

TLG

COMMERCIAL REAL ESTATE

RESTAURANT BUILDING FOR SALE



**9006 Pensacola Blvd
Pensacola, FL 32534**

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

9006 PENSACOLA BLVD

PENSACOLA, FL 32534



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	1.17 Acres
Year Built:	2003
Building Size:	10,800 SF
Zoning:	HC/LI
APN:	111S301500000020

PROPERTY OVERVIEW

Former Ryan's restaurant building for sale on Pensacola Blvd, featuring excellent visibility and traffic counts of approximately 38,000 vehicles per day. This property offers great access and exposure — ideal for continued restaurant use or redevelopment. New roof recently installed.

LOCATION OVERVIEW

9006 Pensacola Blvd is conveniently located along one of Pensacola's main commercial corridors, offering excellent visibility and accessibility. Situated just north of I-10 and minutes from downtown Pensacola, the property benefits from high traffic counts and proximity to major retailers, restaurants, and service businesses. This area serves as a key connection between central Pensacola and surrounding communities.

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ADDITIONAL PHOTOS
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RETAILER MAP

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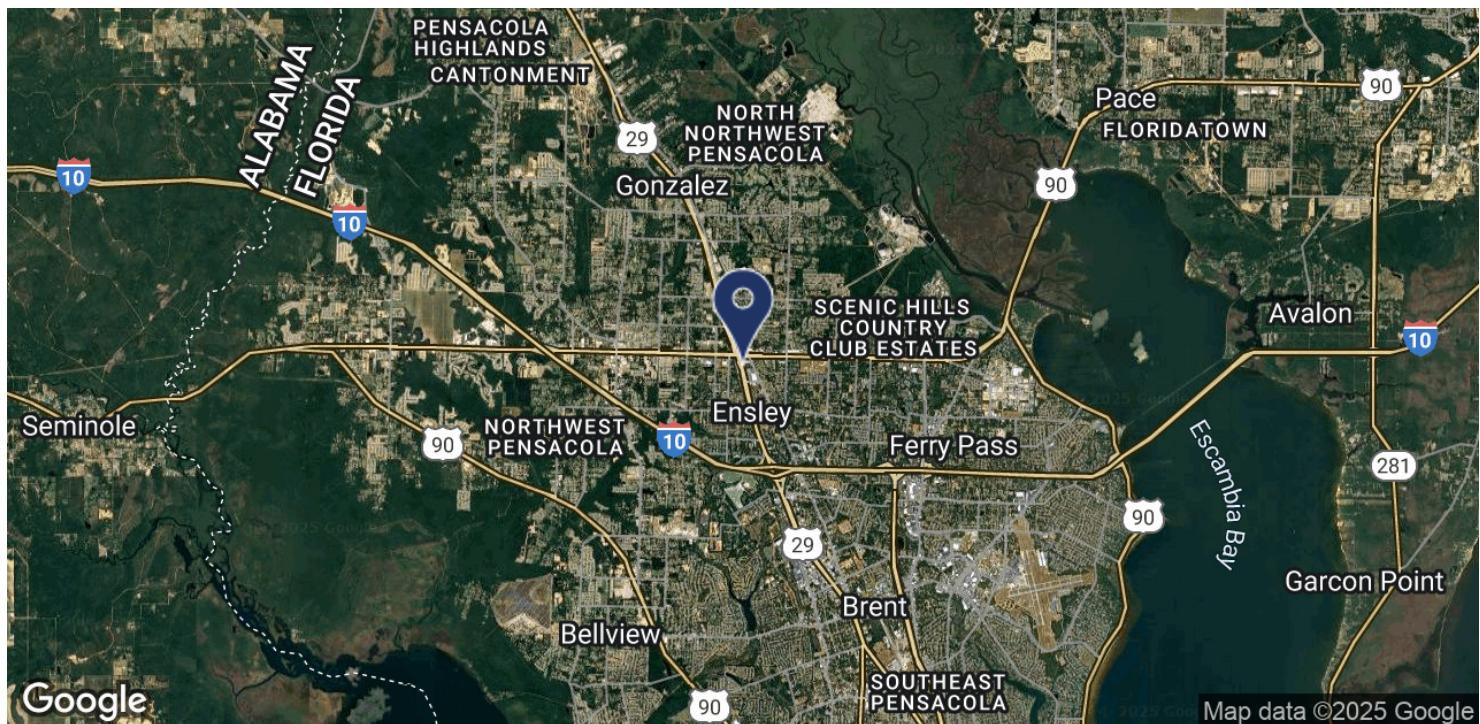
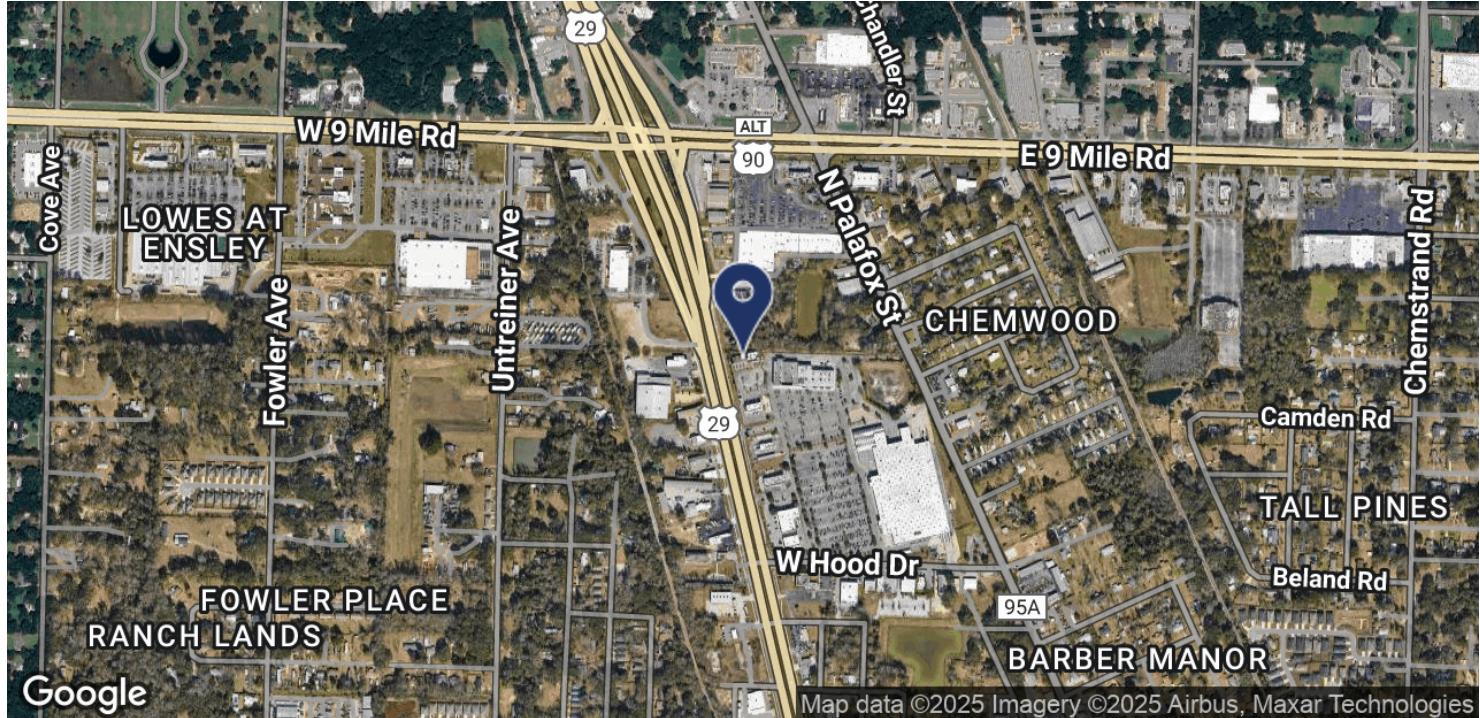
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LOCATION MAP

