

BELLCORE

COMMERCIAL



FREESTANDING 8,461 SF OFFICE BUILDING | 2.06 ACRES

5061 N 12TH AVE, PENSACOLA, FL 32504



PROPERTY DESCRIPTION

Bellcore is pleased to offer for lease a +/- 8,461-square-foot, single-tenant office building located at 5061 North 12th Avenue in Pensacola, Florida. Positioned on a +/- 2.06-acre site zoned C-2, the property offers a flexible office environment well-suited for professional, medical, financial, or administrative users. Constructed in 2003, the Class B, single-story building was formerly occupied as a bank, offering strong infrastructure fundamentals, efficient floor plate potential, and excellent site circulation with ample surface parking.

The property benefits from strong exposure along North 12th Avenue with traffic counts of approximately 25,000 vehicles per day and offers convenient access to Interstate 10 and Pensacola International Airport, both located just minutes from the site. Its central location within Pensacola’s primary commercial corridor provides excellent regional connectivity and accessibility for employees and customers alike.

PROPERTY HIGHLIGHTS

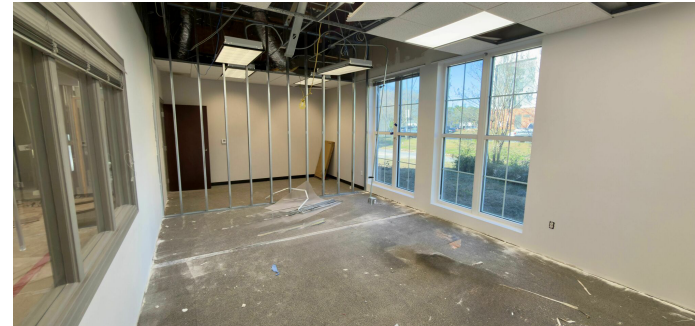
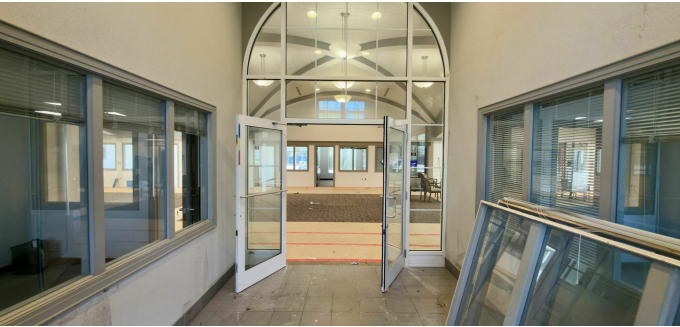
- Former bank building with strong infrastructure and functional layout
- Ample surface parking on-site
- Situated on a +/- 2.06-acre site zoned C-2

