

3495 N Alcaniz
3493 N Alcaniz
3514 N Hayne

Pensacola, FL



For Sale: 100% Occupied NNN Commercial Portfolio



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3495 N Alcaniz 3493 N Alcaniz 3514 N Hayne

Pensacola, FL

This well-maintained 100% occupied portfolio includes three (3) industrial buildings on three separate commercially zoned parcels. The tenants have their own address which includes a fenced laydown yard. These properties are being sold as an NNN leased investment portfolio. Initial lease term is (5) years expiring 2030 with one option to renew for an additional (5) YR term. Buildings were renovated in 2025; including new HVAC, plumbing and electrical and built-to-suit for each non-polluting national credit tenant. (3495) All My Sons Moving / (3493 & 3514) Five Star Beverage.

TOTAL SQUARE FOOTAGE ± 26,800 SF for Sale

The asset features national credit tenancy comprised of established, multi-state operators with significant annual revenues and demonstrated growth.



PROPERTY DETAILS

ADDRESS

3495 N Alcaniz, Pensacola, FL
3496 N Alcaniz, Pensacola, FL
3514 N Hayne St., Pensacola, FL

PROPERTY TYPE

Office | Warehouse

ACREAGE

± 1.4 Acres

SQUARE FOOTAGE

3495 Alcaniz	12,220 SF
3493 Alcaniz	7,380 SF
3514 N Hayne	7,200 SF

ZONING

C-3 Commercial Zoning - allows for broad commercial uses, supporting large-scale developments generating significant traffic and employment. Generally includes large retail stores, restaurants, regional service centers, and other significant commercial enterprises

FRONTAGE

± 300' frontage on Alcaniz

SALE PRICE

\$3,300,000.00 (7 CAP) *CAP Rate is calculated on Base Rent only.

