

Michigan Ave Hard Corner 5 Acres at Crescent Lake

1090 W Michigan Ave Pensacola, FL 32505

PROPERTY SUMMARY



Property Description

+/- 4.9 Acres fronting Michigan Avenue and abutting Crescent Lake, Bayou Marcus water source. Features 2,800 SF building on SE Hard Corner of Michigan Ave and E Shore Drive.

Mixed Use Zoning allows for a variety of commercial, retail, industrial and residential concepts.

Site is heavily trafficked with 35,500 cars/day.

Surrounding Area is primarily heavy residential with support commercial along Michigan Ave between W Street and Mobile Hwy retail nodes.

New Construction Dollar General locating across Michigan Ave to the south.

Please do not disturb Tenant.

Phil Sherrill

850.972.0360

psherrill@beaibox.com

Chase Moulder

850.972.0360

cmoulder@beaibox.com

Offering Summary

Sale Price:	\$679,000
Lot Size:	4.9 Acres
Building Size:	2,800 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,510	7,875	31,286
Total Population	2,215	11,828	56,825
Average HH Income	\$64,530	\$65,020	\$63,041

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LOCATION MAP



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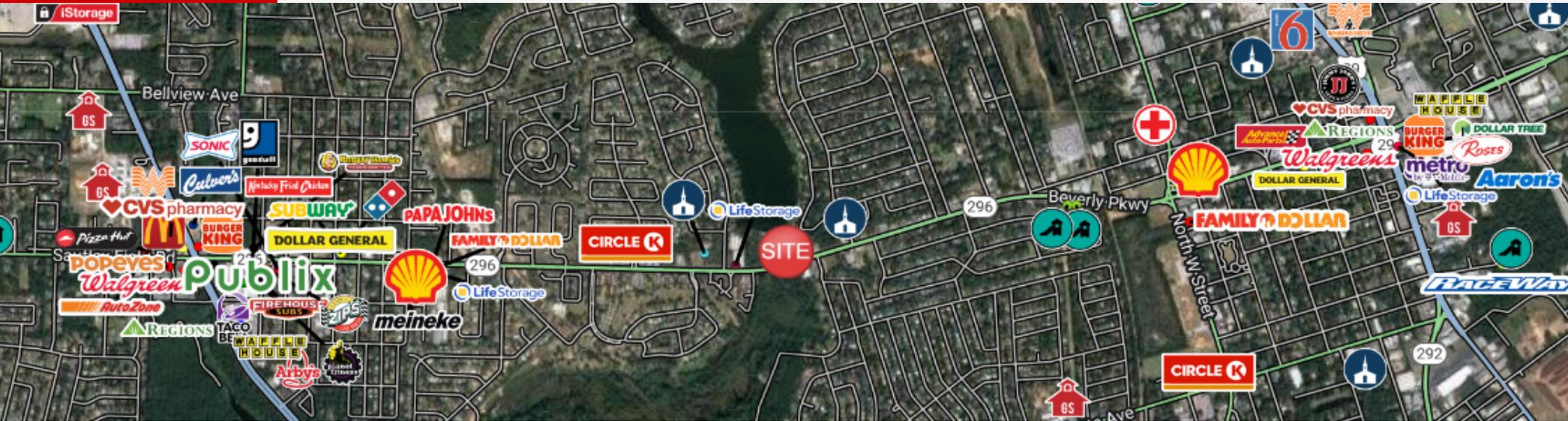
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ADDITIONAL PHOTOS



