



COLDWELL BANKER
COMMERCIAL REALTY

2215 FAIRBURN ST/ OLIVE RD

Pensacola, FL 32514

AVAILABLE SPACE

+/-17 Acres

ASKING PRICE

\$2,200,000

AREA

Pensacola's MSA provides N/S and E/W connectivity with it's 2 Federal Interstates, 3 Federal Highways and 8 State Highways. Additional infrastructure includes Pensacola International Airport, Direct Rail with CSX Transportation, Genesee & Wyoming, and the Port of Pensacola. According to the Florida West Economic Development Alliance, "The Department of Defense (DoD) is the largest economic engine in Greater Pensacola, with more than \$7.8 billion in total economic impact. Greater Pensacola Region is home to Naval Air Station (NAS) Pensacola, Saufley Field, Corry Station, Naval Hospital Pensacola and Whiting Field. The Greater Pensacola area is home to more than 35,000 military retirees—the second largest concentration in the nation."



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REDEVELOPMENT OPPORTUNITY

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COLDWELL BANKER COMMERCIAL
COLDWELL BANKER COMMERCIAL REALTY
1520 Airport Blvd Ste B, Pensacola, FL 32504
850.432.5320

FOR SALE

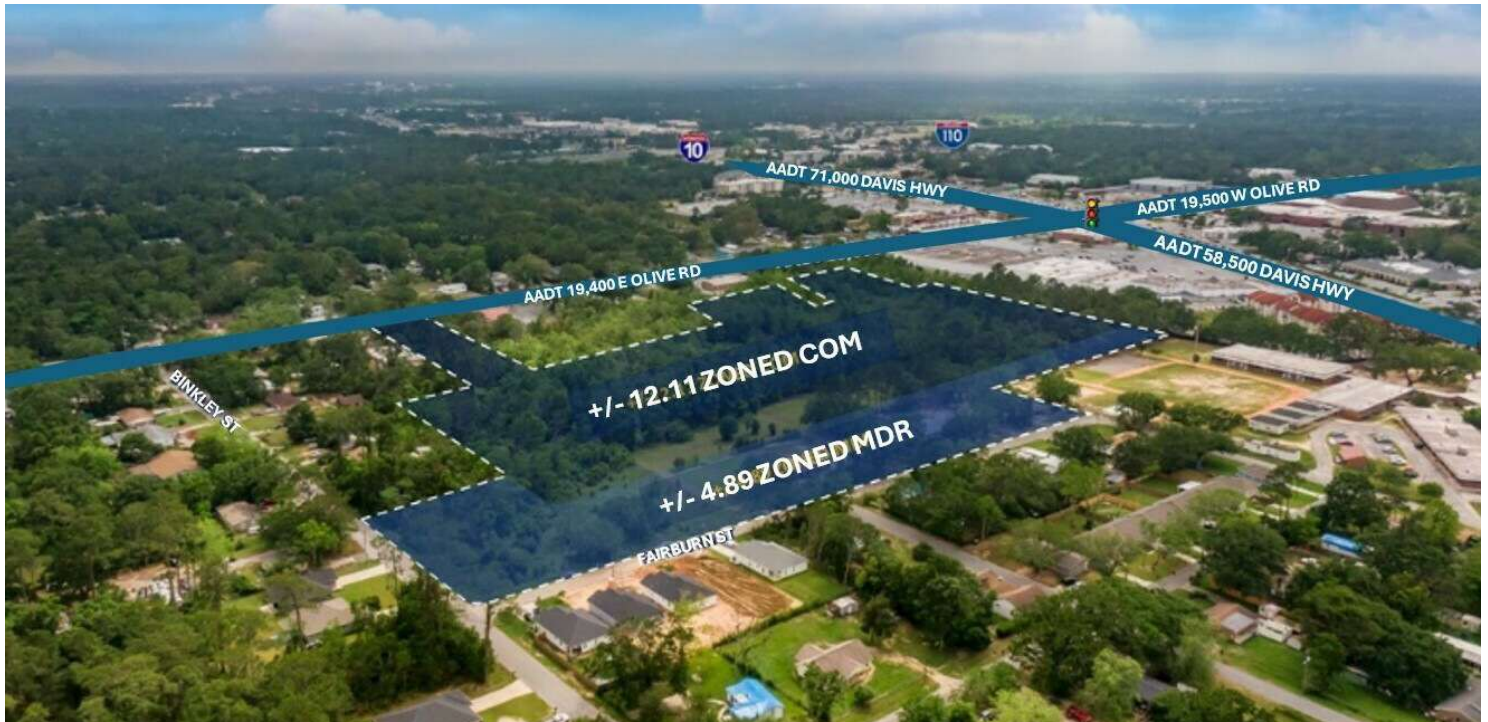
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SALE

2215 FAIRBURN ST/ OLIVE RD

Pensacola, FL 32514



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	+/-17 Acres
Zoning:	COM and MDR
Traffic Count:	19,400
Price / Acre:	\$129,411