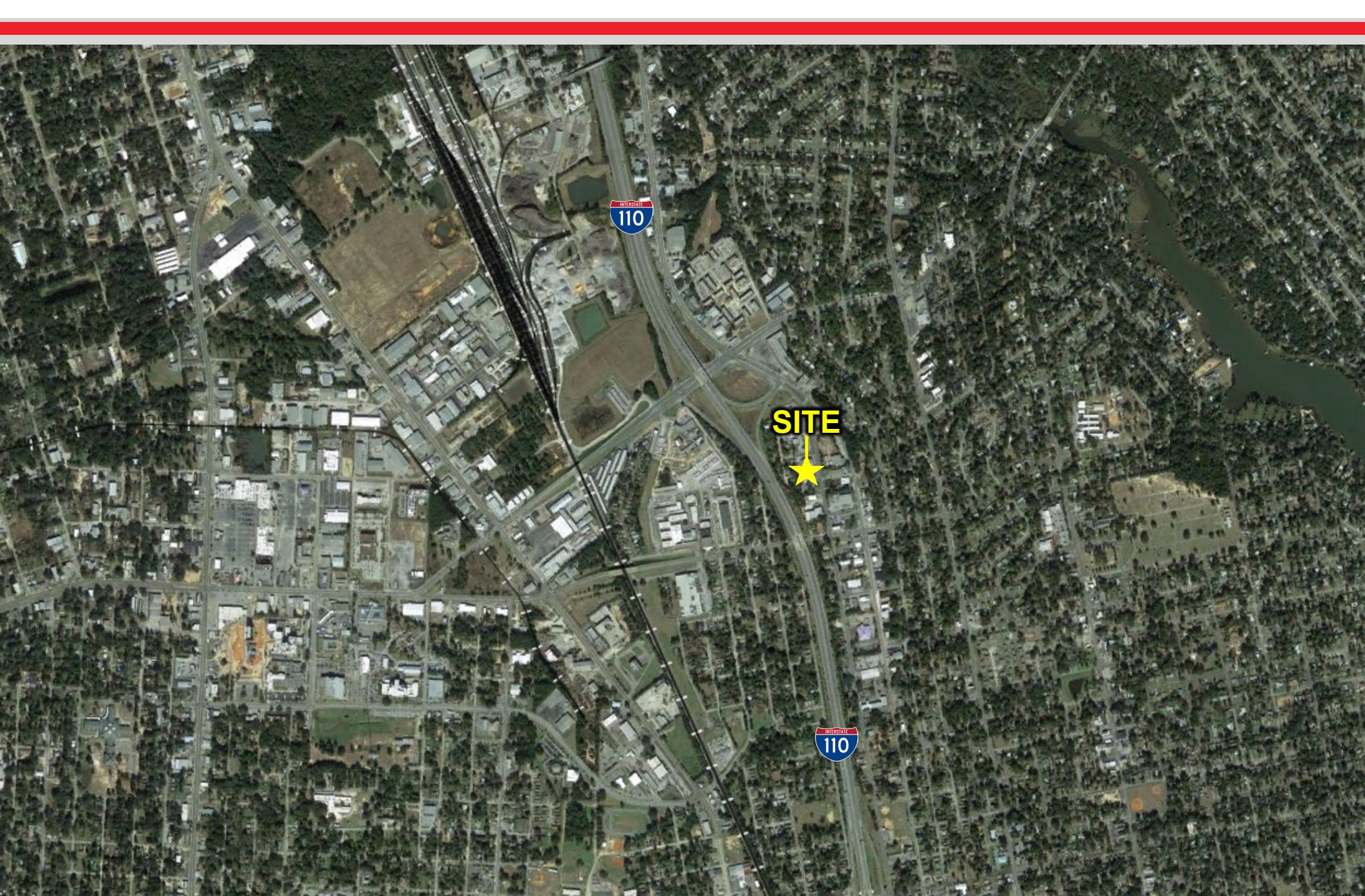


N Hayne St.

