

PROPERTY SUMMARY



### Property Description

For sale are two parcels, the first of which is a Commercial Warehouse on 1.2496 acres.

The second property is a Self Serve Car Wash on .3742 acres. Both properties have 285 total feet of frontage on Navy Boulevard with a daily traffic count of 17,900.

Includes access road connecting traffic from Old Correy Field Road to Navy Boulevard through the property.

### Property Highlights

### Offering Summary

Sale Price:	\$699,000
Building Size:	14,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	211	887	3,402
Total Population	455	2,196	8,576
Average HH Income	\$59,513	\$63,582	\$65,320

**Rick Appleyard**  
850.972.0360  
rappleyard@beaubox.com

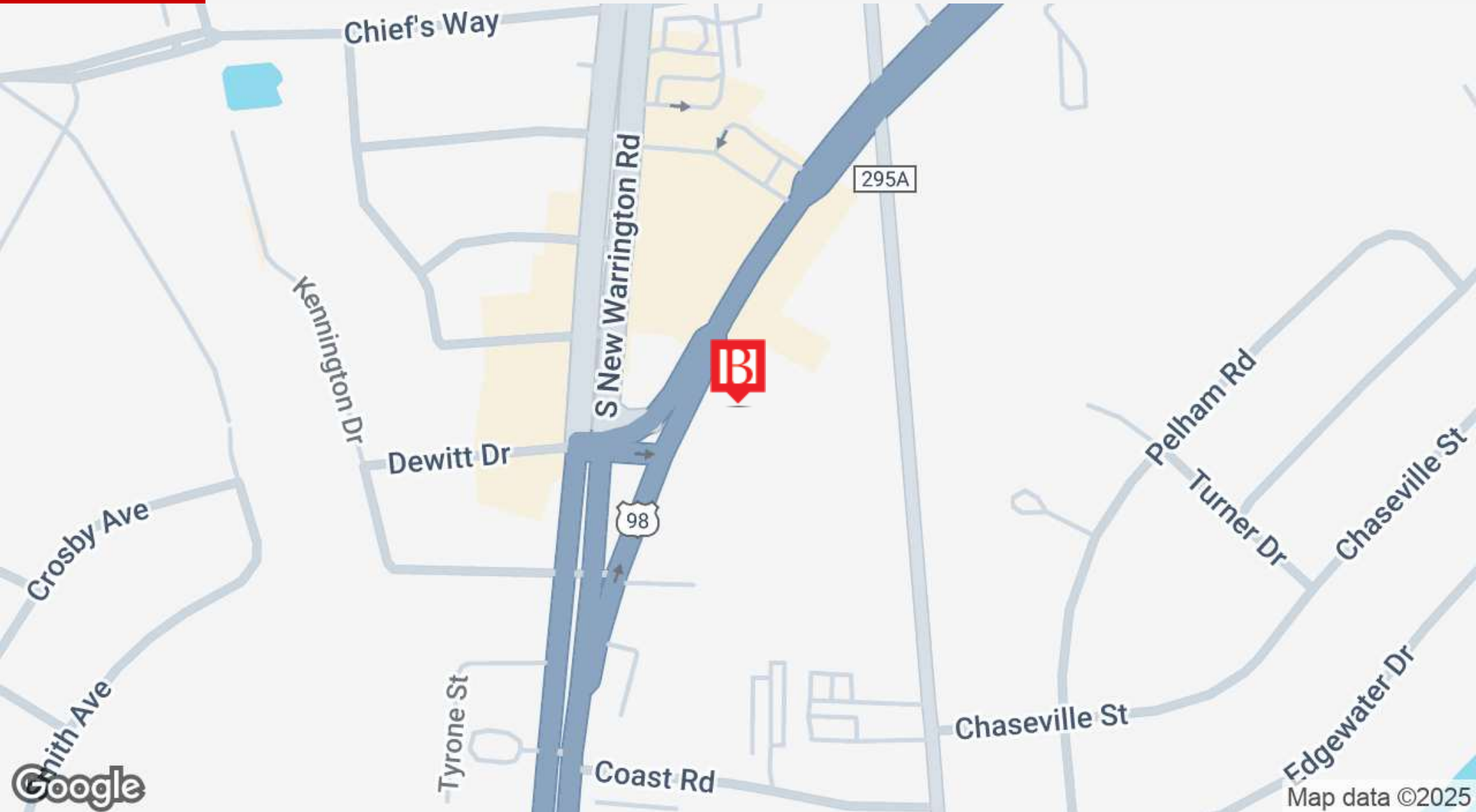
**Beau Box, SIOR**  
225.931.3200  
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# 1002 and 1000 North Navy Blvd Pensacola, FL 32507

