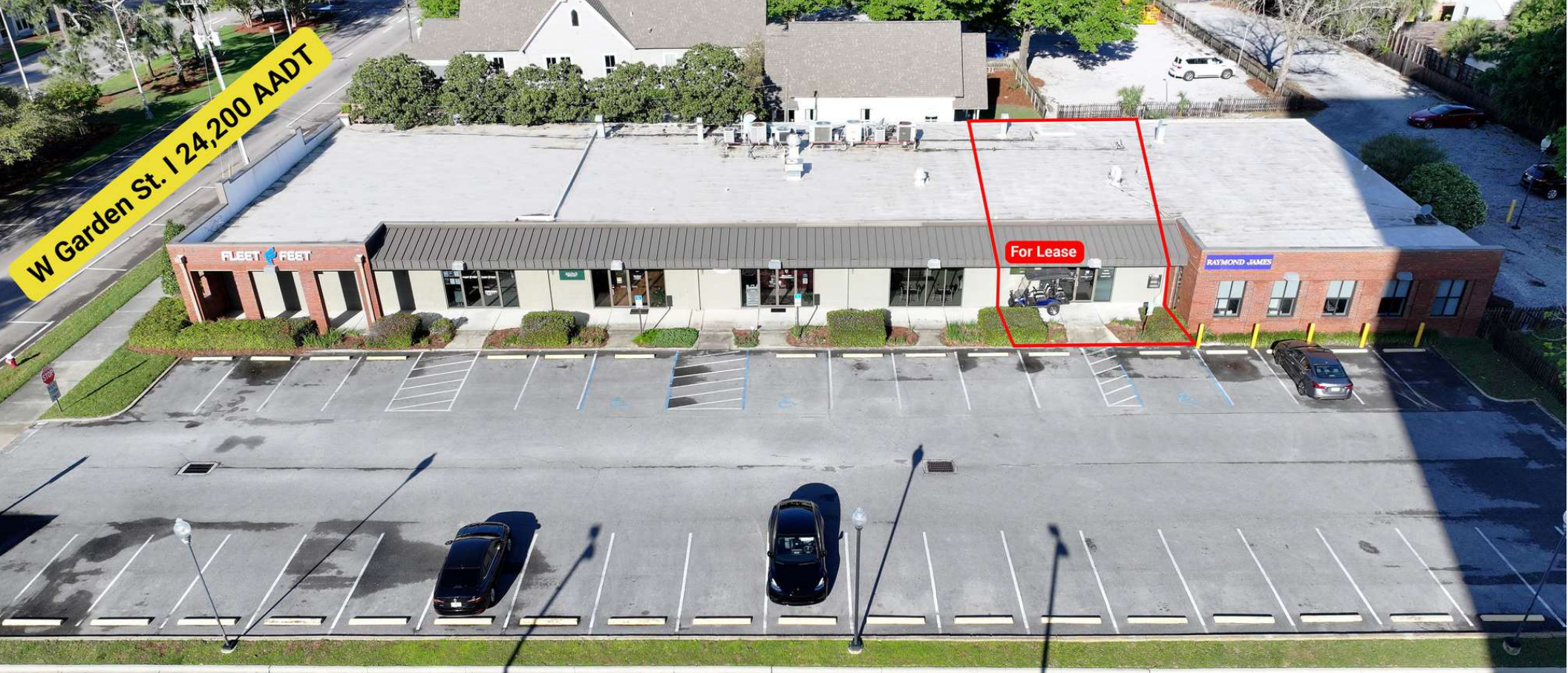


**BELLCORE**  
COMMERCIAL



236 W GARDEN ST, SUITE 3

236 W GARDEN ST, PENSACOLA, FL, PENSACOLA, FL 32502



PROPERTY DESCRIPTION

Experience prime commercial real estate at 236 W Garden St in Pensacola, FL. This 1400 square foot property offers high visibility with 24,200 ADDT, making it an ideal retail or office presence foundation. The open floor plan, spacious office area, and a portable conference space provides the perfect environment for business growth. The strategic positioning and exceptional exposure make this property an attractive option for retail success. Its impressive accessibility ensures maximum convenience for customers. Positioned in a strong local economy, this property offers the perfect opportunity for establishing a thriving business presence.