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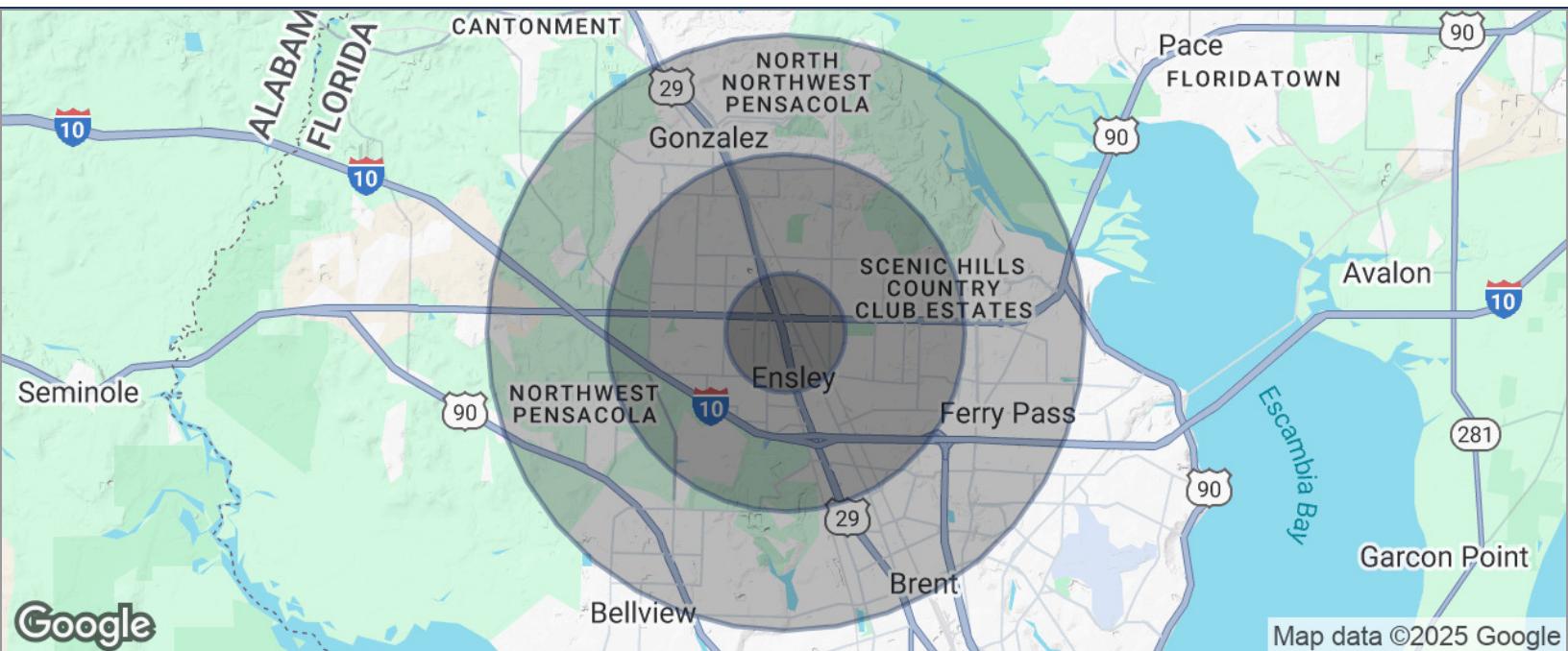




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,322	45,597	101,788
MEDIAN AGE	40	42	42
MEDIAN AGE (MALE)	39	41	41
MEDIAN AGE (FEMALE)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,202	19,082	41,677
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$67,737	\$79,335	\$81,379
AVERAGE HOUSE VALUE	\$228,208	\$240,335	\$253,864

* Demographic data derived from 2020 ACS - US Census

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