PROPERTY OVERVIEW

+/- 17 Acre Commercial Development Site in the heart of the Ferry Pass between N. Davis Hwy and E. Olive Rd. Pensacola, FL. Split zoning with +/-12.11 acres zoned COM allowing 25 units per acre, and +/-4.89 acres zoned MDR allowing 10 units per acre. The site is within the service area of the Pensacola Bay Mitigation Bank. Site accessibility includes Olive Rd with 100 feet of frontage & curb cut and second entrance at Olive Rd and Binkley St with full median cut. Additional access to the site from the stop light at Davis Hwy/Klinger St and via turn lane at Davis Hwy/Berg St. Demographics within a 5-mile radius include a Total Population of 112,344 and Average Household Income of \$78,347. Immediate surroundings include West Florida Hospital, Ferry Pass Plaza, University Town Plaza, University Town Center, I-10/I-110, Ellyson Industrial Park and The University of West Florida. Olive Rd AADT 19,400 and Davis Hwy AADT 58,500. I-10 and I-110 is less than one mile. Located next to the Davis Hwy Escambia County Area Transit Bus Route.

PROPERTY HIGHLIGHTS

- Less than 1 mile to I-10 & I-110, +/-17 Acres, Zoned COM/ MDR, 5 Mile Demographics Total Pop. 112,344, Avg. HHI \$78,347, AADT 19,400 Olive Rd & 58,500 Davis Hwy, ECAT Bus Route, Surrounded by WF Hospital/ National Retailers/ UWF/ Ellyson Industrial Park/ Elementary & Middle School. PNS International only 4 miles.

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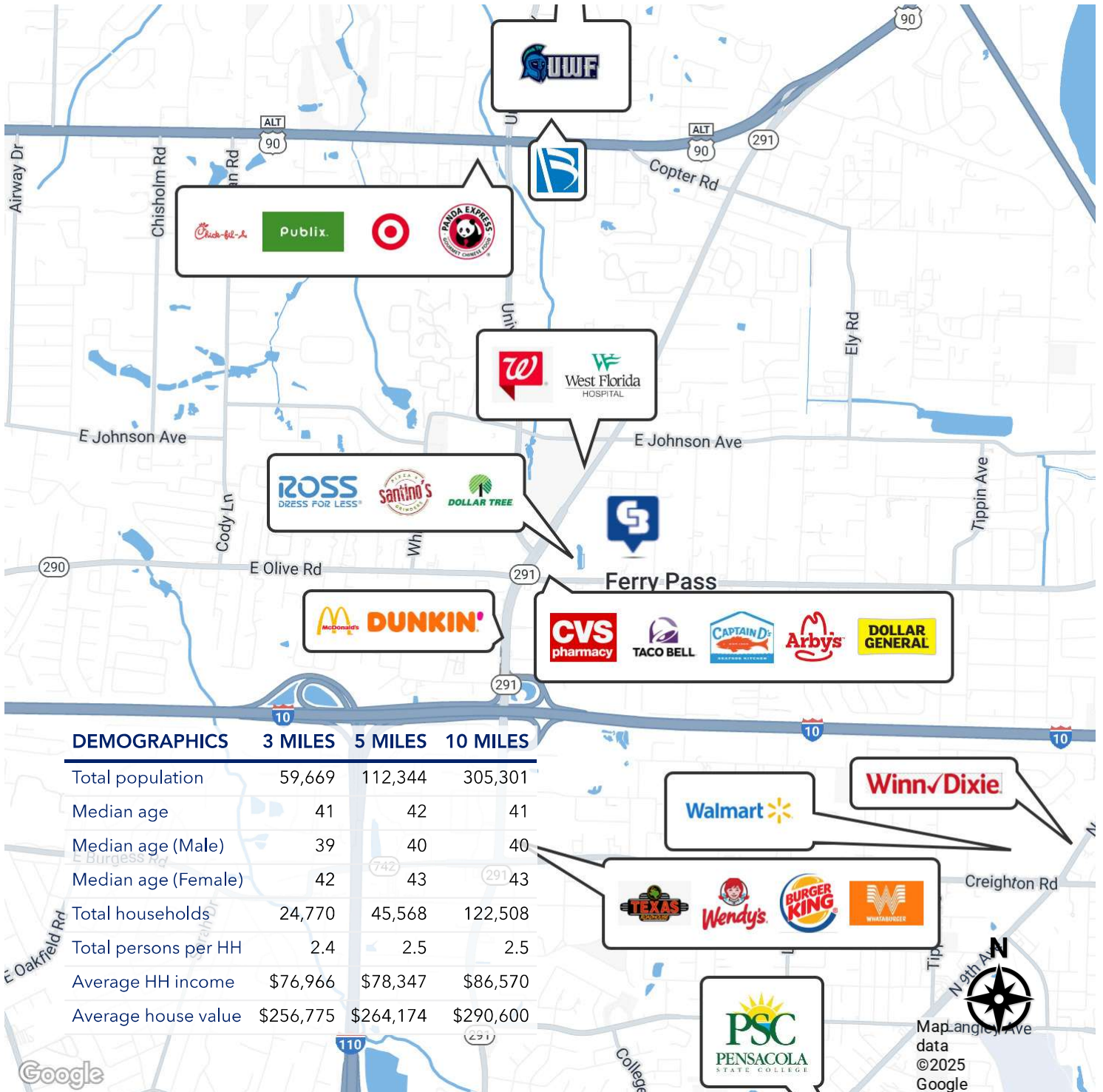
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