PROPERTY HIGHLIGHTS

- Prime location in the rapidly growing Pensacola trade area
- Open floor plan, spacious office area, and portable conference space
- Exceptional exposure for retail or office use
- Impressive accessibility for customers

OFFERING SUMMARY

Lease Rate	\$17.00 SF/yr (NNN)
Available SF	1,400 SF
(2024)NNN	\$6.20 SF/yr
Building Size	12,454 SF
Zoning	C-2A
Property Type	Retail
Traffic Count	24,200
Market	Pensacola



LEASE INFORMATION

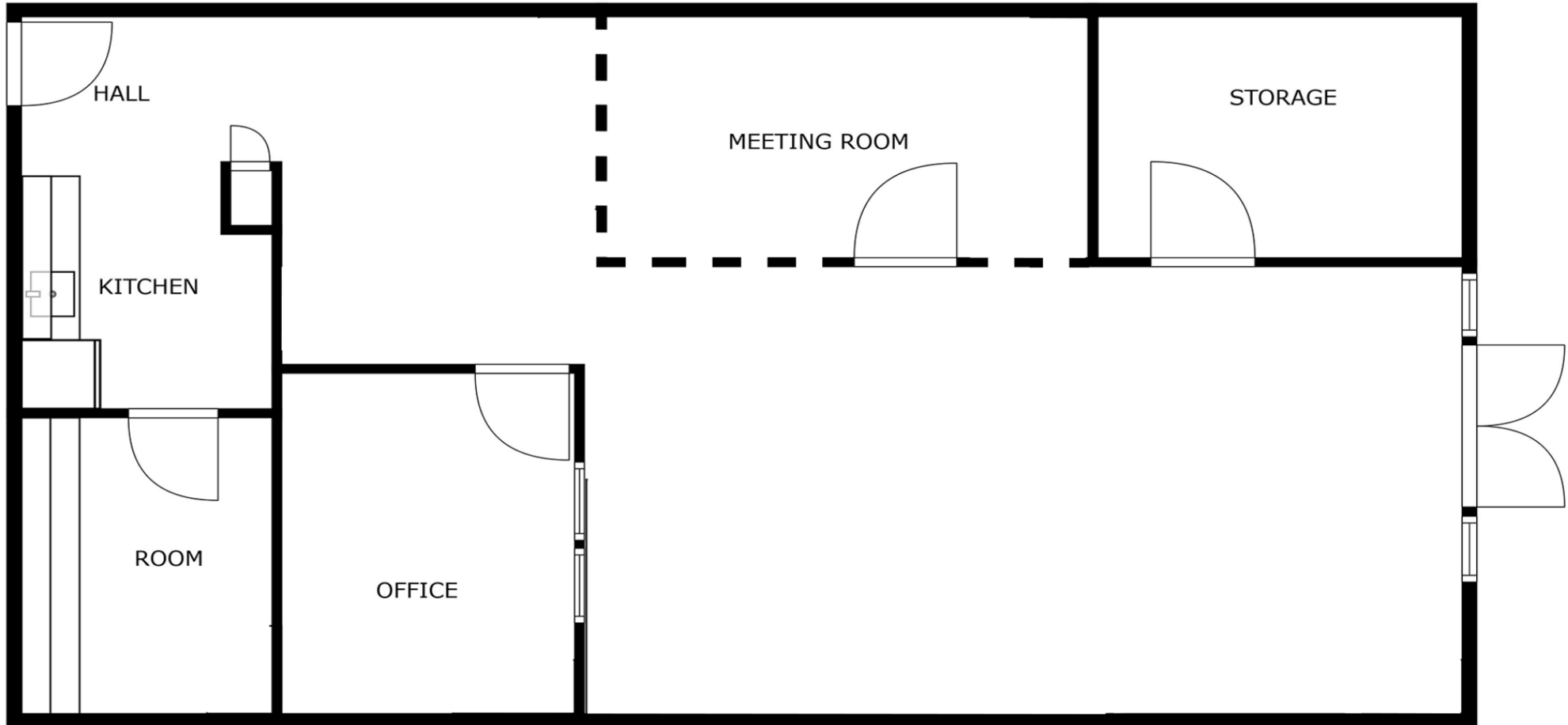
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Fleet Feet	3,003 SF	NNN	Undisclosed	-
Suite 2	Edward Jones	1,270 SF	NNN	Undisclosed	-
Suite 2A	Chrisoula's Cheesecake Shoppe	1,400 SF	NNN	Undisclosed	-
Suite 3	Available	1,400 SF	NNN	\$17.00 SF/yr	-
Suite 4	-	2,633 SF	NNN	\$17.00 SF/yr	Common bathrooms











Map data ©2024 Imagery ©2024 TerraMetrics

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,986	43,440	107,813
Average Age	41.0	39.2	36.7
Average Age (Male)	37.7	36.7	35.0
Average Age (Female)	43.7	41.5	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,265	16,862	40,747
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$51,075	\$49,995	\$52,723
Average House Value	\$221,062	\$239,672	\$230,648

\* Demographic data derived from 2020 ACS - US Census



**ROBERT BELL**

rob@bellcorecommercial.com  
Direct: 850.434.3434

**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.

Bellcore Commercial  
17 W Cedar Street  
Pensacola, FL 32502  
850.434.3434