

# FOR SALE

## MAIN STREET BUILDING SUPPLY

1500 W Main St Pensacola, FL 32502



**SALE PRICE**

**\$4,000,000**

**Michael Mangrum**

Broker/Commercial Director  
(850) 748-2264

**Ben Mangrum**

(850) 341-3730

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Startups & Small Business
- Tenant Representation
- Landlord Representation

## 3,334

Affiliated Professionals

Based upon sales professionals  
designated as commercial in dash as of  
12/31/24.

Presence in

## 158 OFFICES, 45 COUNTRIES

## OVER 18,400

Transactions

## \$7.67 BILLION

Sales Volume

## \$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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### PROPERTY DESCRIPTION

This is a NNN investment with a future development opportunity. Currently used by a long term, established building supply operator. Tenant has just renewed the lease for an additional 10 years with 3 five year options. Current NOI provides a nice return by an established tenant with annual increases and no owner responsibility. As a bonus, this property lies on the West side of Downtown Pensacola and will be a great re-development site in the future. You are getting a healthy return today and paying less than current land value for the real estate.

### PROPERTY HIGHLIGHTS

- Long term, established tenant
- NNN Lease with no owner responsibility
- 2.25% annual increases
- Excellent location for future re-development
- Below current land value

### OFFERING SUMMARY

Sale Price:	\$4,000,000
Number of Units:	7
Lot Size:	8 Acres
Building Size:	51,600 SF
NOI:	\$222,000.00
Cap Rate:	5.55%

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	675	2,008	17,470
Total Population	1,340	4,108	40,970
Average HH Income	\$66,867	\$66,959	\$65,737

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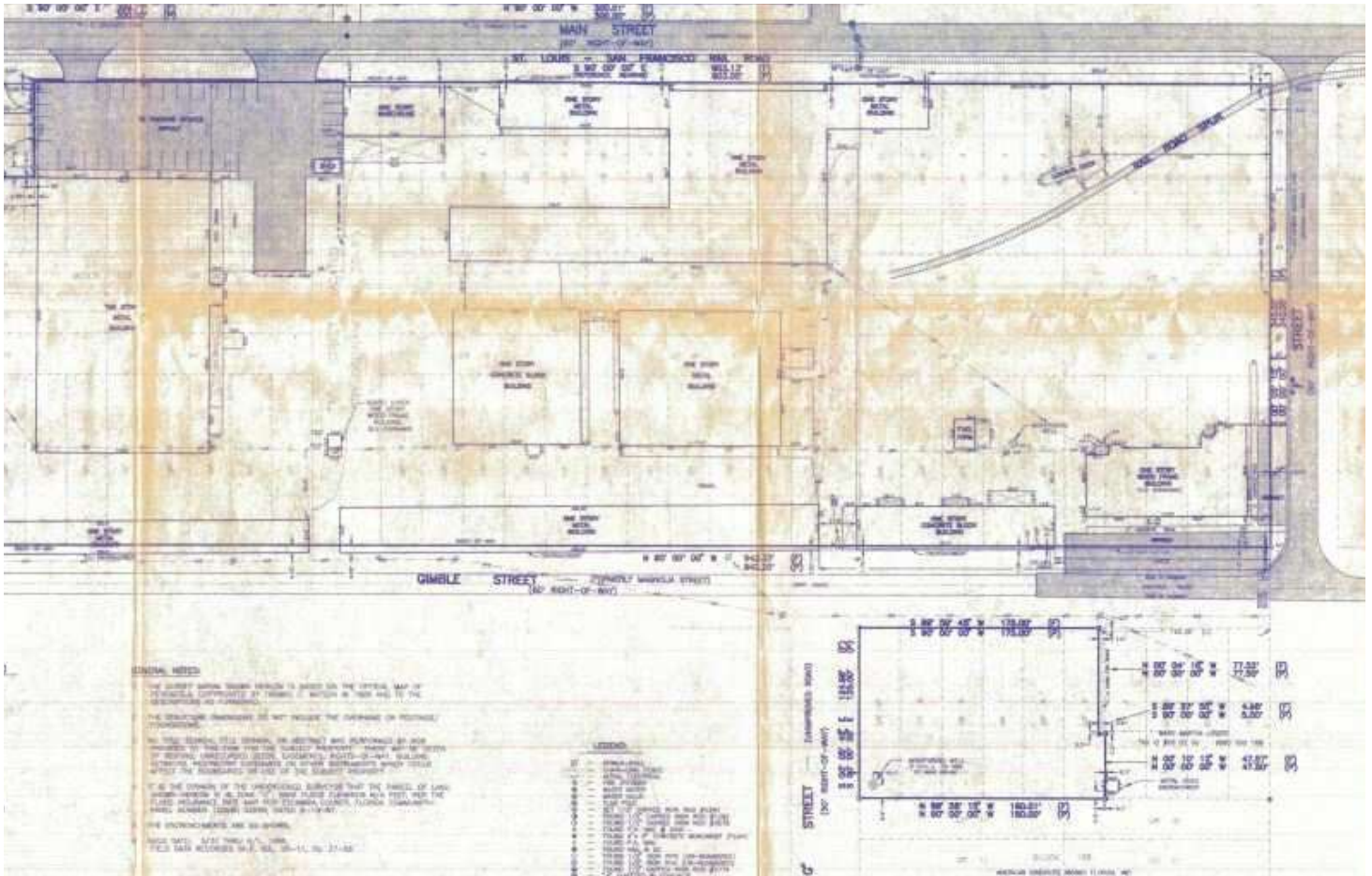


