

# FOR SALE/LEASE

4200 Barrancas Ave Pensacola, FL 32507



## OFFERING SUMMARY

Sale Price: \$1,100,000

Lease Rate: Negotiable

Building Size: 800 SF

Lot Size: 0.63 Acres

Year Built: 1994

Zoning: COM

## PROPERTY OVERVIEW

Introducing a prime investment opportunity right near Downtown Pensacola, FL and along the main thoroughfare to the Naval Air Base. This former Checkers offers a 800 SF freestanding building situated on 0.63 AC, ideal for retail ventures or other commercial uses. With a zoning classification of COM, this property provides flexibility for a variety of business endeavors. Its strategic location offers excellent visibility and accessibility, making it an enticing prospect for Retail / Free Standing Building investors looking to establish or expand their presence in this vibrant area.

## PROPERTY HIGHLIGHTS

- Versatile 800 SF free-standing building on 0.63 AC
- Tremendous access and visibility
- Zoned for commercial use (COM)
- Strategic location in Pensacola, FL

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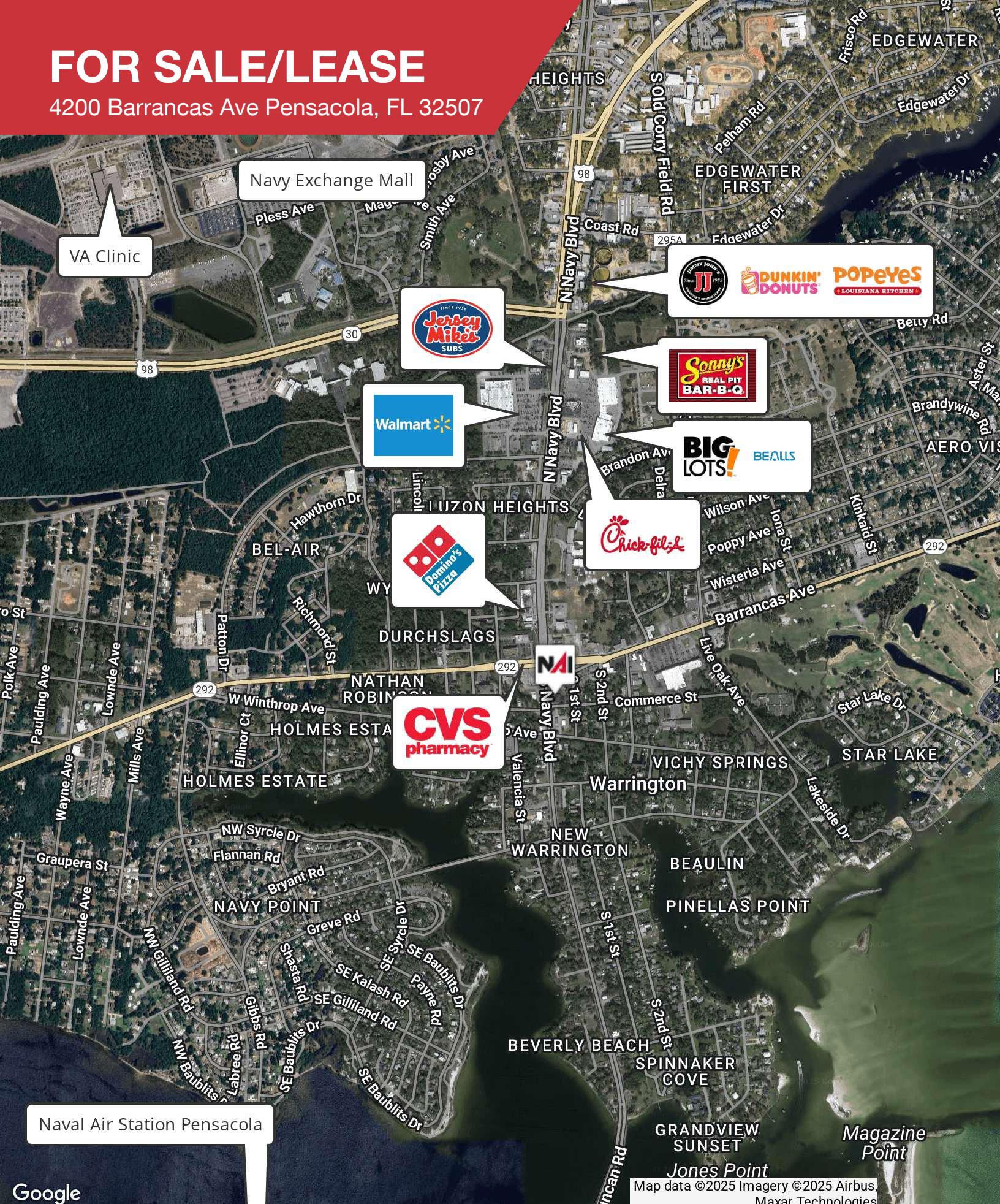
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**NAITALCOR**

