

Retail For Sale

Restaurant on Busy Retail Corridor

9310 Baldrige Dr., Pensacola, FL, 32514

Retail: Freestanding For Sale

Prepared on March 24, 2025

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Land, Hospitality	Available Date	Now
Total Available Space	6,364 SF	Days On Market	2 days
Asking Price	\$2,300,000	Date Listed	3/22/2025
Listing Price Per SF	-	Last Modified	3/24/2025
Cap Rate (Actual)	-	Listing ID	42190753
Vacant	Yes	Parking Spaces	120

Description

Ready for a restaurant or redevelop for retail or hospitality!

This offering includes two parcels that total 2.77 acres that are commercially zoned. The existing building was most recently a full service restaurant with over 6,300 sf. and more than 120 parking spaces.

The property is easily accessed from 9 Mile Road with over 41,500 vehicles per day. The parcel itself has three points of entry, giving it so much flexibility to be used in its existing layout or reconfiguring for additional users.

The property is surrounded by national retailers such as Kohls, Target, and Publix. Immediate neighbors include Aspen Dental, Starbucks and Sonic. Within 0.5 miles, there are many others such as Panera Bread, Chick-Fil-A, Panda Express, Krispy Kreme, Express Oil Change, and the list goes on. The University of West Florida is just 1.5 miles away and student housing, apartment complexes and senior living are among the residential roof tops that support this busy retail sector.

Contact the listing agent for showing instructions and access to the property. The lot is gated and there is an active security system.

Property Features

Location Details

Address	9310 Baldrige Dr., Pensacola, FL, 32...	Parcels	141S304101007001
Zoning	COM	Name	Former Cock of the Walk
County	Escambia	Nearest MSA	Pensacola-Ferry Pass-Brent

Building Details

Sub Type	Freestanding	Occupancy Type	Single Tenant
Building Status	Existing	Parking Spaces	120
Building Size	6,364 SF	Parking Ratio	-
Land Size	2.77 Acres / 120,796 SF	Rentable Space	6,364 SF
Number of Buildings	1	Water	Yes
Number of Floors	1	Sanitary Sewer	Yes
Year Built/Renovated	1999, 2018	Rail Service	No
Primary Constr. Type	Wood		

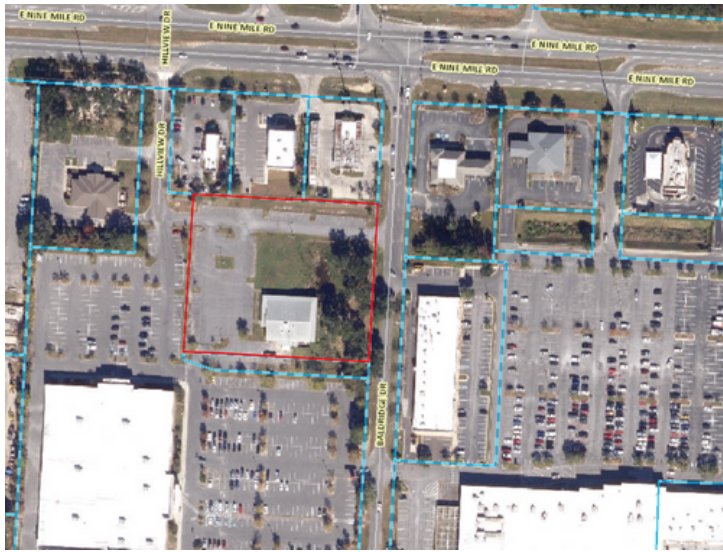
Property Listings

1 Listing | 6,364 SF | \$2,300,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Retail	-	6,364 SF	\$2,300,000	Now

Additional Photos







Contact



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Coldwell Banker Commercial Realty