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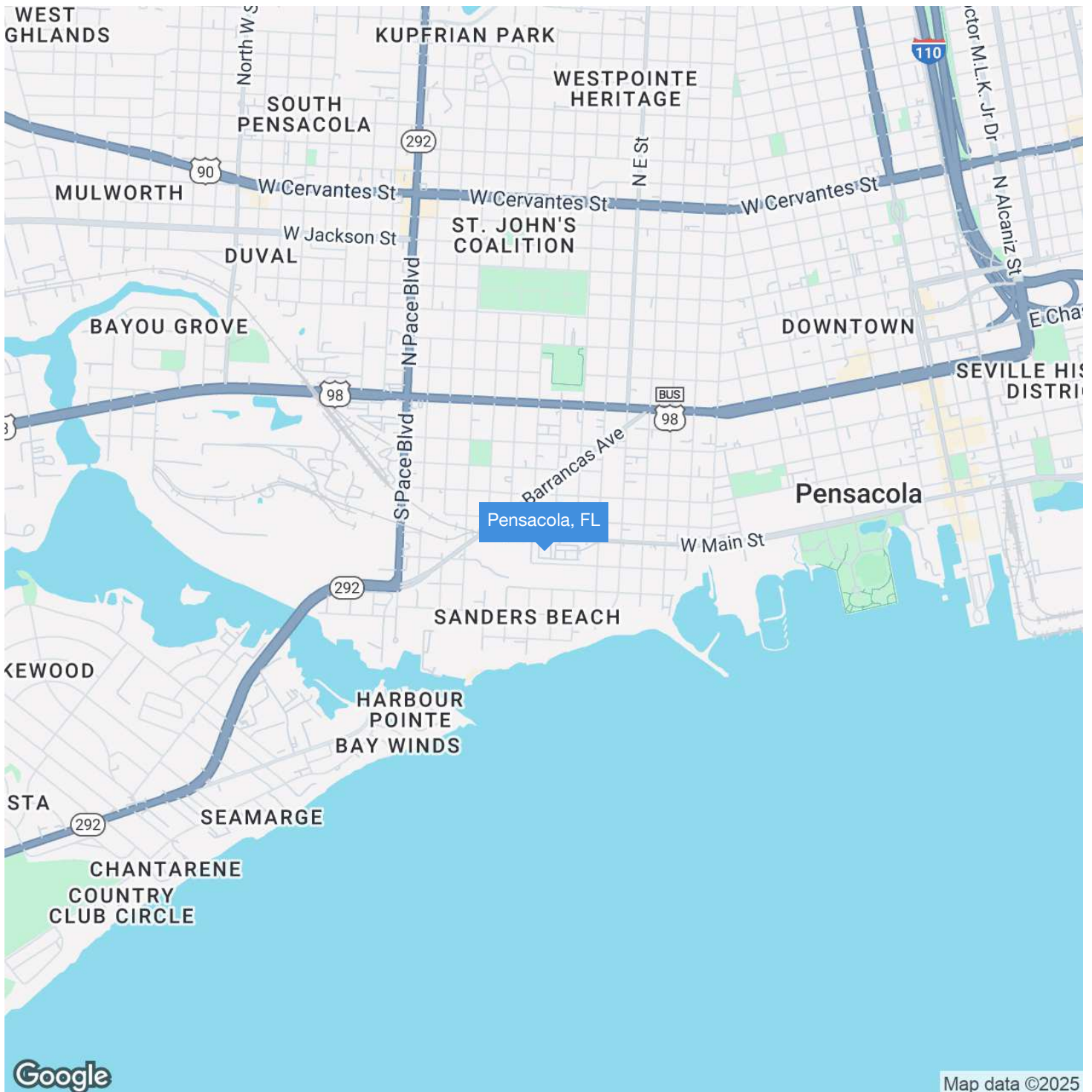