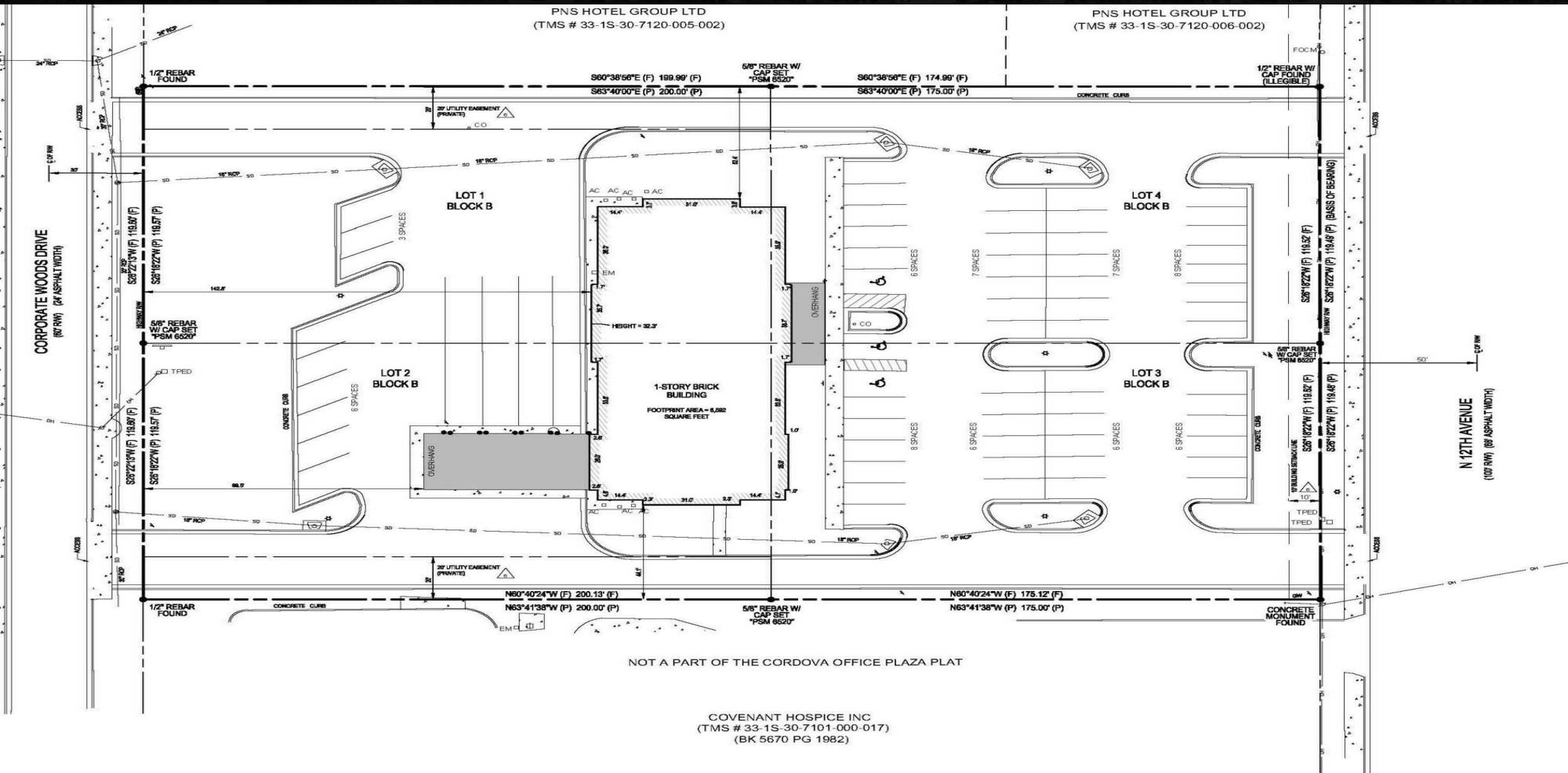
OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	2.06 Acres
Building Size:	8,461 SF
Zoning	C-2
Property Type	Office
Traffic Count	25,000

