

LAND OFFERING FOR SALE / LEASE

OUTPARCEL | .85 ACRES +/- LAND

6911 Pensacola Blvd Pensacola, FL 32505



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 Palafox Place Suite 10E, Pensacola, FL 32502

| 850.764.6800

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REALTY

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Property Description

Endless opportunity awaits with this .85 acre parcel located directly on Pensacola Blvd also known as Hwy 29. With the great traffic counts this property is perfectly suited for a coffee shop, gas station, QSR Drive-Thru Restaurant and more. The potential for high visibility and accessibility makes it an ideal location for businesses looking to capitalize on drive-by customers to and from work.

Location Description

.85 Acres is the prime location for your retail business in Pensacola! Located directly on Pensacola Blvd aka Hwy 29 one of the major thoroughfares thru the city, this area offers excellent visibility and access. Nearby, the University of West Florida and Pensacola State College provide an educated workforce, while the Naval Air Station and its 18,000 employees contribute to the strong local economy. Just a short drive away, the Pensacola International Airport connects the area to the world. Pensacola has a beautiful historic district, beautiful beaches and popular cultural attractions creating a dynamic community for prospective for retail investors to explore.

Site Description

Pad-ready commercial site located at 6911 Pensacola Blvd. This .85 +/- acre, highly accessible property offers excellent exposure along one of Pensacola's major commercial corridors, with strong daily traffic counts and a wide variety of national retailers and service providers in the area.

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Sale Price	Please Inquire
Lease Rate	Please Inquire

Location Information

Building Name	OUTPARCEL .85 ACRES +/- LAND
Street Address	6911 Pensacola Blvd
City, State, Zip	Pensacola, FL 32505
County	Escambia
Market	Pensacola
Road Type	Highway
Market Type	Medium
Nearest Highway	Hwy 29
Nearest Airport	Pensacola International Airport

Building Information

Number of Lots	1
Best Use	Coffee Shop, Gas Station, Drive Thru QSR, Car Wash

Property Information

Property Type	Land
Property Subtype	Office
Zoning	HC/LI
Lot Size	0.85 Acres
APN #	271S303101002042
Lot Frontage	255 ft
Lot Depth	140 ft
Traffic Count	40500
Traffic Count Street	Pensacola Blvd aka Hwy 29
Traffic Count Frontage	255
Power	Yes
Topography	0 to 5 percent slopes
Soil Type	Sandy