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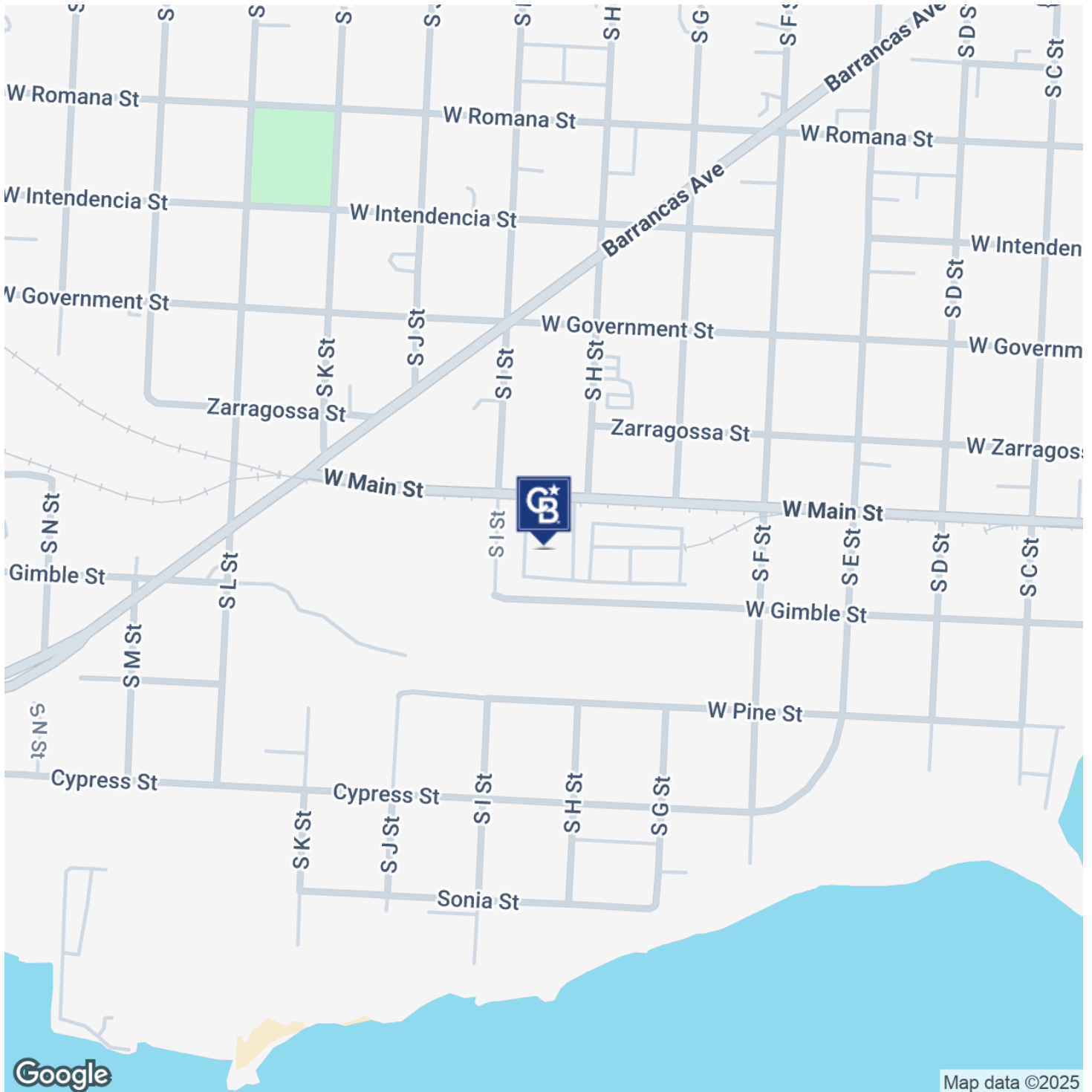