LOCATION MAP



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## ADDITIONAL PHOTOS



Sale Date	Book	Page	Value	Type	Records (New Window)	Legal Description
08/12/2022	8839	1933	\$100	QC		BEG AT NELY COR OF LT 2 SWLY ALG FT N 4 DEG 47 MIN W <u>44 52/100</u> FT TO P
05/1998	4263	777	\$81,300	QC		
02/1993	3320	851	\$188,800	WD		
01/1976	1138	369	\$100	QC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
Parcel Information						
Section						
Map Id: CA182						



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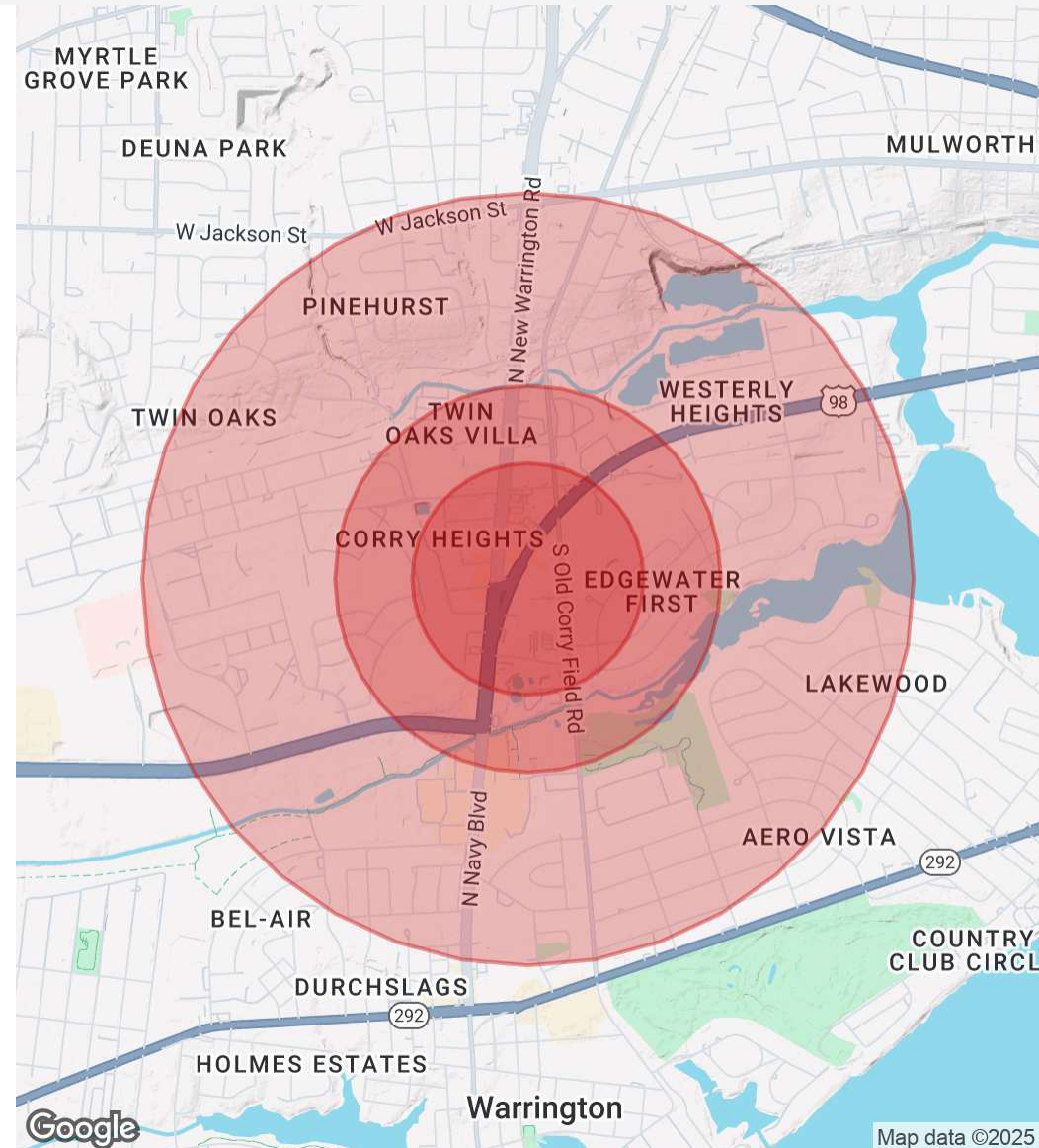
## DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	455	2,196	8,576
Average Age	38	35	37
Average Age (Male)	37	35	36
Average Age (Female)	38	36	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	211	887	3,402
# Of Persons Per HH	2.2	2.5	2.5
Average HH Income	\$59,513	\$63,582	\$65,320
Average House Value	\$261,162	\$261,167	\$272,512

Demographics data derived from AlphaMap



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