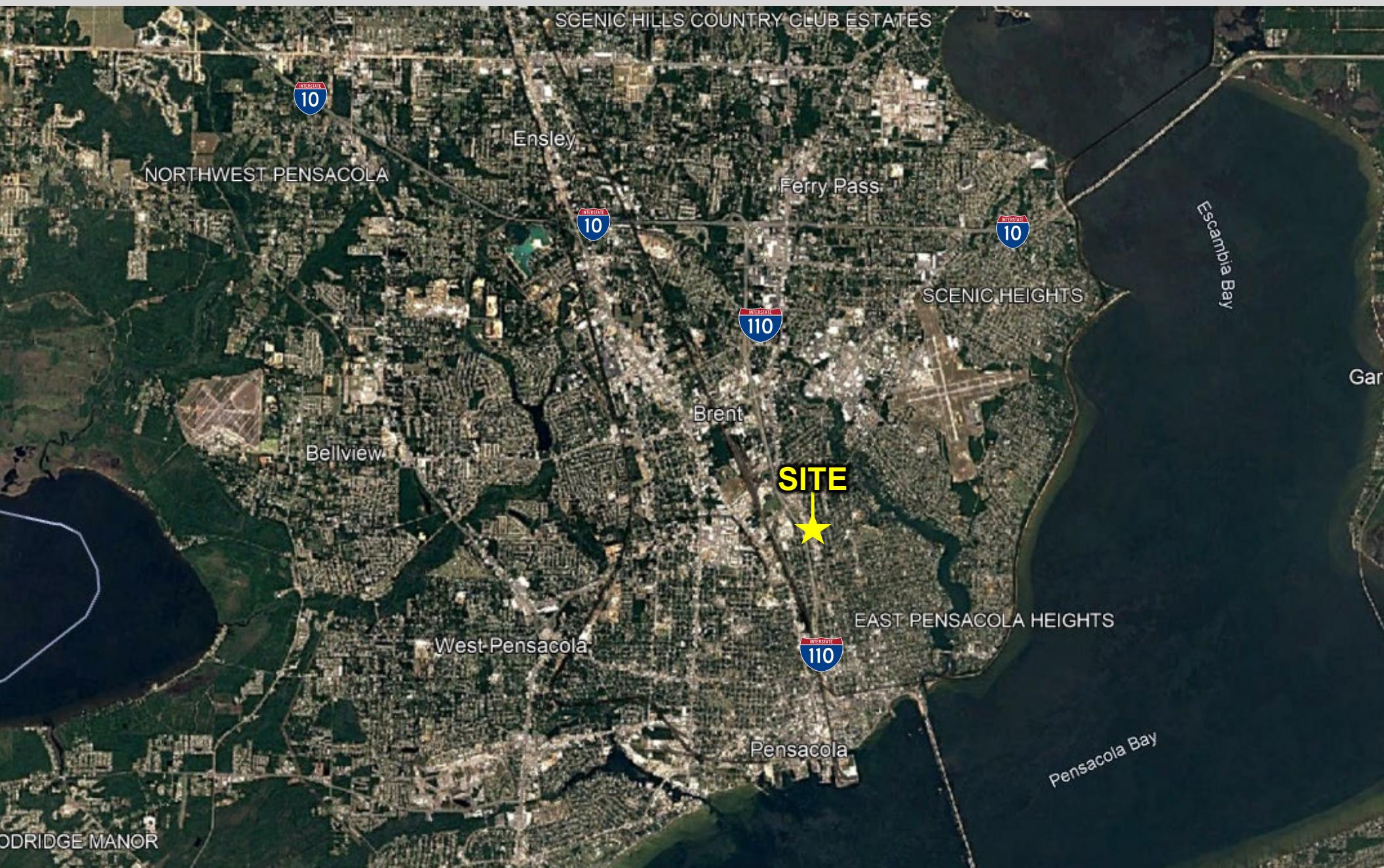
E 34th St.

