

REDEVELOPMENT OPPORTUNITY 1180 MAIN STREET | 8,674 SF



Positioned at a lighted corner along the rapidly expanding West Main Street corridor, 1180 Main Street offers a rare chance to reimagine a proven commercial location just minutes from Downtown Pensacola and Palafox Street. Formerly home to Shoreline International Market and Deli, the interior of the property is being cleared and will be ready for redevelopment following a localized deli fire in April 2025, creating an exceptional opportunity to customize the space for a new concept and modern buildout.



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WEST MAIN VISIBILITY AT THE GATEWAY BETWEEN HISTORIC SANDERS BEACH AND DOWNTOWN PENSACOLA'S WATERFRONT DESTINATION CORE.



This pedestrian-friendly intersection at Main Street & E Street is supported by approximately 12,000 CPD, strong visibility, and easy accessibility, it is backed by a long-standing track record as a “winning” retail and service location. Nearby demand drivers include a 282-unit luxury apartment development currently underway on Main Street (expected to increase residential density), proximity to Blue Wahoo's Stadium and its steady event/seasonal traffic, the upcoming Hard Rock REVERB project at Maritime Park, upcoming 184 room Tempo by Hilton Hotel at the former New World Landing, and the Pensacola Yacht Club, which contributes an additional affluent customer base.



Property Description

- .60 AC
- Lot Dimensions 150' x 175'.5
- Lighted Corner
- 35 Parking Spaces
- 000S009080060142
- Zoning C3 Office, Retail, Restaurant, Specialty Grocery Use

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A rare West Main opportunity connecting established neighborhoods, upscale new residential, and Pensacola’s most active destination corridors.

WELCOME TO 1180 WEST MAIN

NAIPensacola



Property Overview

This ±8,764 SF stand-alone building is in the final stages of the interior being cleared and will be delivered redevelopment-ready following a localized deli fire in April 2025 creating a rare opportunity for a tenant to design and build a space that precisely fits their concept and operating model. The property will offer 3-phase power, but otherwise will require a full interior buildout, allowing maximum flexibility for layout, finishes, kitchen/production areas, and customer flow. Buildout assistance is negotiable and may impact the lease rate, providing a path to tailor economics and improvements to the needs of a qualified user.

Lease Description

- Absolute NNN
- \$15 PSF
- Build Out- Negotiable/ may affect lease rate
- Term Five (5) Year

For Lease
\$10,955 per mo.

Downtown Pensacola is the region's walkable commercial and cultural hub, anchored by Palafox Street, waterfront destinations, and a strong mix of professional office users, upscale residential, dining, retail, and arts venues. The area's daytime population, employment base, and concentration of businesses support sustained demand for well-located, character-rich properties that deliver both presence and convenience.

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DEMAND DRIVERS

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Multifamily | The Romero

The Romero currently nearing completion is an upscale multifamily community underway at Main and Clubbs Street on the west side of downtown between Bruce Beach and Corinnes Jones Park. The project will deliver **282 luxury apartment units** across the western eight acres, helping meet Pensacola’s growing demand for urban living and adding meaningful residential density within walking distance of downtown dining, shopping, and entertainment.

Construction began in February 2025, with pre-leasing anticipated to begin in Spring 2026. In addition, an estimated 320 additional units have been proposed for the eastern portion of the property.

Reverb by Hard Rock I (Maritime Park Expansion): Directly across from The Romero and in close proximity to 1180 Main, the **REVERB by Hard Rock** Pensacola is planned at Vince J. Whibbs, Sr. Community Maritime Park as part of a larger mixed-use waterfront investment that also includes Rhythm Lofts. Revised plans approved in late 2025 include an approximately 12-story, ~147-room hotel with a ~7,000 SF event venue oriented toward Blue Wahoo's Stadium and Pensacola Bay, with public timelines pointing to a 2026 start and 2029 opening.

Total Sales 2025

\$12.5B



Population

114,738

DT/Population

144,079



Business

6,780



Total Employees

89,874



Source: Site to Do Business