ADDITIONAL PHOTOS

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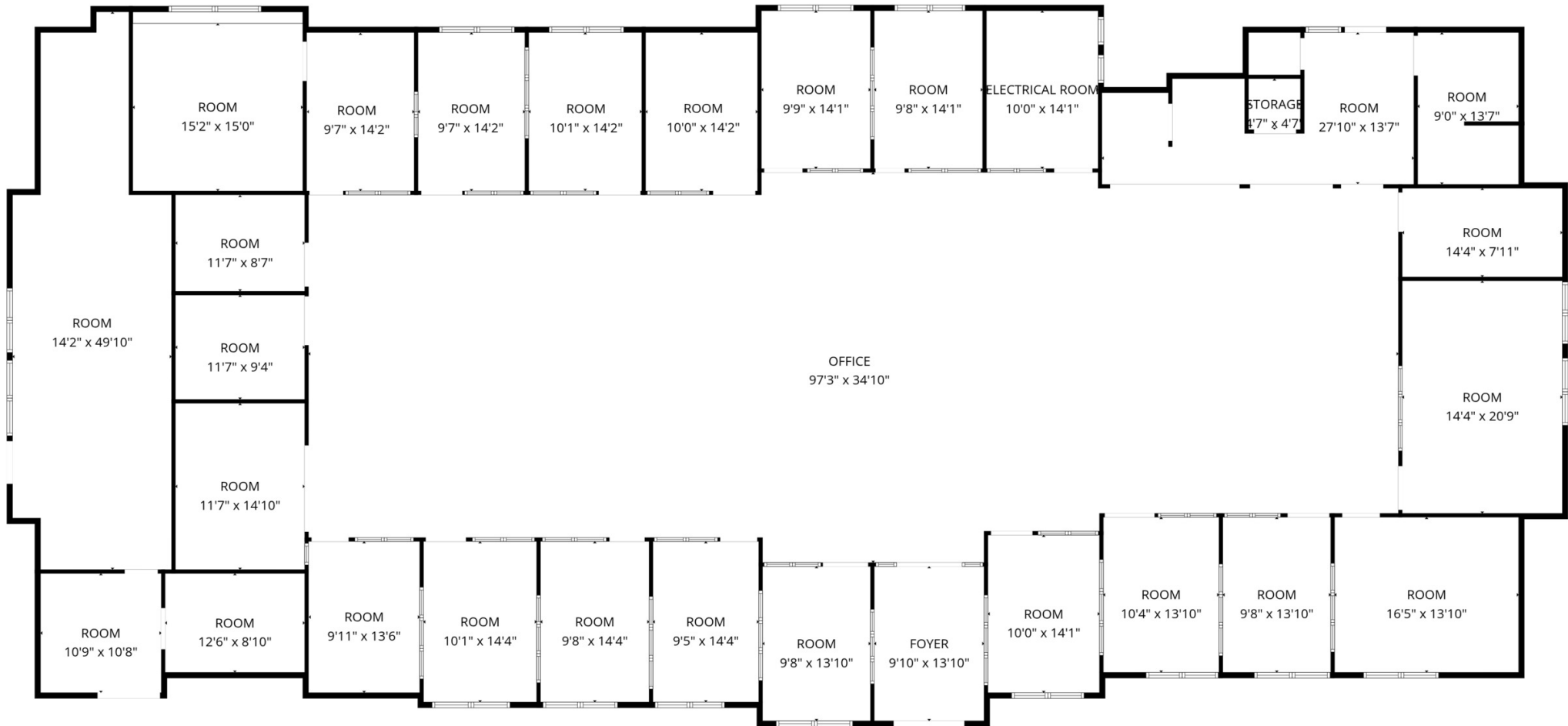


LEASE INFORMATION

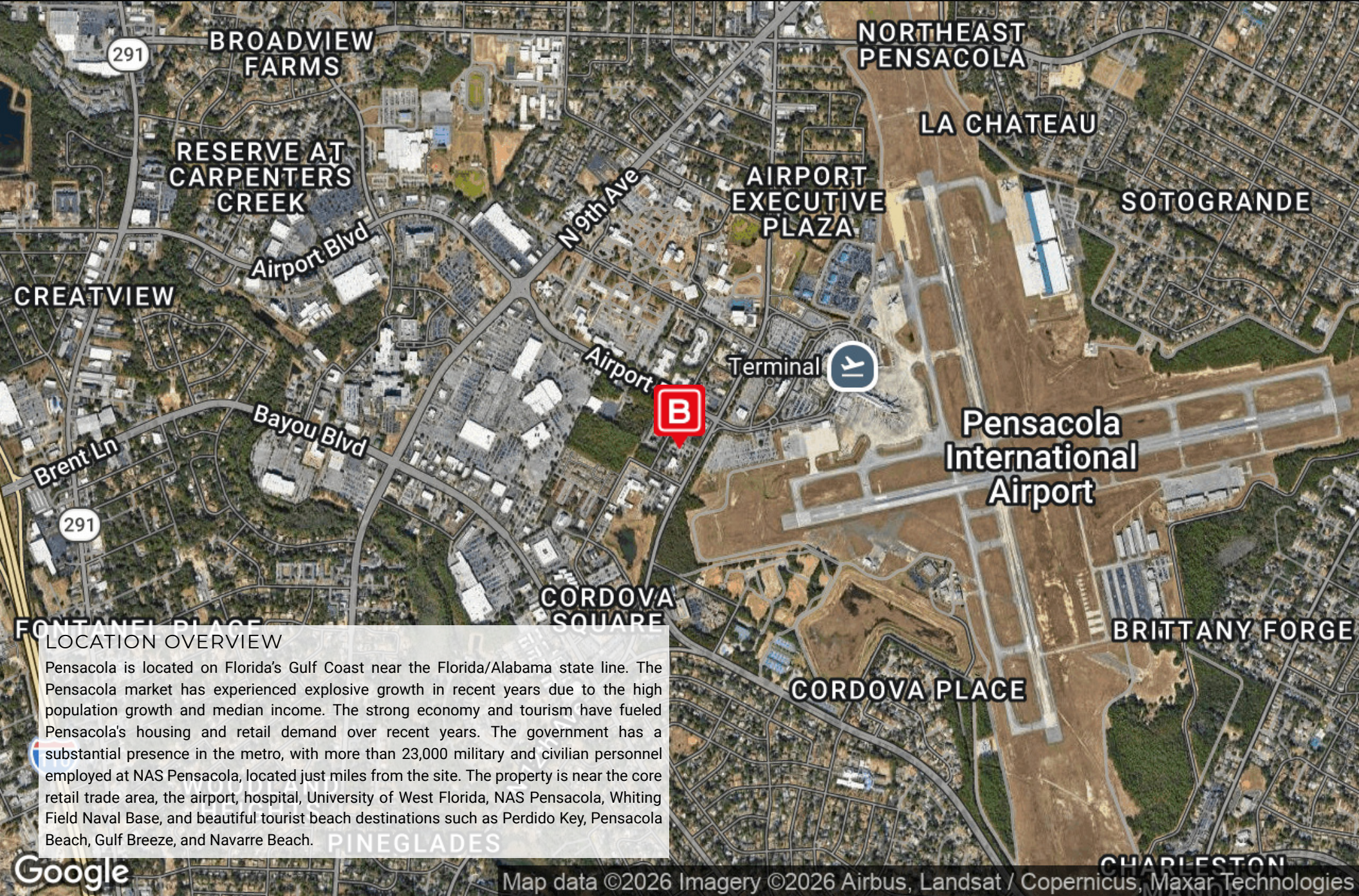
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,461 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	8,461 SF	NNN	\$22.00 SF/yr	Short-Term Available (Up to 36 Months)