N Alcaniz St.

AERIAL



LOCATION

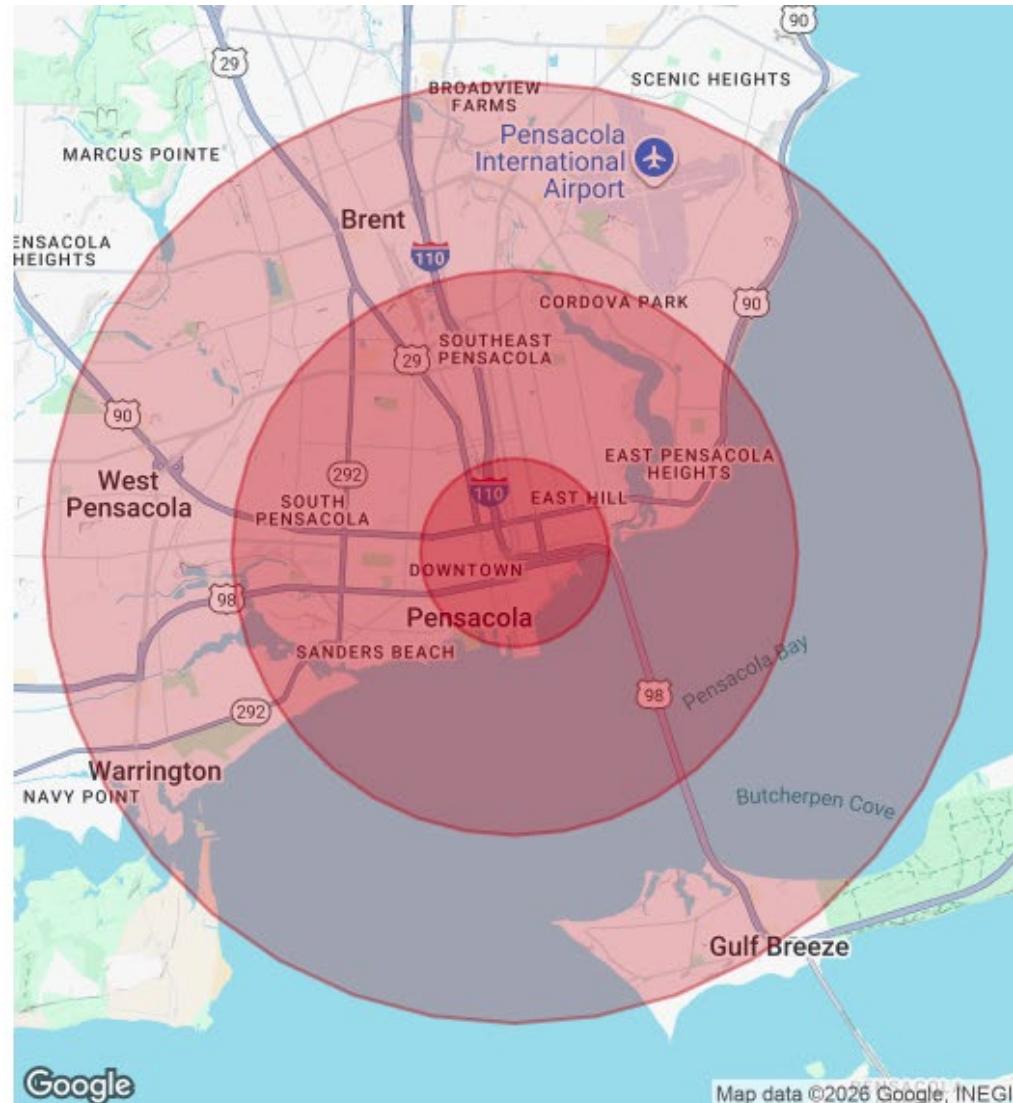


LOCATION

Population	1 Mile	3 Miles	5 Miles
Total Population	7,064	40,903	103,966
Average Age	45	43	41
Average Age (Male)	43	42	40
Average Age (Female)	46	44	42

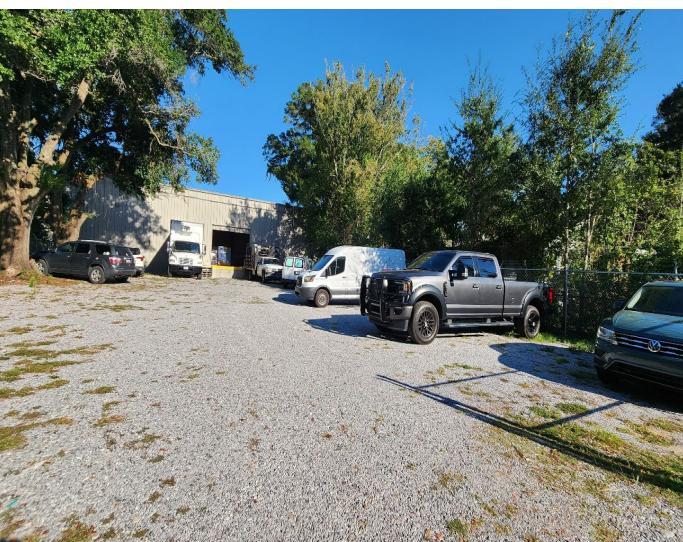
