

Bobcat Fork Dealership Warehouse & Yard

564 W. BURGESS ROAD PENSACOLA, FL 32503

PROPERTY SUMMARY



Property Description

Favorably accessible Industrial warehouse positioned at South East quadrant of Interstate 10 and Pensacola Boulevard / Hwy 29. Property offers excellent visibility from heavy highway and Interstate traffic counts. Property consists of 8,360 square foot industrial building and related site improvements, together with approx. 1 acre of adjacent excess land currently vacant which could be cleared and graded to allow yard storage and truck maneuvering area for the primary site. There is potential use as Showroom - warehouse with sizable open area at front of Bldg. Property currently occupied by Bobcat Fork Dealership.

Property Highlights

- 8,360+/- total SF Building
- Office space of approx. 1,700 SF included
- 3 rollup grade level doors
- 20' Eves
- Truck/Equipment pressure wash rack adjacent to rear of bldg.

Phil Sherrill

850.972.0360

psherrill@beaubox.com

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Offering Summary

Lease Rate:	\$6,500 per month, NNN
Number Of Units:	1
Available SF:	8,630 SF
Building Size:	8,360 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,713	18,369	51,479
Total Population	3,991	46,105	135,449
Average HH Income	\$50,171	\$50,439	\$52,400



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LOCATION MAP



Map data ©2022

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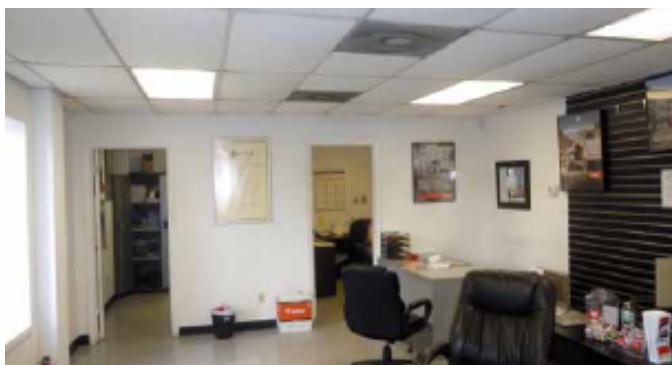
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ADDITIONAL PHOTOS



