishments, and dining experiences. Nearby attractions include popular shopping centers, gourmet restaurants, and entertainment venues, creating a lively atmosphere that draws a steady stream of visitors.

Development Opportunities: The property's zoning allows for a range of special-purpose uses, offering investors the flexibility to explore various development options. The possibilities are endless, whether considering a mixed-use development or a unique experiential attraction.

SITE DESCRIPTION

The site covers 14.82 acres of buildable land, with 4.94 acres allocated for a retention pond.





TENANT OVERVIEW

Splash City Adventures, previously known as Sam’s Fun City, is a well-established amusement and water park in Pensacola, covering over 15 acres. The park offers a mix of attractions catering to various age groups, including more than 20 rides, a water park featuring 12 slides, and a 750-foot lazy river. With options like go-karts, mini-golf, laser tag, and classic rides such as the Ferris wheel and Tilt-A-Whirl, it provides ample entertainment for both thrill-seekers and families with young children. Since its opening in 2000, the park has expanded from a modest indoor arcade into a regional attraction, drawing over 200,000 visitors annually. This growth in popularity speaks to its potential for further development and investment, making it an appealing option for someone looking to acquire an established entertainment venue with a strong customer base.

TENANT OVERVIEW

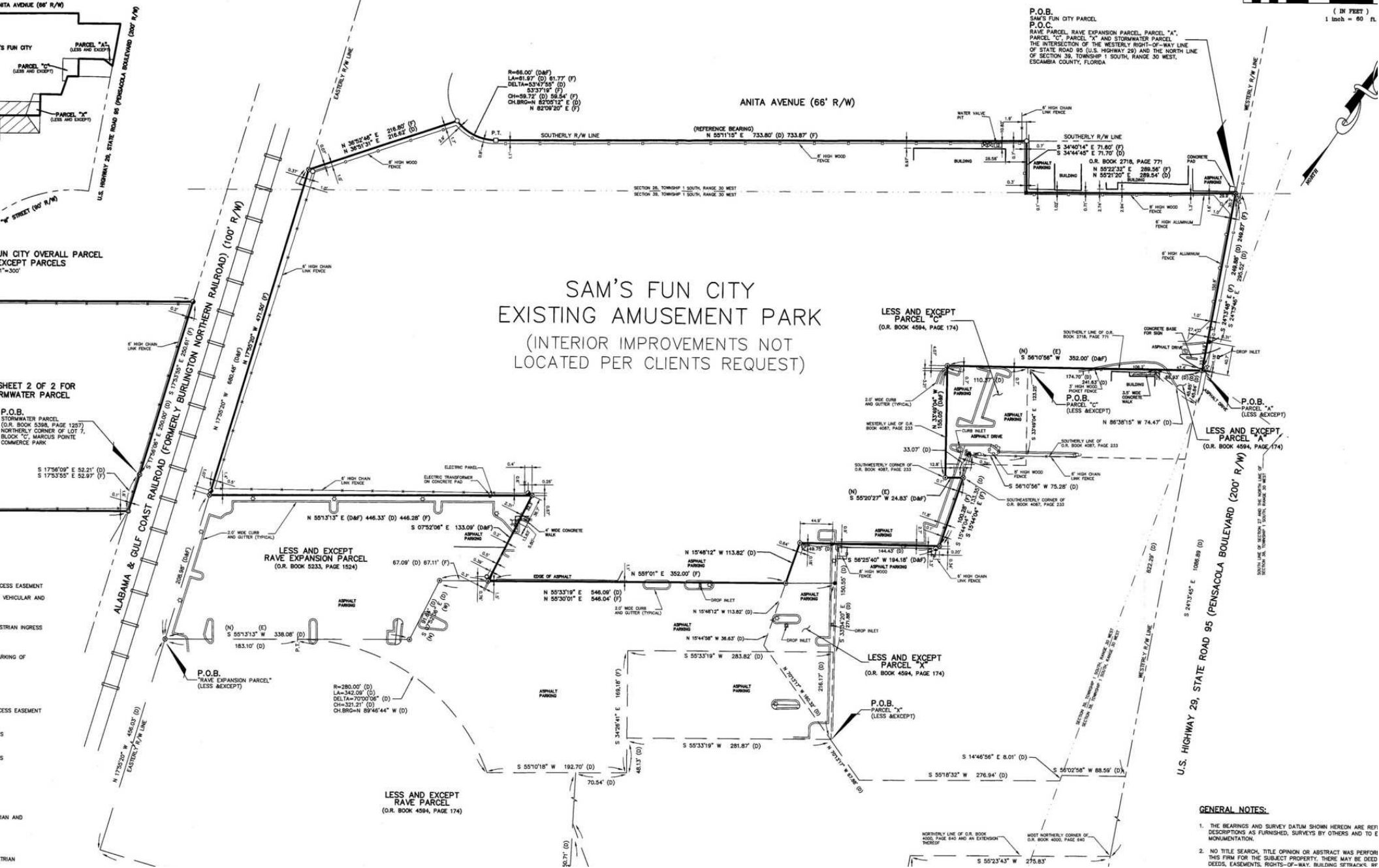
Company:	Splash City Adventures Pensacola, LLC
Founded:	2000
Locations:	1
Address:	6709 Pensacola Blvd, Pensacola, FL 32505
Annual Visitors:	Over 200,000
Parking Capacity	Over 150 parking spots
Gross Income 2023:	\$1,192,564.16
Real Estate:	Owned
Historical Growth	Expanded from a small indoor arcade to a major regional attraction
Lease Rate:	Owner/User
Website:	splashcityadventures.com