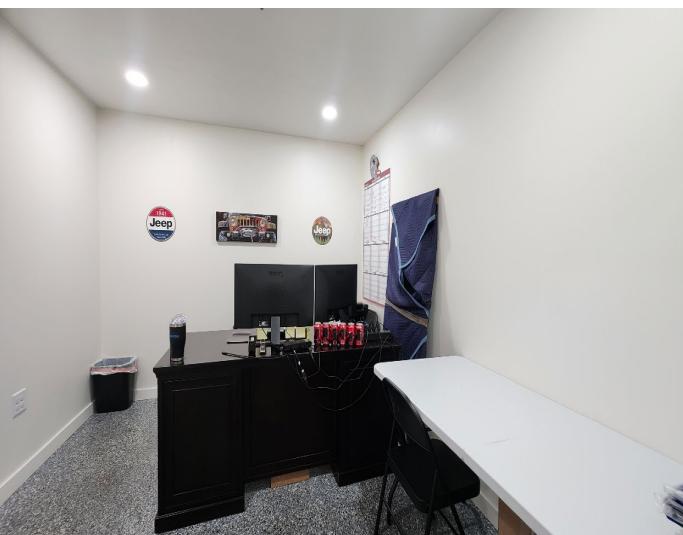
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,315	17,854	41,924
# Of Persons Per HH	2.1	2.3	2.5
Average HH Income	\$86,765	\$79,156	\$81,472
Average House Value	\$494,602	\$343,240	\$307,578

