

BELLCORE
COMMERCIAL



E Texar Dr | 8,500 AADT

Trulieve

SITE
+/- 5,000 SF
Zoned HC/LI

Access Gate

5,000 SF OFFICE/WAREHOUSE SPACE NEAR I-110

3110 N DAVIS HWY, PENSACOLA, FL 32503



PROPERTY DESCRIPTION

For lease retail and warehouse space in Pensacola, FL. Located along N Davis Hwy with 2,900 AADT, this property is only minutes from I-110, which has an AADT of 59,500. It features about 2,702 sqft of office space on the upper level and 4,344 sqft of combined warehouse and showroom space, making a total of 6,046 sqft. The warehouse includes two ground-level roll-up door measuring 9.5 ft x 9.5 ft, making it versatile for different uses. The office is finished as a vanilla box. This property offers great visibility, straightforward access, and plenty of parking available. It is surrounded by a range of businesses and national retailers.

FOR LEASE | 5,000 SF OFFICE/WAREHOUSE SPACE NEAR I-110

PROPERTY HIGHLIGHTS

- Available retail and warehouse space along N Davis Hwy (2,900 AADT) & E Texar Dr (8,500 AADT)
- Close proximity to the airport, hospital, high school, and national retailers
- Ideally located in the rapidly growing Pensacola trade area

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	5,000 SF
Zoning	C-3
Property Type	Industrial
Traffic Count	8,500
Market	Pensacola



LEASE INFORMATION

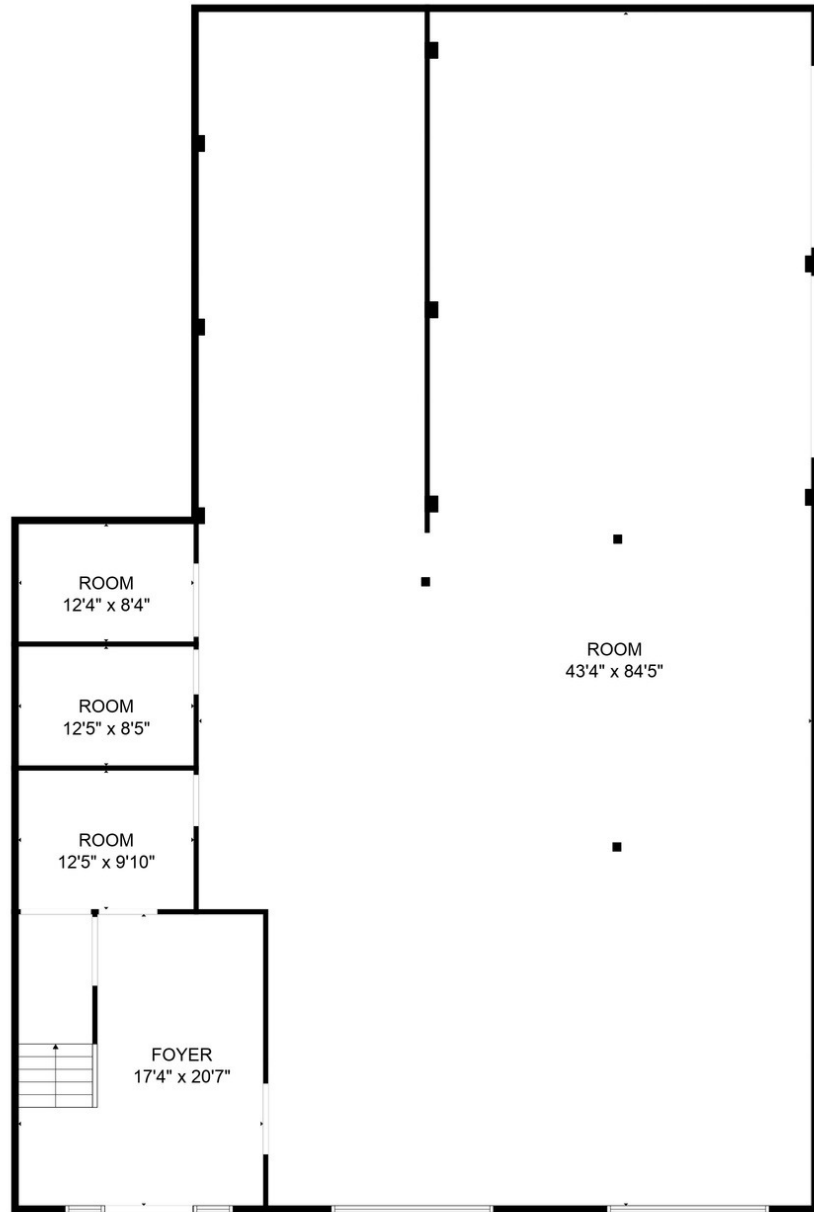
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	\$8.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3110 N Davis Hwy	Available	5,000 SF	NNN	\$8.50 SF/yr	5,000 SF of warehouse/ showroom



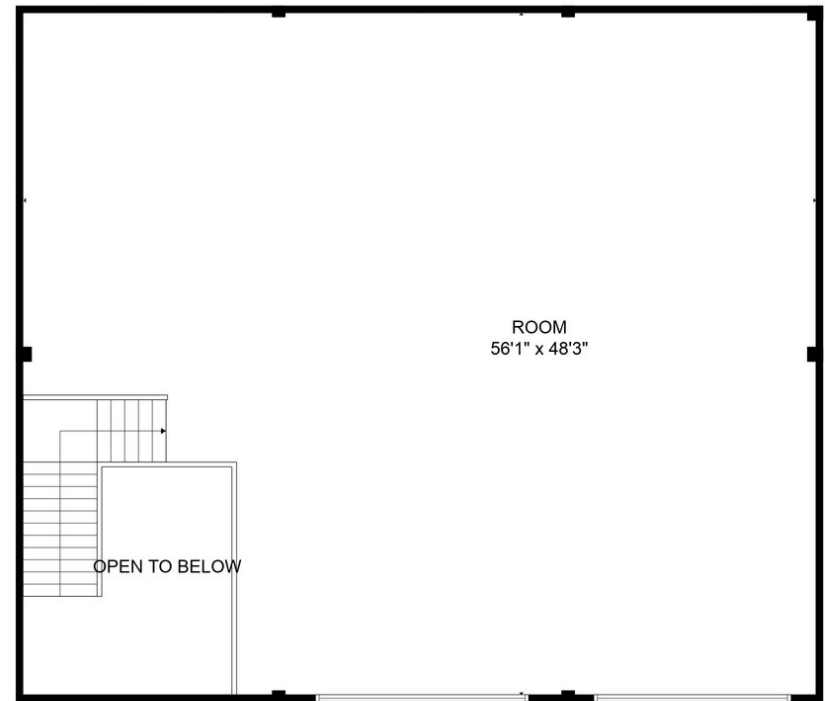




FLOOR 1

Roll-up Door

Roll-up Door



FLOOR 2

PENSACOLA, FL

BELLCORE
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,372	57,936	131,631
Average Age	37.2	36.4	37.7
Average Age (Male)	31.7	33.7	35.8
Average Age (Female)	41.4	38.7	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,902	20,771	52,130
# of Persons per HH	3.2	2.8	2.5
Average HH Income	\$43,770	\$53,662	\$53,254
Average House Value	\$133,903	\$252,217	\$214,045

2020 American Community Survey (ACS)

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

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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
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