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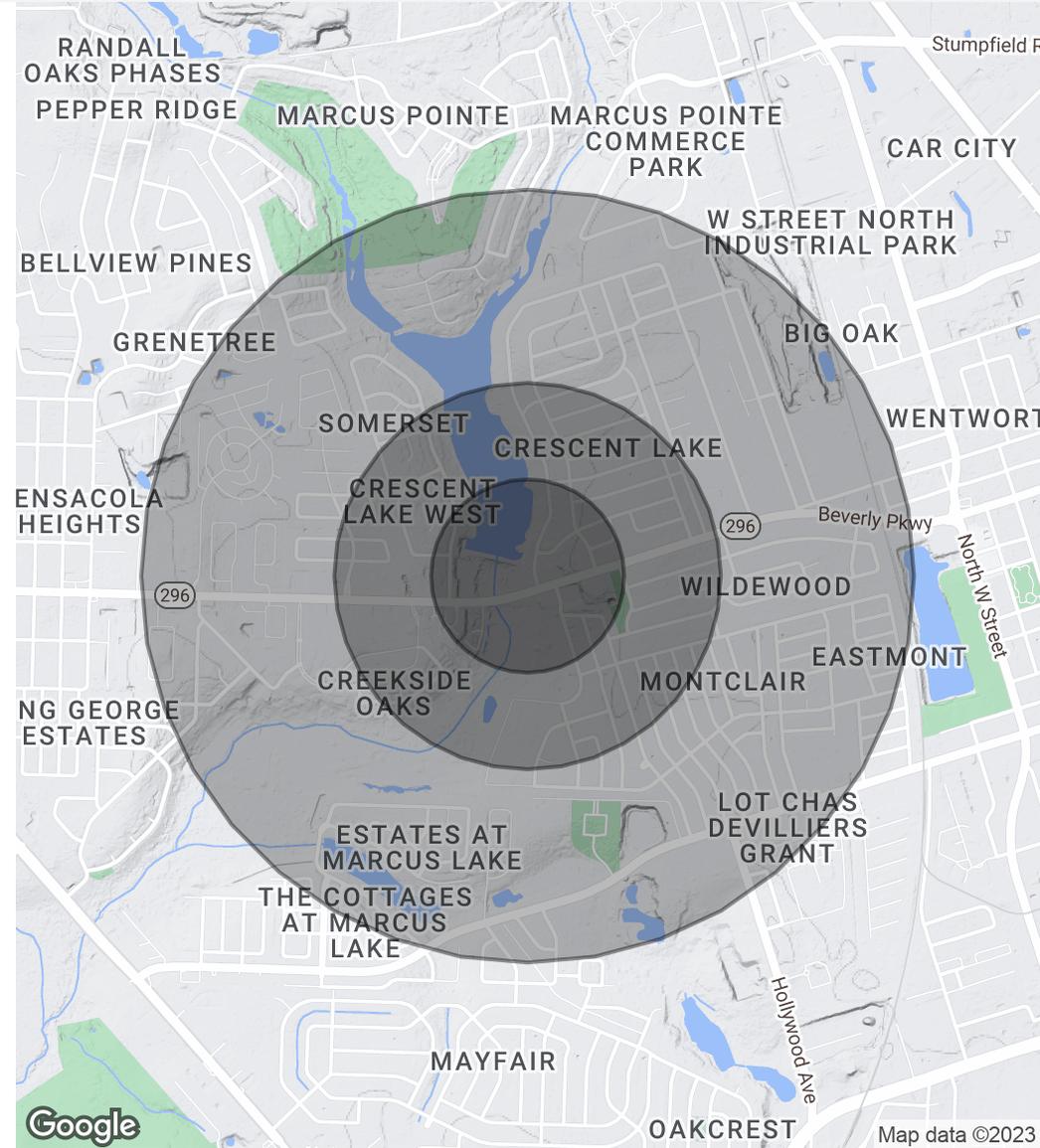
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,215	11,828	56,825
Average Age	36.8	43.2	39.8
Average Age (Male)	39.7	39.7	38.2
Average Age (Female)	36.6	43.8	39.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,510	7,875	31,286
# Of Persons Per HH	1.5	1.5	1.8
Average HH Income	\$64,530	\$65,020	\$63,041
Average House Value	\$367,985	\$309,777	\$277,341

* Demographic data derived from 2020 ACS - 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, renown region of Florida.

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ADVISOR BIO 2



Chase Moulder

Agent

cmoulder@beaubox.com

Direct: 850.972.0360 | Cell: 850.776.8357

Professional Background

Chase Moulder grew up in Pace, Florida. He was introduced to the real estate business as an intern with Beau Box Commercial. He quickly established himself in the company; after graduating from The University of West Florida with a degree in Business Administration, he accepted a position as an Agent. Chase is well versed in all facets of real estate transactions and is uniquely experienced in land acquisition and retail development. His youth and knowledge of the Florida Gulf Coast, particularly rapidly-developing Santa Rosa County, have proved invaluable to Beau Box's expanding presence in the region. In his free time, Chase is an avid reader, cook, and outdoorsman.

Education

University of West Florida, Business Administration

University of South Alabama, Business with an emphasis in Economics

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