



Exceptional Location

Prime Accessibility: Located immediately off the I-10 on-ramp, which sees 72,000 cars per day, ensuring excellent exposure and access for clients and employees.

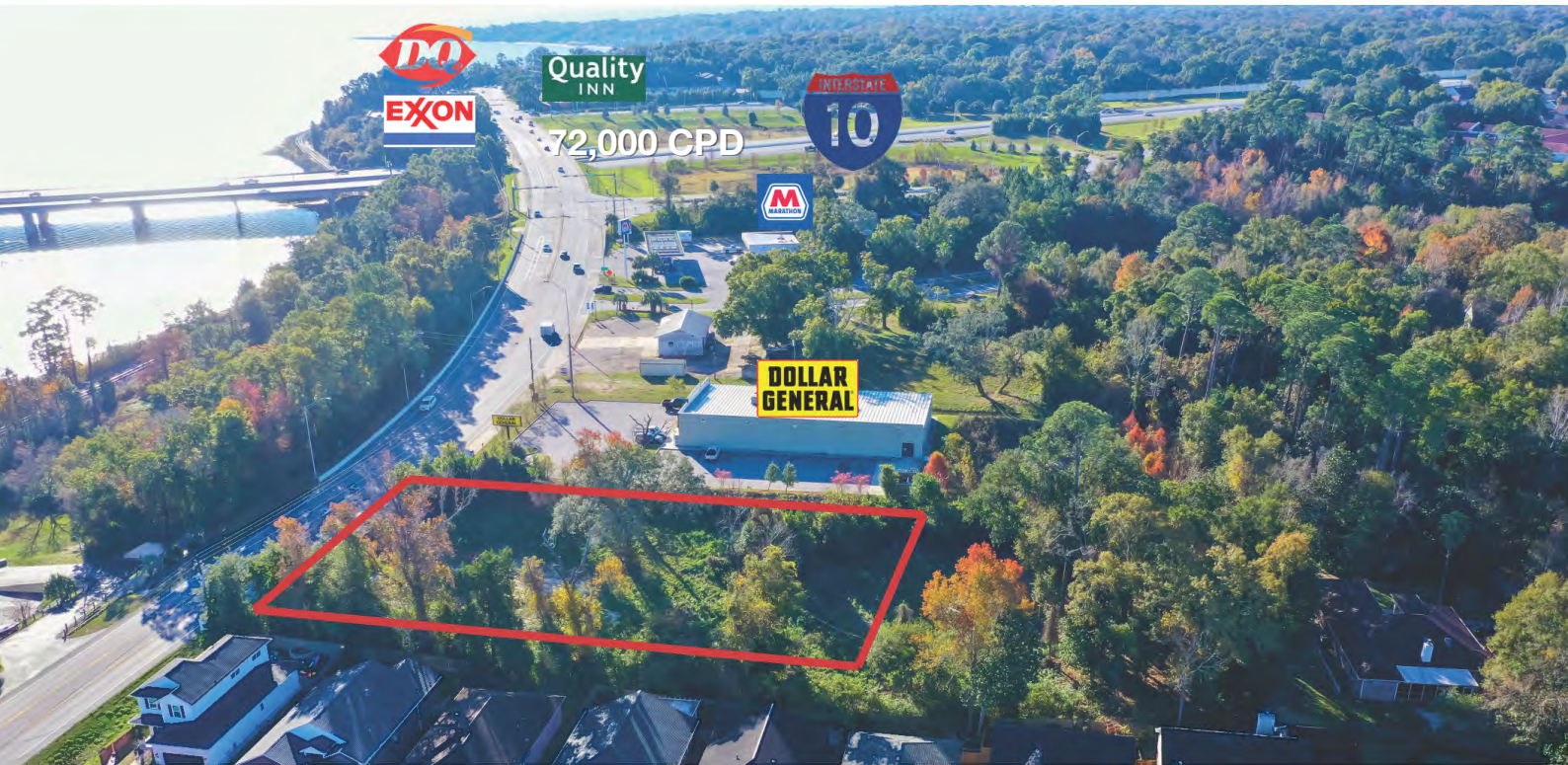
Regional Connectivity Positioned at entrance to the Escambia Bay Bridge, the primary access bridge connecting Pensacola to Milton, FL—making it a strategic location for Santa Rosa and Escambia County residents alike.

Logistically Perfect Location!

- Physicians' office- Immediate to HCA Hospital, SRM Medical, Ascension Sacred Heart, and Baptist Health Care.
- Business or trade professionals serving clients in both Santa Rosa and Escambia Counties.
- Service professionals needing quick access to a built-in dense client base. The lot is large enough to accommodate fleet storage with easy interstate access.









Commercial Land Opportunity

Proven Business Location
with Exceptional Accessibility

8175 Scenic Hwy offers a unique opportunity for businesses seeking to capitalize on its strategic position and economic potential.

This 1.34-acre commercial land tract is perfectly located for businesses that cater to both Santa Rosa and Escambia County residents, providing 150 feet of frontage along Scenic Hwy and quick access to I-10, which sees over 72,000 cars per day.