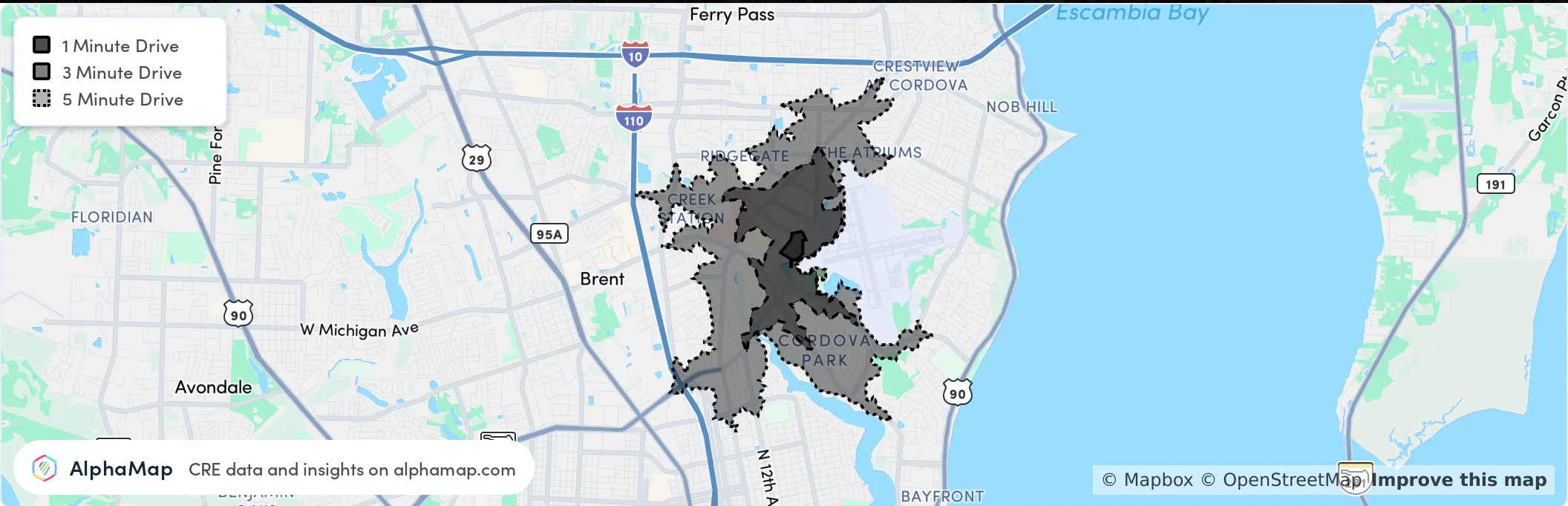






LOCATION OVERVIEW

Pensacola is located on Florida's Gulf Coast near the Florida/Alabama state line. The Pensacola market has experienced explosive growth in recent years due to the high population growth and median income. The strong economy and tourism have fueled Pensacola's housing and retail demand over recent years. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located just miles from the site. The property is near the core retail trade area, the airport, hospital, University of West Florida, NAS Pensacola, Whiting Field Naval Base, and beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.



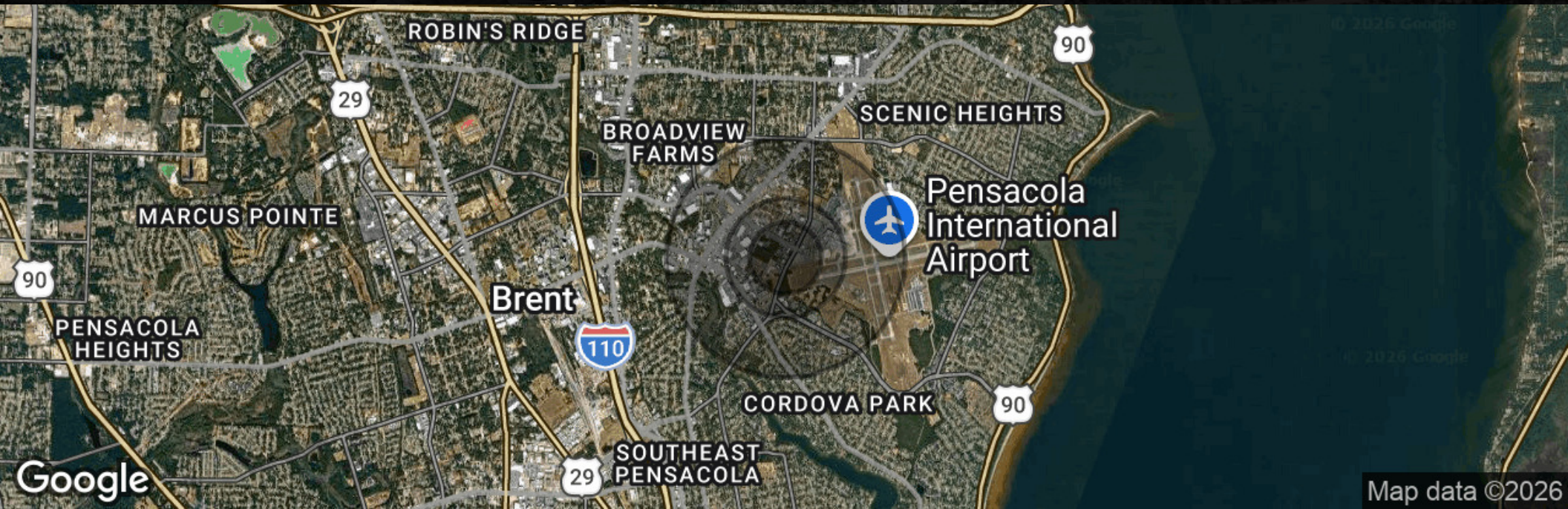
AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap **Improve this map**

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,163	54,545	139,501
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	44	42	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,388	21,375	57,484
Persons per HH	2.3	2.6	2.4
Average HH Income	\$84,916	\$81,035	\$72,637
Average House Value	\$336,074	\$299,456	\$255,433
Per Capita Income	\$36,920	\$31,167	\$30,265

Map and demographics data derived from AlphaMap



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	84	321	4,051
Average Age	48	48	44
Average Age (Male)	45	45	42
Average Age (Female)	51	50	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	46	167	1,890
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$85,834	\$89,077	\$89,942
Average House Value	\$415,702	\$405,188	\$374,919

Demographics data derived from AlphaMap



ROBERT BELL

Partner, Senior Advisor, & Property Manager

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President’s Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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