Utilities & Amenities

Gas / Propane	Yes
Water	Yes
Telephone	Yes

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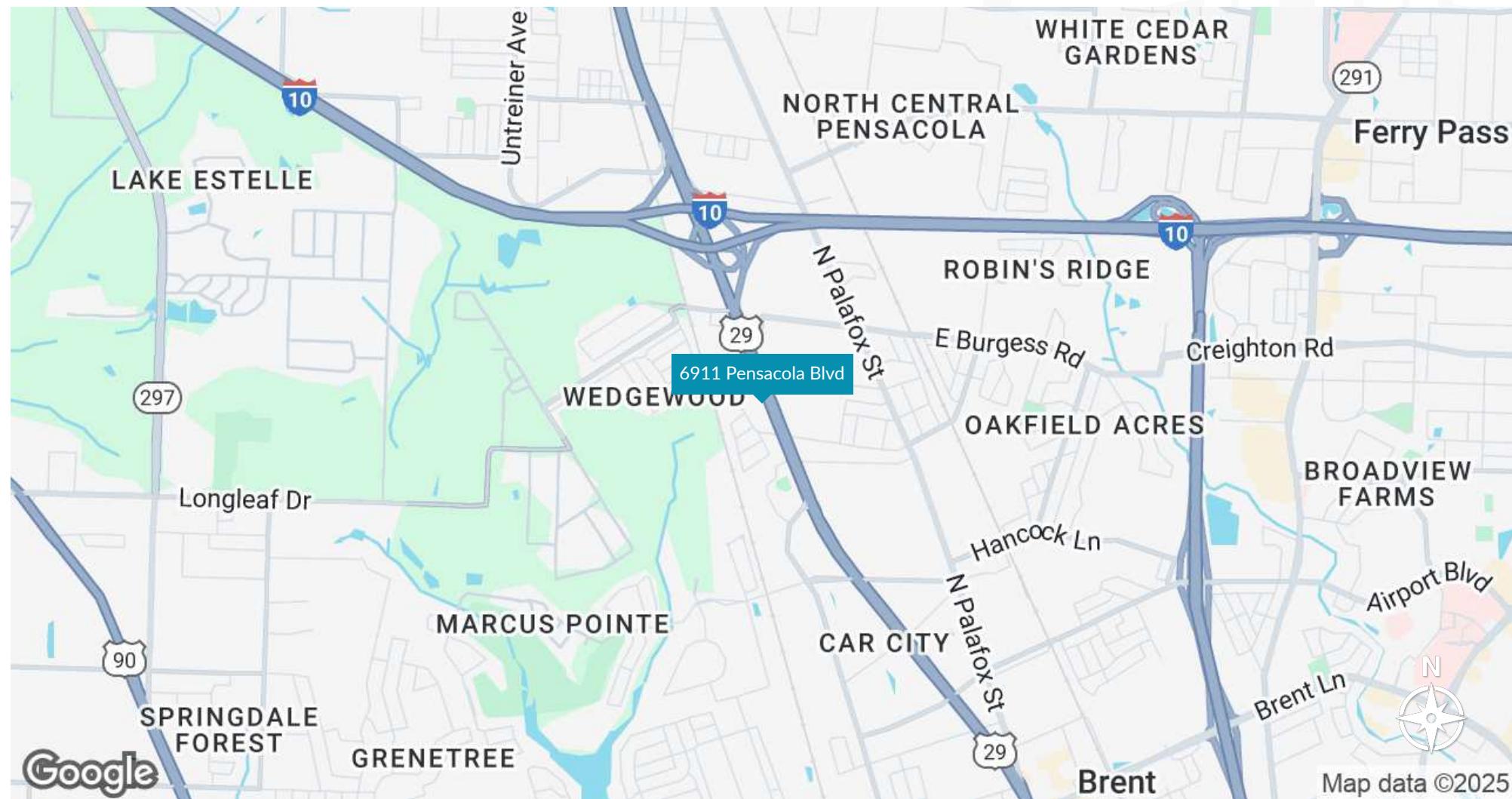
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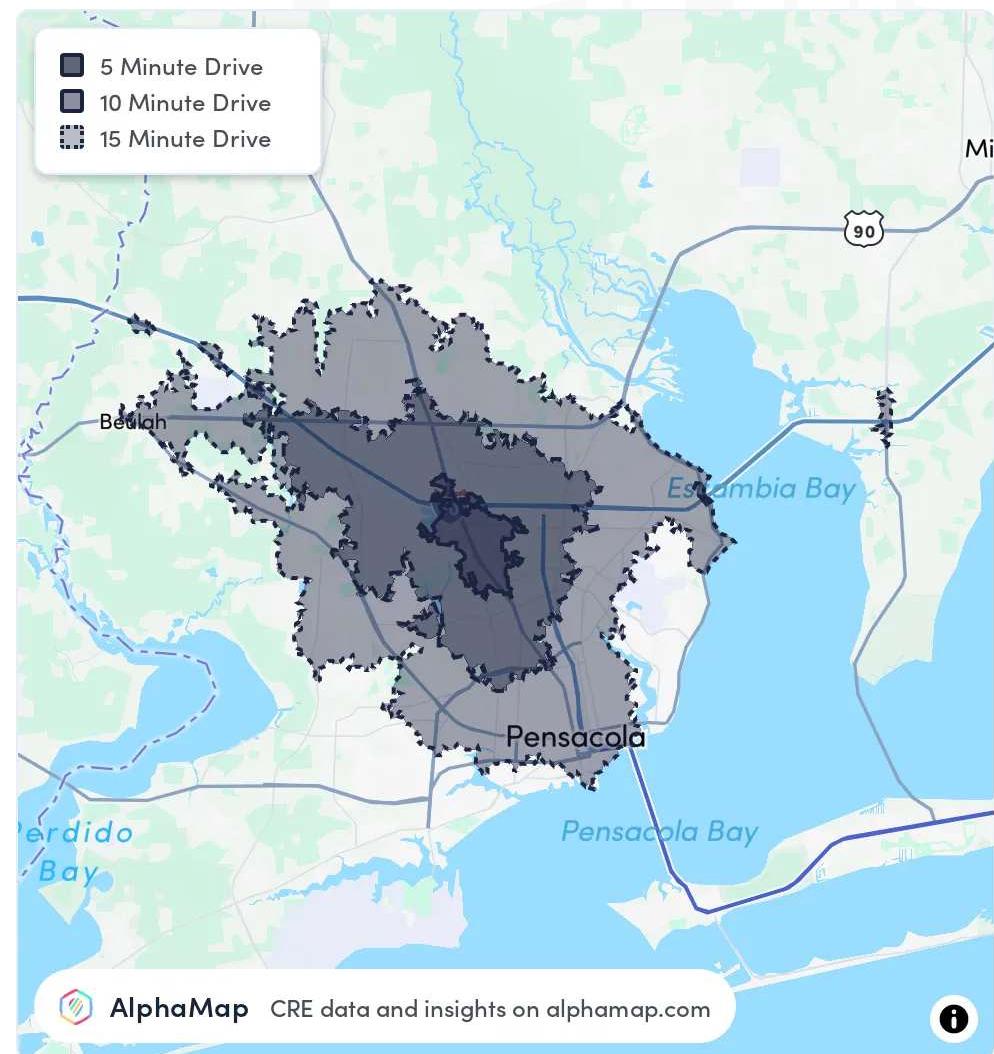


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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	3,764	63,162	183,402
Average Age	42	40	41
Average Age (Male)	40	38	40
Average Age (Female)	43	41	42
Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	1,566	24,682	73,938
Persons per HH	2.4	2.6	2.5
Average HH Income	\$57,132	\$69,681	\$74,888
Average House Value	\$190,463	\$217,808	\$247,393
Per Capita Income	\$23,805	\$26,800	\$29,955
Ethnicity	5 Minutes	10 Minutes	15 Minutes
Population Hispanic	294	5,194	13,816
Population Non-Hispanic	3,470	57,968	169,586



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About Us



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.