

BELLCORE

COMMERCIAL



3,524 SF SINGLE-STORY CLASS B OFFICE BUILDING

511 PHYLLIS ST, PENSACOLA, FL 32503



PROPERTY DESCRIPTION

This well-maintained 3,524 SF Class B office building offers a prime opportunity for an owner-user or investor in the thriving Pensacola, Florida market. Situated on a 0.466-acre parcel, this single-story facility provides a functional layout ideal for professional, administrative, or medical office use. Located just minutes from Baptist Hospital, Ascension Sacred Heart Hospital, and Interstate I-10, this 3,524 SF office building at 511 Phyllis Street offers excellent accessibility and visibility in the heart of Pensacola’s growing commercial corridor.

PROPERTY HIGHLIGHTS

- Excellent access and visibility near major thoroughfares
- Easy ingress/egress with high visibility and signage potential
- Move-in-ready condition – minimal renovation required

OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	\$18.50 SF/yr (NNN)
Lot Size:	0.466 Acres
Building Size:	3,524 SF
Zoning	COM
Property Type	Office
Traffic Count	21,500



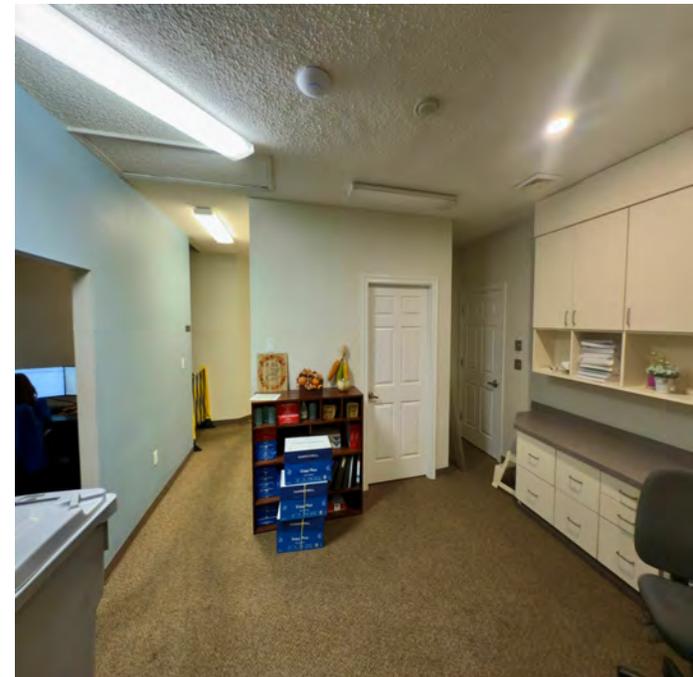
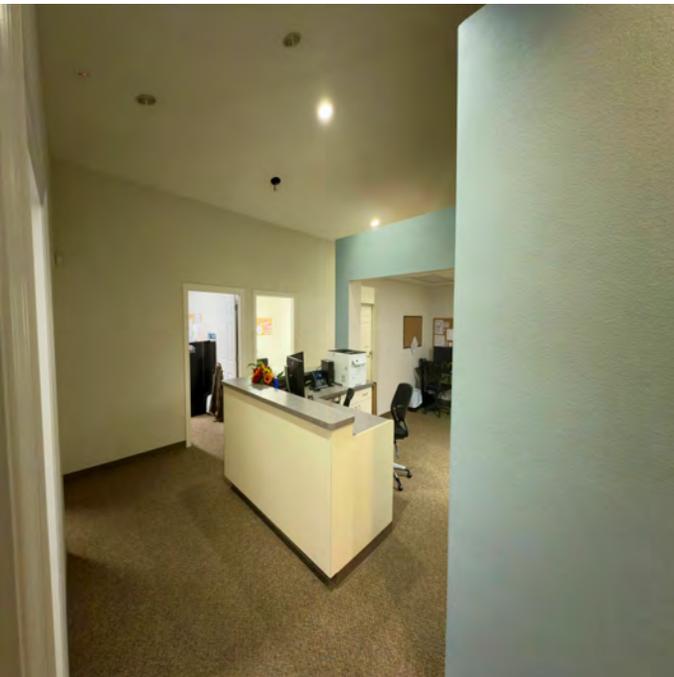
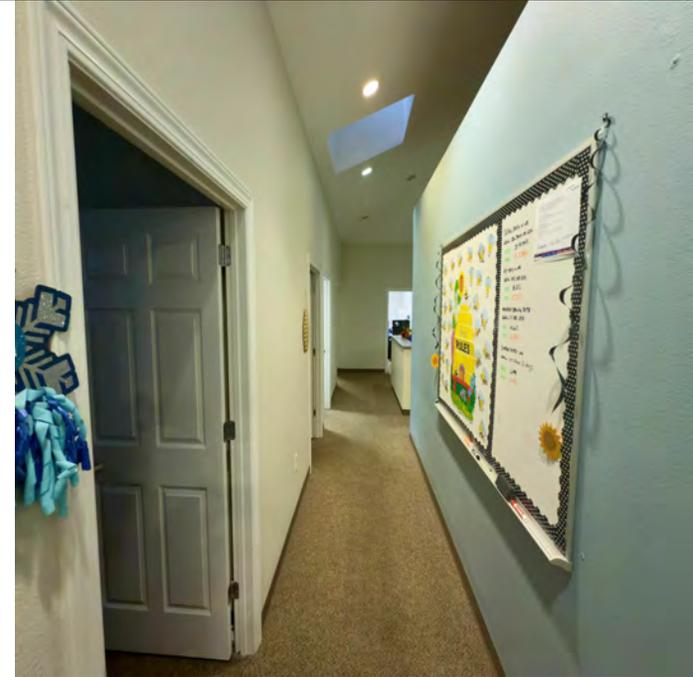
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,524 SF	Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
511 Phyllis St	Available	3,524 SF	NNN	\$18.50 SF/yr	8 exam rooms, physician's offices, waiting room, break room, laundry room, and kitchenette