Demographics data derived from AlphaMap



DEMOGRAPHICS

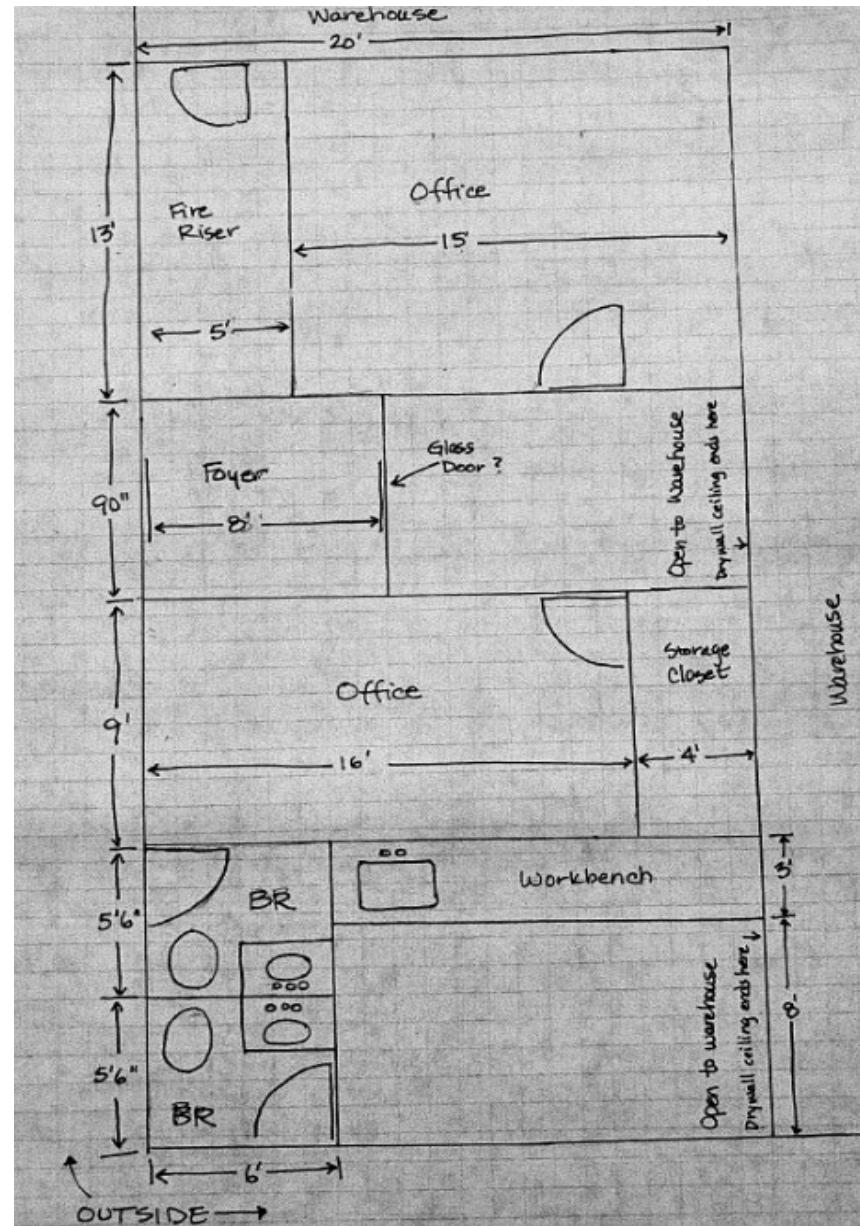
3493 N Alcaniz & 3514 N Hayne



3493 N ALCANIZ

+ 7,380 SF

Spray Foam Insulated
Conditioned