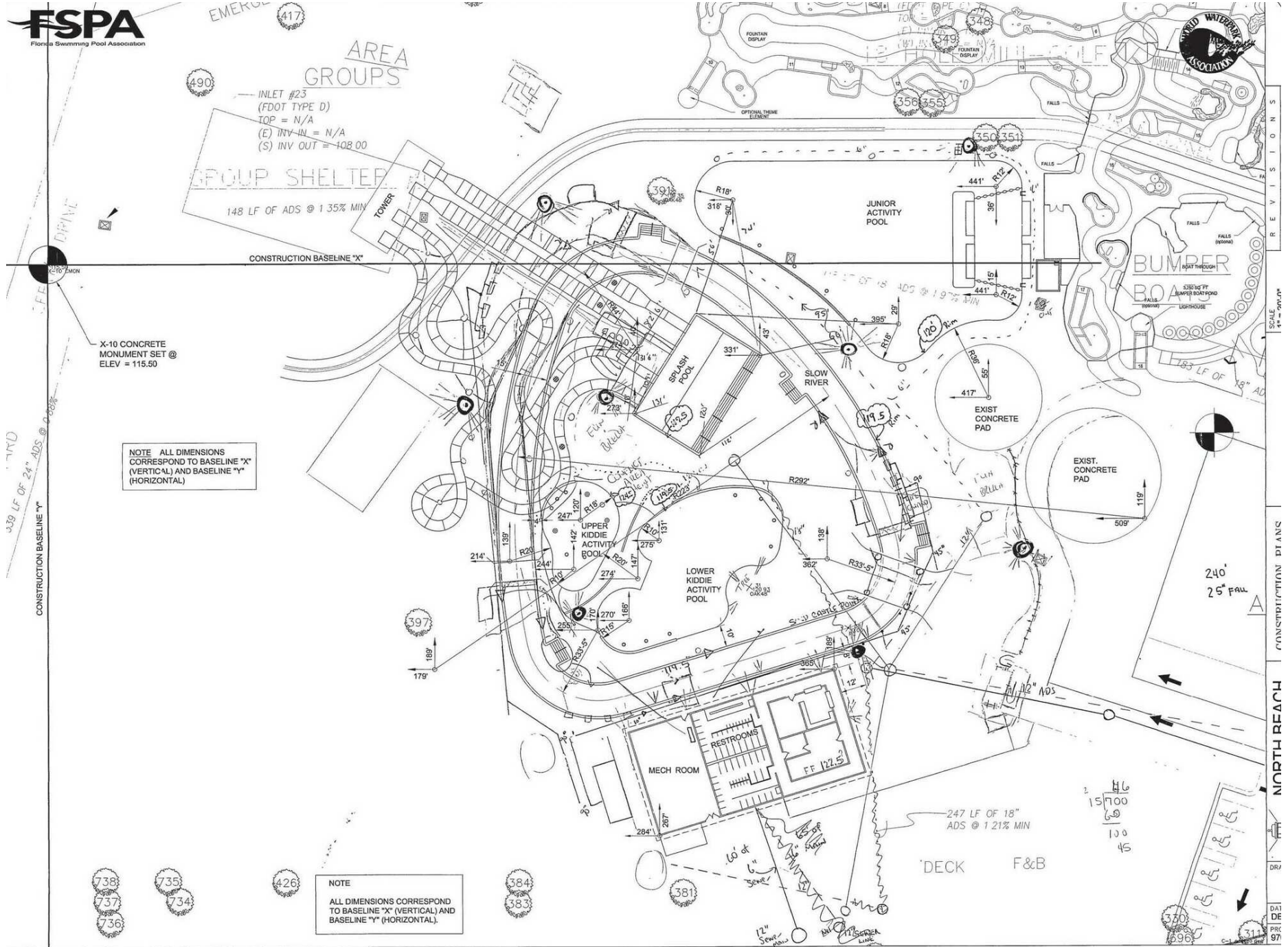
+/- 15 Acres

ZONING/SITE PLANS

SECTION 3

Pensacola Blvd | 47,100 AADT





Escambia County HC/LI Zoning District

Purpose of the district: The heavy commercial and light industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the commercial district.

Uses Permitted:

(1) Residential	Any residential uses outside of the industrial (I) future land use category, but if within the commercial (C) future land use category (and not the principal single-family dwelling on an existing lot of record), only as part of a predominantly commercial development; and excluding new or expanded manufactured (mobile) home parks & subdivisions.
(2) Retail Sales	Retail sales including medical marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, manufactured (mobile) homes.
(3) Retail Services	<ul style="list-style-type: none"> • Car washes, automatic or manual, full service or self-serve. • Child care facilities. • Hotels, motels and all other public lodging, including boarding and rooming houses. • Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors. • Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys. • Rental of automobiles, trucks, utility trailers and recreational vehicles. • Repair services, including appliance, furniture, upholstery, jewelry, small engine, major motor vehicle/boat, but excluding outdoor work or storage. • Restaurants and brewpubs. • Taxi and limousine services.
(4) Public and Civic	<ul style="list-style-type: none"> • Broadcast stations with satellite dishes and antennas, including towers. • Cemeteries, including family cemeteries. • Community service facilities, including auditoriums, libraries, museums, and neighborhood centers. • Educational facilities, including preschools, K-12, colleges, and vocational schools. • Emergency service facilities, including law enforcement, firefighting, and medical assistance. • Funeral establishments. • Homeless shelters. • Hospitals. • Offices for governmental agencies or public utilities. • Places of worship. • Public utility structures, including telecommunications towers, but excluding industrial uses not otherwise permitted.