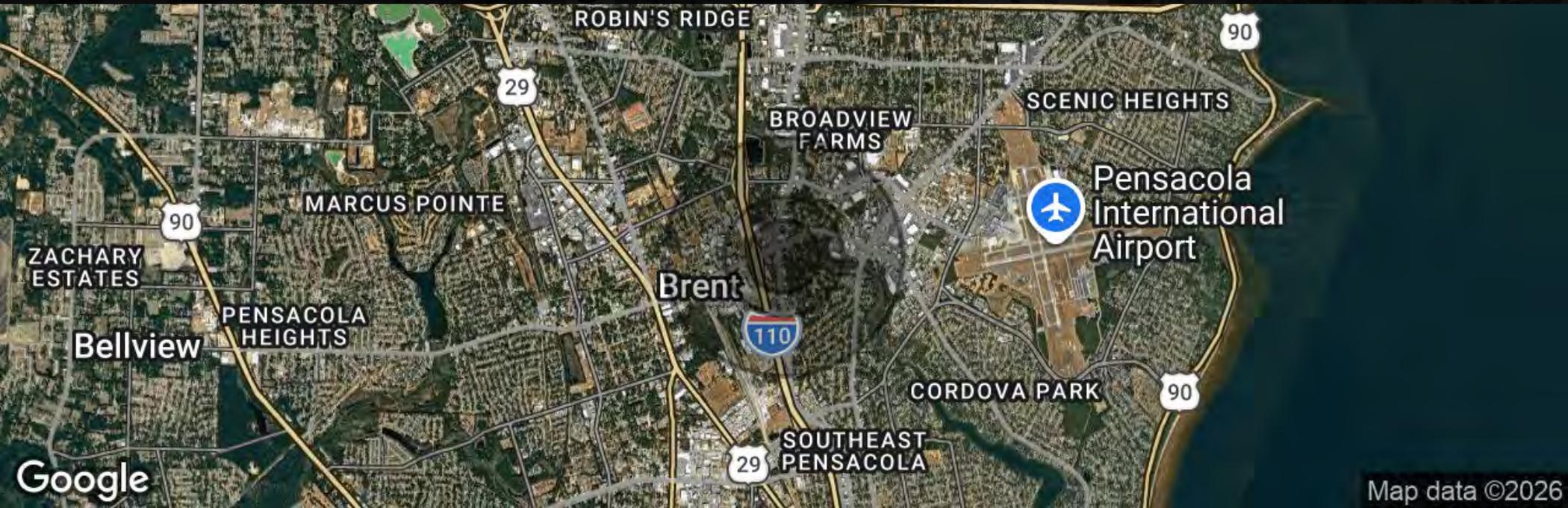


SITE
+/- 3,524 SF









POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	207	2,553	8,934
Average Age	39	29	32
Average Age (Male)	39	29	31
Average Age (Female)	40	29	33

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	98	476	2,123
# of Persons per HH	2.1	5.4	4.2
Average HH Income	\$73,402	\$82,421	\$78,825
Average House Value	\$246,466	\$214,958	\$229,841

Demographics data derived from AlphaMap

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

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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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