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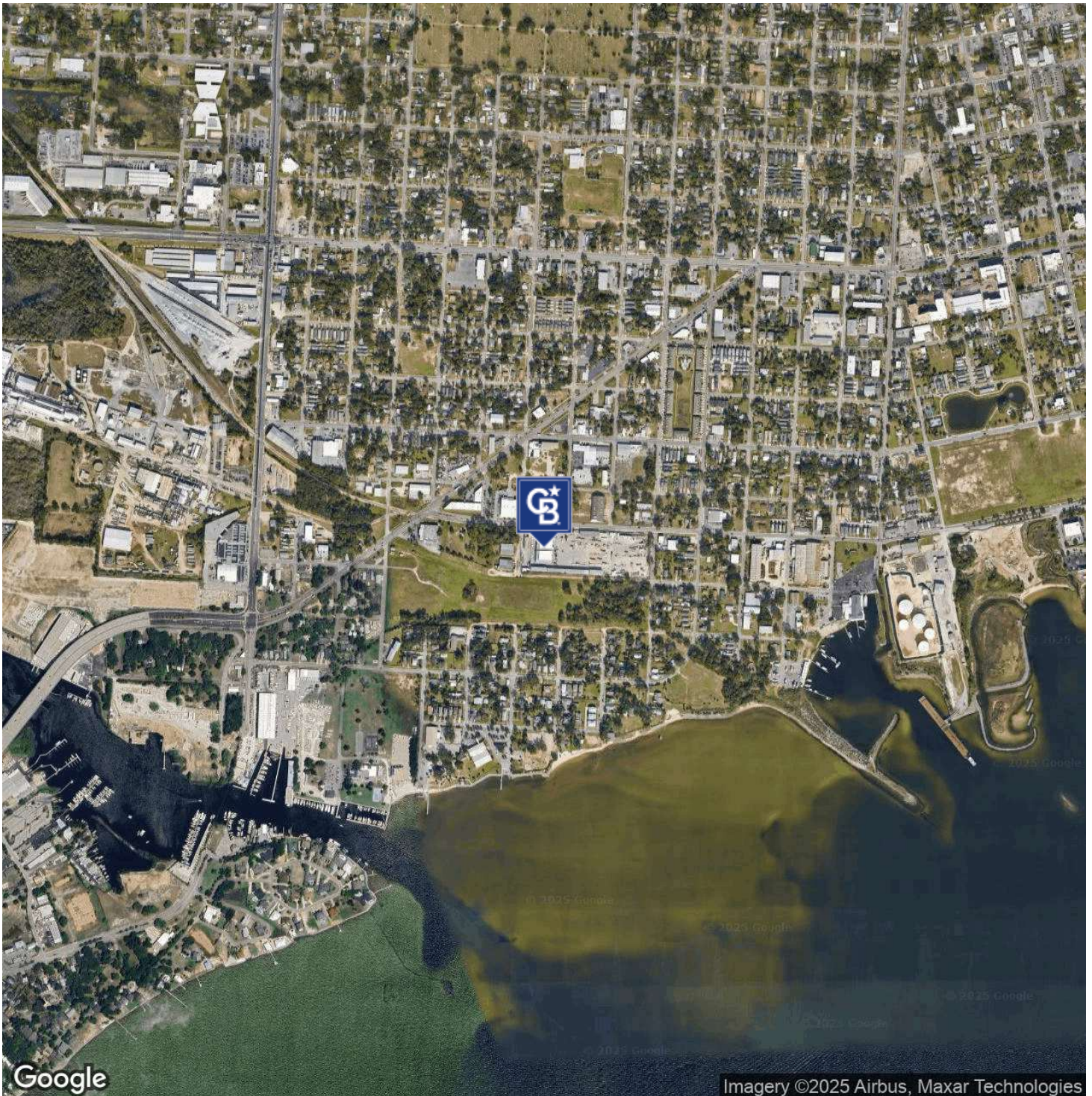
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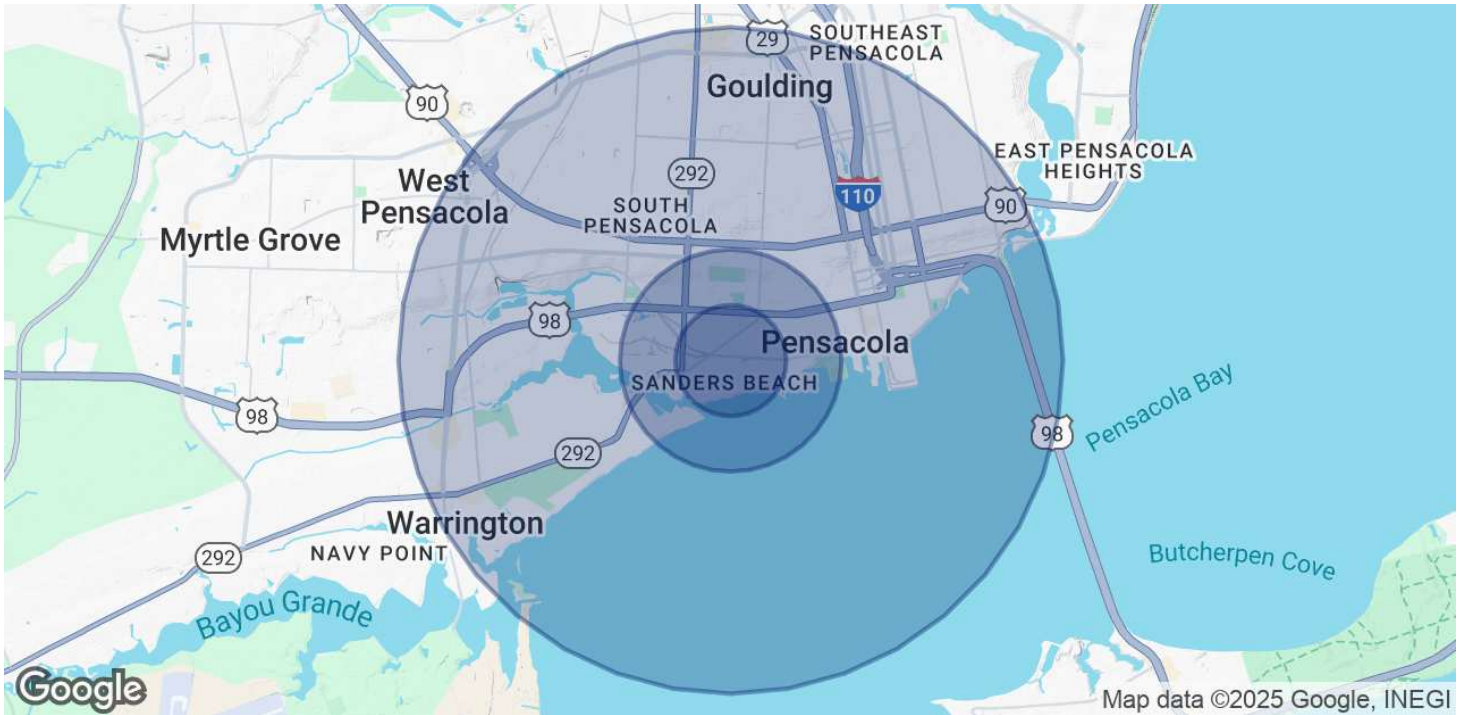
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### POPULATION

#### 0.5 MILES

#### 1 MILE

#### 3 MILES

Total Population	1,340	4,108	40,970
Average Age	43	45	42
Average Age (Male)	43	43	41
Average Age (Female)	44	46	43

### HOUSEHOLDS & INCOME

#### 0.5 MILES

#### 1 MILE

#### 3 MILES

Total Households	675	2,008	17,470
# of Persons per HH	2	2	2.3
Average HH Income	\$66,867	\$66,959	\$65,737
Average House Value	\$237,468	\$328,600	\$295,379

Demographics data derived from AlphaMap

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