(5) Recreation & Entertainment	Commercial entertainment facilities, indoor or outdoor, including movie theatres, amusement parks, and stadiums, but excluding motorsports facilities. Commercial recreation facilities, including those for walking, hiking, bicycling, recreational vehicles, swimming, skateboarding, bowling, court games, field sports, and golf, but excluding off-highway vehicle uses and outdoor shooting ranges. Parks, with or without permanent restrooms or outdoor event lighting.
(6) Industrial	Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all within the confines of buildings and without adverse off-site impacts. Marinas, industrial. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA.
(7) Agricultural	Food produced primarily for personal consumption by the producer, but no farm animals. Nurseries and garden centers, including adjoining outdoor storage or display of plants. Veterinary clinics, excluding outside kennels.
(8) Other	<ul style="list-style-type: none"> • Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning. • Building or construction trades shops and warehouses, including on-site outside storage. • Bus leasing and rental facilities, not allowed within MU-S. • Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization. • Outdoor adjacent display of plants by garden shops and nurseries. • Outdoor sales. • Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities. • Parking garages and lots, commercial, not allowed within MU-S. • Sales and outdoor display of prefabricated storage sheds.

+/- 15 Acres

LOCATION INFORMATION

SECTION 3

Pensacola Blvd | 47,100 AADT



SITE
+/- 15 Acres
Zoned HC/LI

Pensacola Blvd | 41,100 AADT

+/- 15 Acres

DEMOGRAPHICS

SECTION 4

Pensacola Blvd | 47,100 AADT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,812	168,362	297,370
Average Age	43	41	41
Average Age (Male)	42	39	40
Average Age (Female)	45	42	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,622	67,876	120,447
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$62,396	\$71,477	\$82,245
Average House Value	\$229,179	\$233,564	\$280,603

Demographics data derived from AlphaMap

+/- 15 Acres

ADVISOR BIO

SECTION 5

Pensacola Blvd | 47,100 AADT

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

rob@bellcorecommercial.com

Direct: **850.434.3434** | Cell: **850.232.2587**

FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434