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Naval Air Station Pensacola

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## Commercial Development

- Circle K just had their plans approved. They will be building soon on the northeast corner of Barrancas and Navy.
- A 200+ KFC franchisee JRN, Inc. owns the southwest corner of Barrancas and Navy, with plans to develop.
- Subject's intersection is the only way to the visitor's entrance to the National Naval Aviation Museum, which gets approximately 700,000 visitors a year. <https://viemagazine.com/article/national-naval-aviation-museum/#:~:text=Every%20year%20approximately%20seven,vacations%20along%20the%20Gulf%20Coast>
- New 127 room Extended Stay Hotel Just Opened 0.3 miles to the east on 12/3/24. <https://franchise.extendedstayamerica.com/news/extended-stay-america-premier-suites-opens-in-pensacola-florida>
- Candlewood Suites (1.3 miles north) hotel at 900 N. Navy Blvd. Nearing approval for 87 rooms.

## Residential Development

- 324 new homes are going up in the immediate trade area around the Pensacola site that were approved in the past 12 months <https://www.pnj.com/story/news/local/2024/12/30/escambia-county-developments-in-2024-from-perdido-to-cantonment/77030317007/>. One block to the south (approved January 2024).
- Navy Boulevard Residential Development, 208 S. Navy Blvd., will consist of 39 attached single-family units across a 3.94-acre site. There will be six buildings, with four to six units in each. 1/2 mile directly south (approved April 2024):
- Pless Landing, 119 Sunset Ave., will create a 5.2-acre subdivision with 60 single-family lots in the Warrington area. 2 miles to the east, 77 units were (approved February 2024):
- Barrancas Residential Development, 3180 Olde Barrancas Ave., was approved to build 77 multifamily units across a 4.72-acre site off Olde Barrancas Avenue. 3 miles to the west (approved February 2024):
- Preserve at Russell Crossing, 2407 Kingsport Ave., is planned to be a 27-lot subdivision consisting of single-family residences near Naval Air Station Pensacola. 4 miles to the west (approved September 2024):
- Goldenvale subdivision, 2500 Kingsport Ave., will create 86 lots for a new townhome subdivision using an 11-acre site near Naval Air Station Pensacola. 2 miles east (approved September 2024):
- Olde Barrancas Townhomes, 500 Seamarge Lane, will be a 17-home subdivision developed along Olde Barrancas Avenue and Seamarge Lane in Warrington. 1 mile west (approved October 2024):
- Ellie's Cove, 800 Mills Ave., plans to turn an approximately 2-acre site into a subdivision consisting of 18 single-family lots.

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,894	43,751	102,080
Median age	43	38	39
Median age (male)	41	37	38
Median age (Female)	44	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,138	16,343	39,675
# of persons per HH	2.2	2.7	2.6
Average HH income	\$76,498	\$68,180	\$66,465
Average house value	\$339,549	\$219,057	\$223,316

\* Demographic data derived from 2020 ACS - US Census