Sprinklered
Fenced Laydown

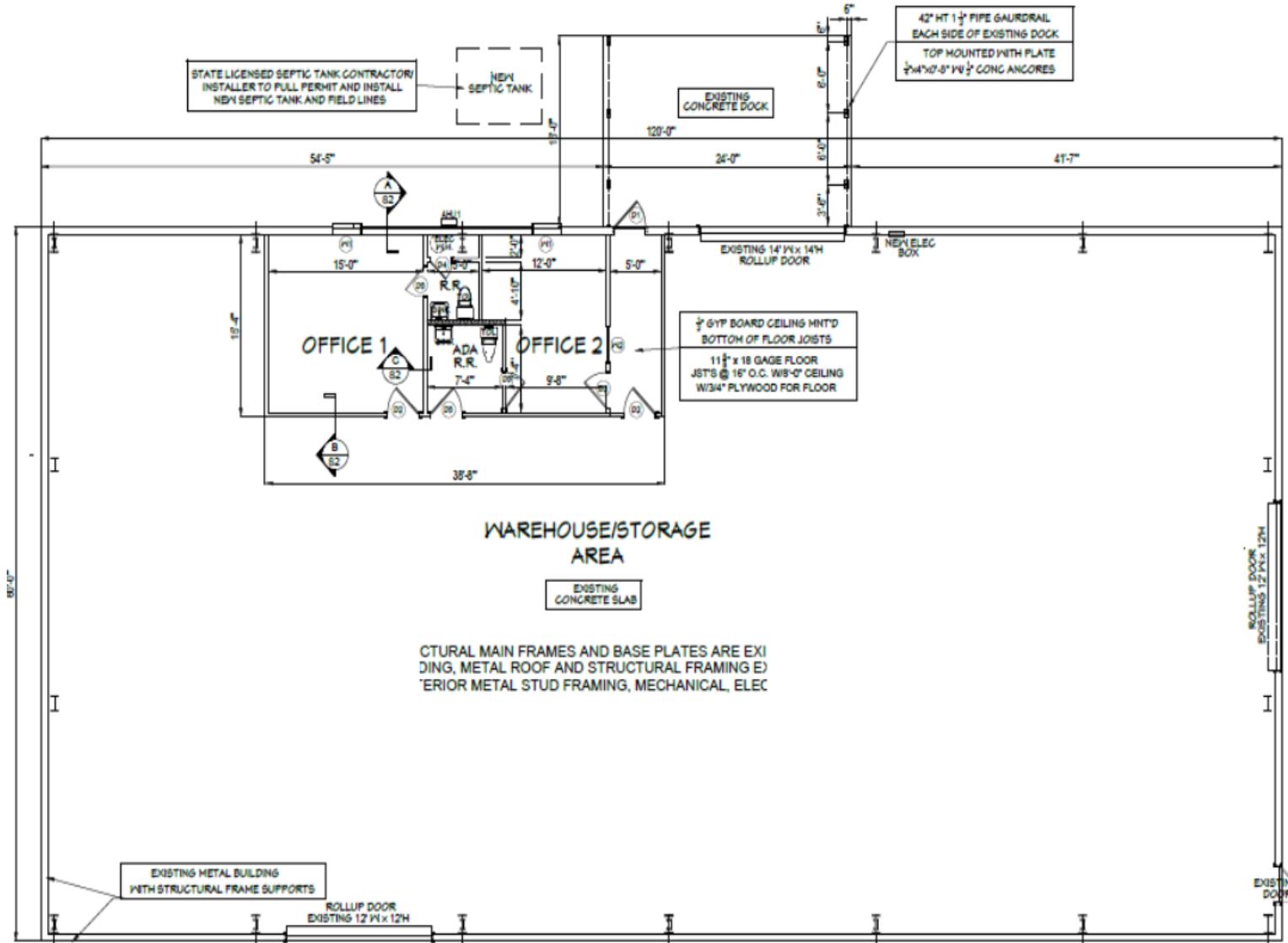


FLOOR PLAN

3514 N Hayne

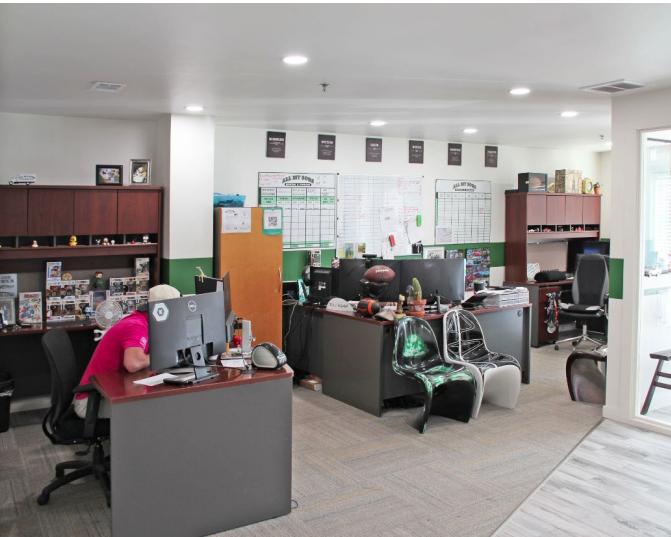
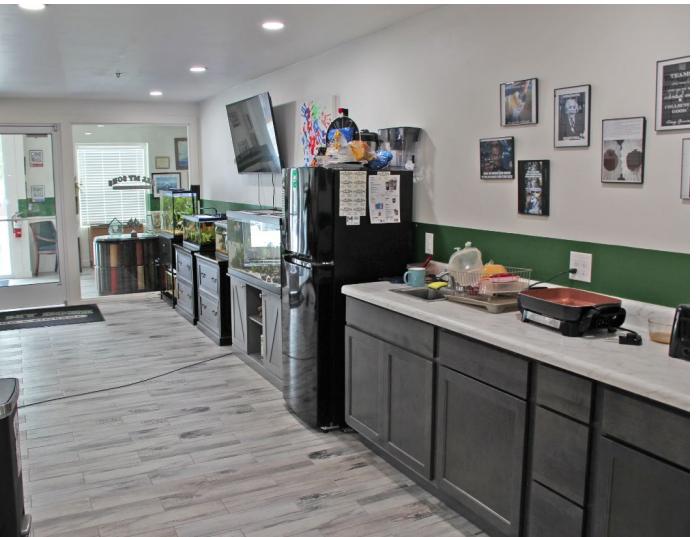
± 7,200 SF