The site is situated near the base of the primary access bridge to Milton, Florida, a critical connector for a large commuter workforce traveling to Pensacola daily. Its proximity to high-traffic commercial activity—including the GE Turbine Plant, Westpointe Retirement Village, Walmart Super Center, and HCA Hospital—further enhances its value as a business destination.

For Sale
\$375,000

Property Highlights

- 1.34 AC +/-
- 150 FT on Scenic Hwy +/-
- 150' x 400'
- Zoning Commercial
- PID 061S291003000009

Demographic Highlights

- Dense POP Base: Over 75,000 residents within a 5-mile radius
- Robust Economic Activity: The area boasts 3,864 businesses employing over 50,000 workers, with total sales exceeding 7.8 billion annually (5-mile radius).

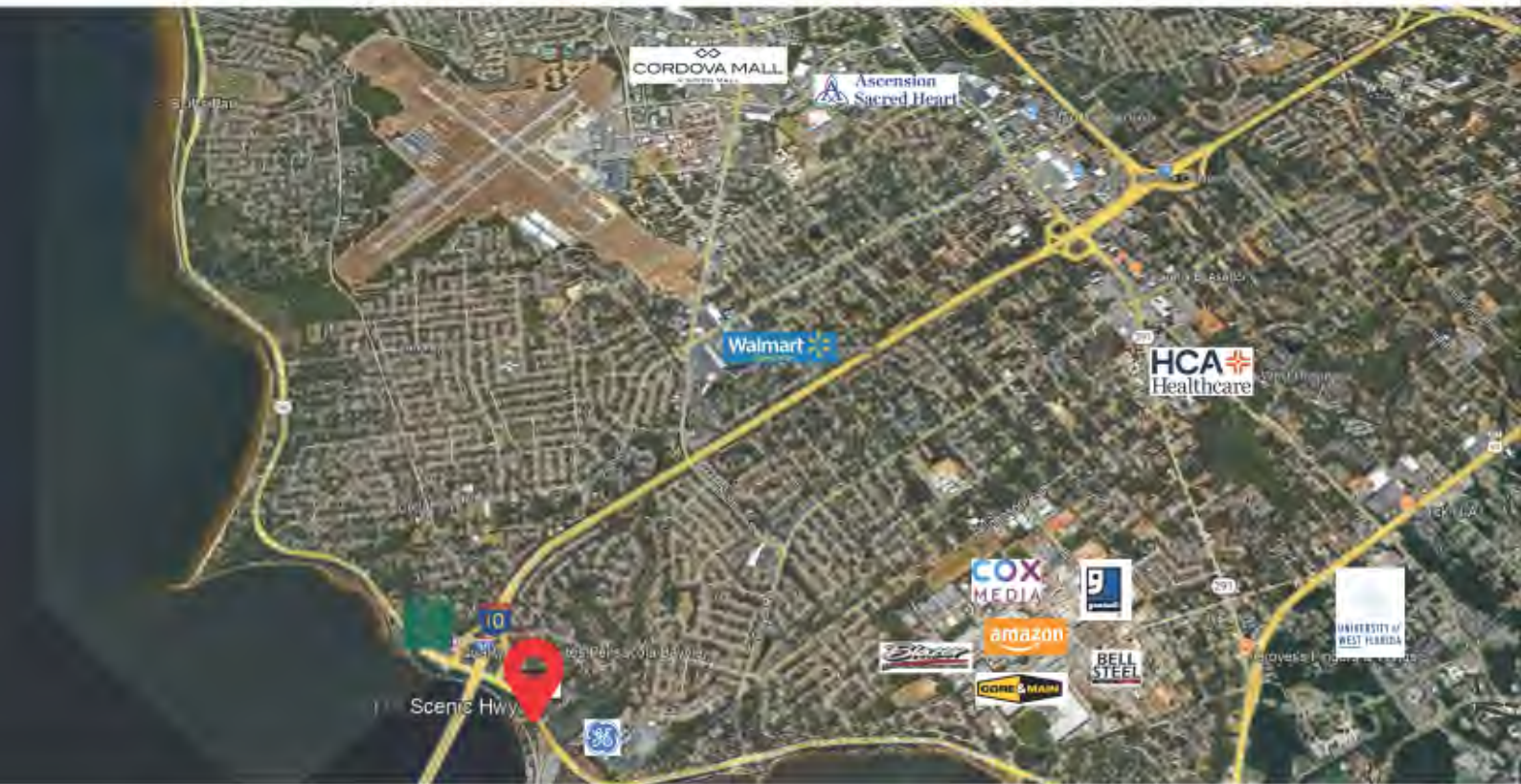




Employees commute daily to Pensacola from Milton and Pace, FL in major industries, such as aerospace and defense, cyber security, and advanced manufacturing







Demographics

	1 Mile	3 Miles	5 Miles
Total Businesses			3,864
Total EMP			50,030
Total Sales 2024			\$7,830,226,000
Population	1 Mile	3 Miles	5 Miles
Total Population	5,173	29,575	75,021
Average Age	43	39.9	39.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,274	13,455	31,938
Average HH Income	\$120,142	\$114,154	\$94,508

1.34 AC +/- COM Land

8175 Scenic Hwy, Pensacola, FL. 32514

