

9820 N Davis Hwy  
Pensacola, FL. 32514

## Sale Information

- Located directly across from the entrance to the University of West Florida (UWF)
- 33,500 C.P.D.
- Close to HCA Hospital
- Strategically positioned to serve Escambia County and Santa Rosa County effectively

Sale Price	\$250,000
Land Size	2.6964 AC +/-
Dimensions	220' x 525'
Frontage	220'
PID	021S3006010000091

## Area Highlights

This commercial property is benefits from a dense surrounding population base of 349,949 located within the surrounding 15-mile radius. Within this area there are 15,850 businesses that provide employment to approximately 177,695 people. 2024 Area Sales exceeded \$23,954,026,000 within the radius.

## Parcel Map



LTS 9 10 AND NELY 20 FT OF LT 11 HILLSIDE  
S/D PB 1 P 43 OR 9094 P 1936 OR 9119 P 579

**For more information,  
please contact:**



**Jenny Pittman Broker Associate**  
o: 850 207 7900  
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**DeeDee Davis SIOR**  
o: 850 380 6150  
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## Commercial Land

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Commercial Land Available

This property is strategically located along a bustling highway corridor and is adjacent to other commercial lots, collectively totaling 2.1 acres, offering a unique opportunity for assembly.

With its level terrain and prominent visibility, this site is exceptionally well-suited for your commercial venture.



## 9620 N. Davis Hwy.

Commercially zoned, 9820 N Davis is a 2.69 acre tract with 220 feet of frontage and has 33,500 cars passing by daily. This valuable land tract is well positioned along the Davis highway travel corridor. Davis Hwy is a primary travel and trade route, and one of the main connectors to Santa Rosa County into FL.

Key economic drivers in the area are Navy Federal, and major medical institutions: Baptist Hospital, Ascension Sacred Heart, and HCA Hospital.

Also, Cordova Mall is a massive trade retailer, serving approximately eight million shoppers each year. It's the third-most popular tourist destination in the Florida Panhandle.

## Demographics

Radius	5 miles	10 miles	15 miles
HH INC	\$82,258	88,466	\$90,630
2024 POP	55,398	224,085	349,948
Total Number Businesses			15,850
Emp/POP Ratio			50.78:100
Total Employees			177,695

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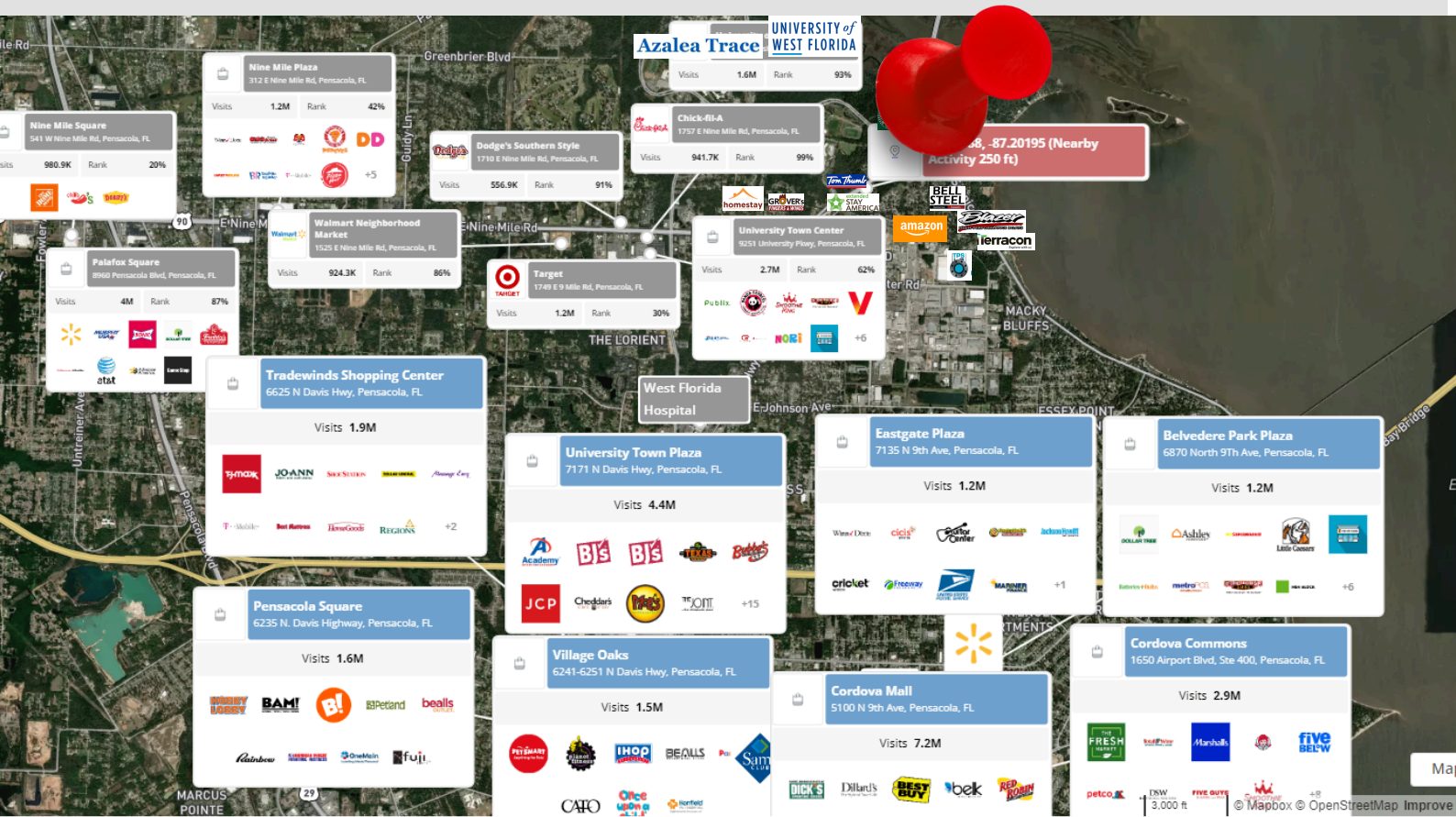


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## Business Locator

9820 N Davis Hwy, Pensacola, Florida,  
Drive distance: 5, 10, 15 mile radii

Prepared by Esri  
Latitude: 30.53677  
Longitude: -87.20126

2020 Population:	336,331	2024 Total Sales	\$23,954,026,000
2024 Population:	349,948	2024 Total Employees	177,695
2029 Population:	359,682	Employee/Population Ratio:	50.78:100
Annual Population Growth 2024 - 2029	0.55%	Total Number of Businesses:	15,850

## Development Opportunity Commercial Corridor Assemblage Potential

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