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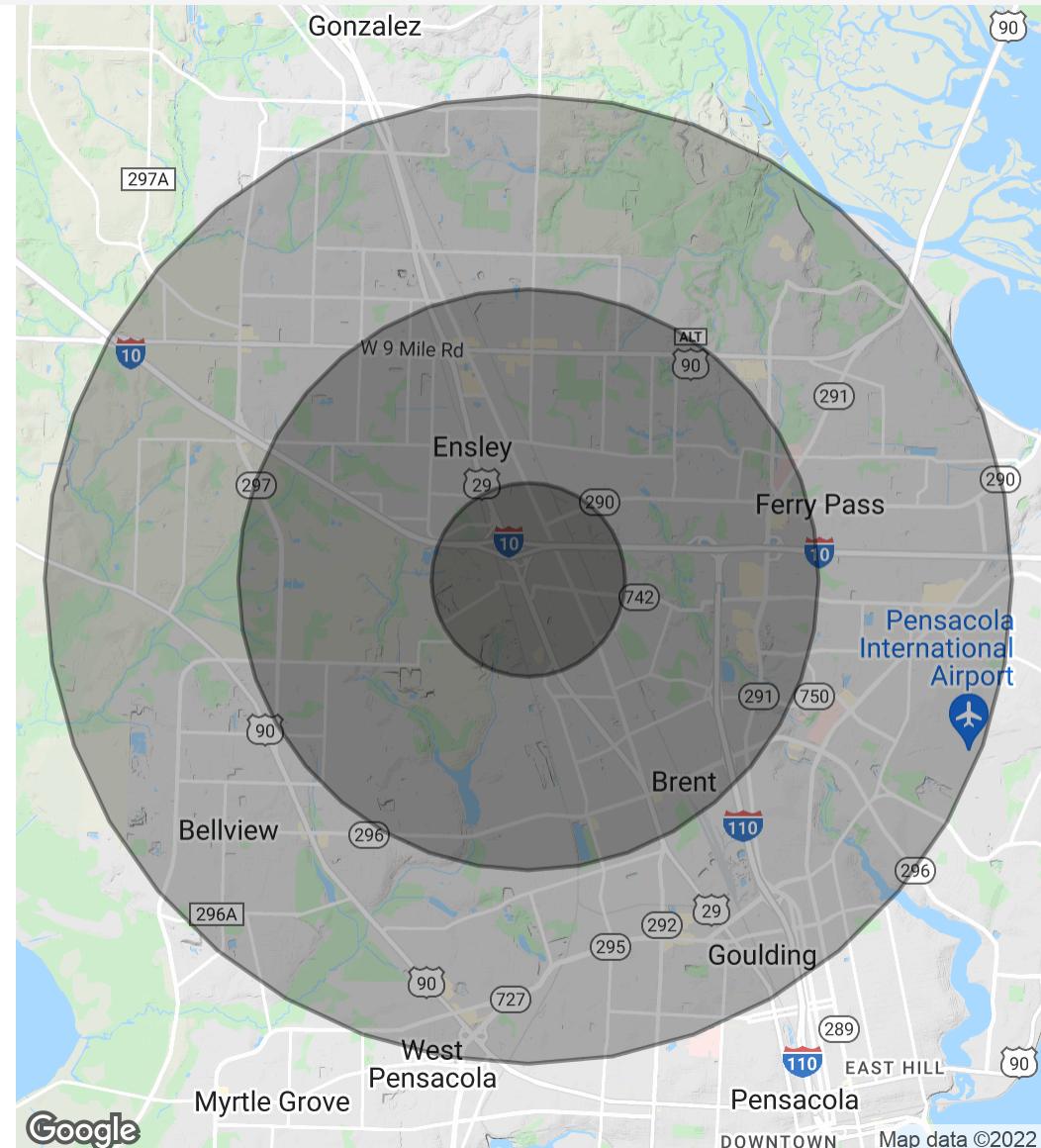
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,991	46,105	135,449
Average Age	40.5	37.3	36.8
Average Age (Male)	40.8	36.8	35.2
Average Age (Female)	41.4	39.3	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,713	18,369	51,479
# Of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$50,171	\$50,439	\$52,400
Average House Value	\$155,900	\$157,257	\$162,735

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



Phil Sherrill

Agent

psherrill@beaubox.com
Direct: 850.972.0360 | **Cell:** 850.225.0083

Professional Background

Phil Sherrill, commercial sales, leasing, and marketing specialist with Beau Box Commercial Real Estate, serves the Northwest Florida region, with emphasis on Pensacola and surrounding markets. For more than 35 years, Phil has steadfastly produced within the Florida Gulf Coast expanse with wide-ranging experience in commercial real estate brokerage and management. He has developed a broad regional presence in the Northwest Florida market working with numerous developers, investors, and landlords. Drawing upon resourceful solutions, Phil effectively represents client interests of various constraints, expectations, and timelines with effective outcomes.

Managing all facets of the commercial transaction from research to closing, Phil Sherrill is deeply versed in all aspects of the real estate transaction process, from initial site selection, due diligence and project analysis, to client and consultant relations, to deal structuring and consummation. The depth of his relationships throughout Northwest Florida is unmatched, a result of his personal commitment and unyielding loyalty to every client, whether large or small. With an effective approach to brokerage service assignments, Phil is adept at cultivating intersecting interests with a variety of developers, end users, and brokerage opportunities.

While residing along the Gulf of Mexico in South Walton County, Phil traverses the Florida Gulf Coast region and waterways for work and pleasure, enjoying the allure of an active, renowned region of Florida.

Beau Box Commercial Real Estate
220 West Garden Street Suite 502
Pensacola, FL 32502
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