Spray Foam Insulated Sprinklered Enclosed Laydown



FLOOR PLAN

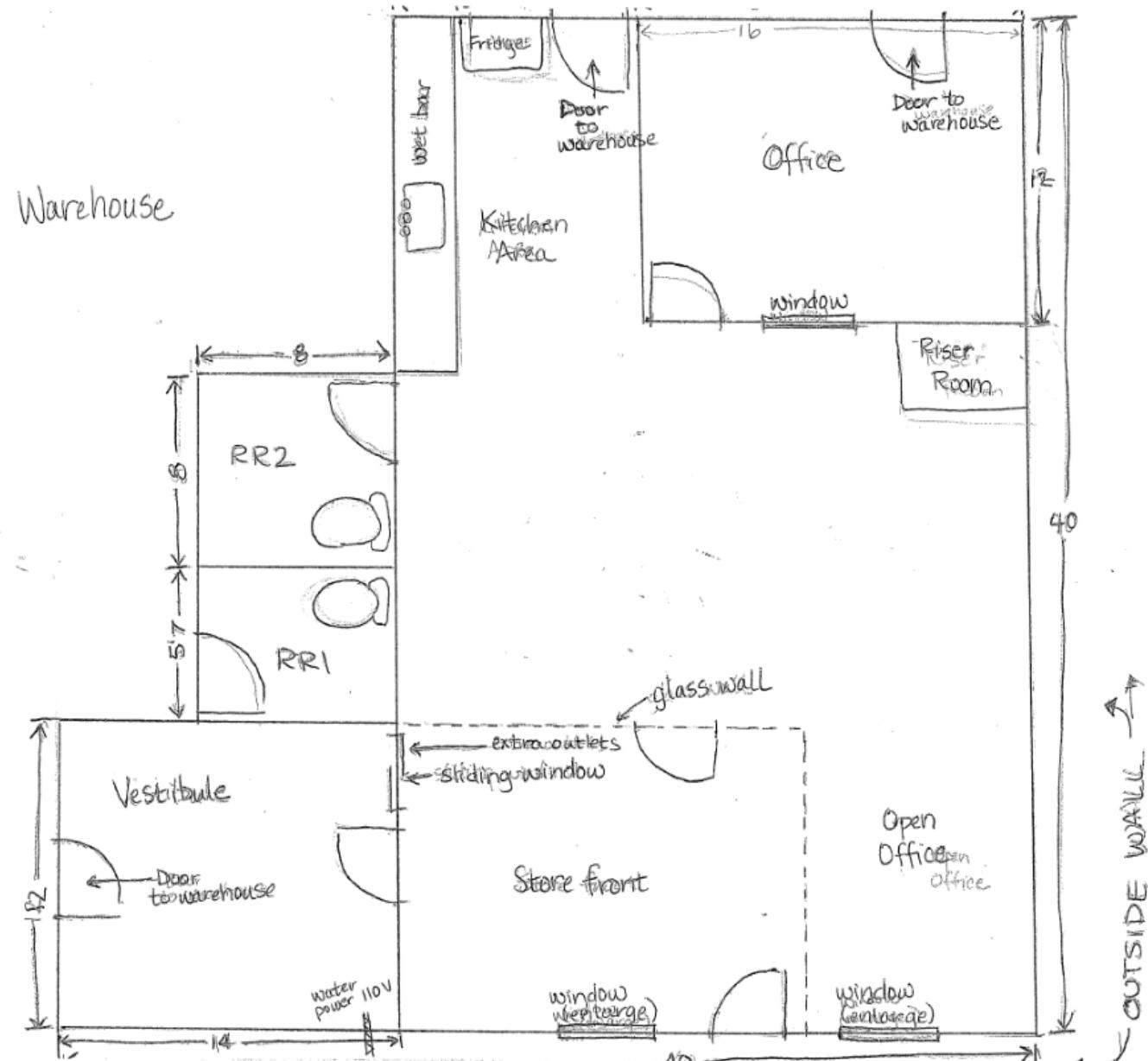
3495 N Alcaniz (All My Sons)



3495 N Alcaniz

± 12,220 SF

Spray Foam Insulated
Conditioned
Sprinklered
Fenced Laydown



FLOOR PLAN

Alcaniz & Haynes NNN Investment Portfolio

	<u>3495 Alcaniz</u>	<u>3493 Alcaniz</u>	<u>3514 N Hayne</u>	<u>PORTFOLIO SUMMARY</u>	
Tenant	All My Sons Moving	Five Star Breaktime	Five Star Breaktime	MONTHLY	ANNUAL
Base Rent	\$8,350.33	\$5,408.00	\$5,512.00	\$19,270.33	\$231,243.96
Additional Rent (NNN)	\$2,643.33	\$1,230.00	\$1,800.00	\$5,673.33	\$68,079.96
Monthly Total	\$10,993.66	\$6,638.00	\$7,312.00	\$24,943.66	\$299,323.92
SF	12220	7380	7200	26800	
PSF (Base Rent Only)	\$8.20	\$8.79	\$9.19		
Base Year (NNN)	2024 (\$2.60 PSF)	\$2.00	\$3.00		
Lease Begins	1/1/2025	2/1/2025	5/1/2025		
Lease Expires	2/28/2030	1/31/2030	1/31/2030		
Next Rent Increase	1/1/2026	2/1/2026	2/1/2026		
Lease Notes	2.5% Annual escalation on Base Rent	4% Annual escalation on Base Rent	4% Annual escalation on Base Rent		
Renewal Options	One (1) option to renew for Five (5) years	One (1) option to renew for Five (5) years	One (1) option to renew for Five (5) years		
Security Deposit	\$10,790.00	\$5,000.00	\$5,300.00	\$21,090.00	

Leasing Agent:
 Rachel Roberts
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PROFORMA



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