

**4500 MOBILE HIGHWAY,  
PENSACOLA, FL 32506**

**ABSOLUTE AUCTION**  
Starting Bid \$500,000

Bidding Opens  
April 13, 2026 12:00 PM

Bidding Ends  
April 15, 2026 12:00 PM



**OFFERING MEMORANDUM**

**Marcus & Millichap**

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**Marcus & Millichap**

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# ONLINE AUCTION

**R MARKETPLACE**

Starting Bid: \$500,000

Auction Dates: April 13-15, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

## THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

## AUCTION DATE

The Auction end date is set for April 13-15, 2026

## RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



# 4500 MOBILE HIGHWAY, PENSACOLA, FL 32506

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Marcus & Millichap





**4500 MOBILE HIGHWAY,  
PENSACOLA, FL 32506**

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**SECTION 1**

**EXECUTIVE SUMMARY**

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**INVESTMENT SUMMARY**

**INVESTMENT HIGHLIGHTS**

**EXECUTIVE SUMMARY**

**LOCAL AND REGIONAL MAPS**

**Marcus & Millichap**

## INVESTMENT SUMMARY

# 4500 MOBILE HIGHWAY, PENSACOLA, FL 32506

Marcus & Millichap is pleased to present 4500 Mobile Highway, Pensacola, Florida, a 19,754 square foot vacant building on 1.5 prime acres at the hard corner of Mobile Highway and West Fairfield Drive. Formerly occupied by America Freight Discount Furniture and Mattress for 10+ years, the property is offered significantly below replacement cost and offers an exceptional opportunity for an owner/user or investor the opportunity to acquire an asset with significant value enhancement potential at a substantial discount.

The property is a one-story, free standing building totaling 19,754 rentable square feet on a 1.5-acre hard corner with a large parking field with 45 parking spaces. The property offers tremendous visibility with high daily traffic counts on both W. Fairfield Drive (22,500 VPD) and Mobile Highway (36,500 VPD) and the other three corners are occupied by Home Depot, Walgreen's and Lowe's Home Improvement/Burger King. The property is ideally situated in a major retail corridor that include national recognized operators such as Walmart Supercenter, Advance Auto Parts, Chili's, Waffle House, Wyndham Hotel, Dollar General, Wells Fargo, PNC Bank, Church's and many more. The property has easy access to Interstate 10 and is within close proximity to The Pensacola Naval Air Station which alone employs over 23,000 staff and is home to over 60,000 students that pass thru its training program annually. Households within a 5-mile radius exceeds 54,000 homes and an average household income above \$67,000. The property has liberal C-1 commercial zoning that allows for retail and general commercial land use.

Pensacola is located in the Florida panhandle in Escambia County with over 550,000 residents and is known for its stunning white beaches, rich military history, vibrant arts and downtown scene, delicious coastal cuisine and home to the Navy-Blue Angels flight demonstration squadron.

## INVESTMENT HIGHLIGHTS

- Prime 1.5 Acre Hard Corner
- Liberal C-1 Commercial Zoning
- Major Retail Corridor Surrounded by Home Depot, Lowe's Home Improvement, Walgreen's, Wells Fargo,...etc.
- Tremendous Visibility
- High Traffic Counts
- Attractive Demographics with population of 136,664 and Household Income of \$67,868 (5 mile)





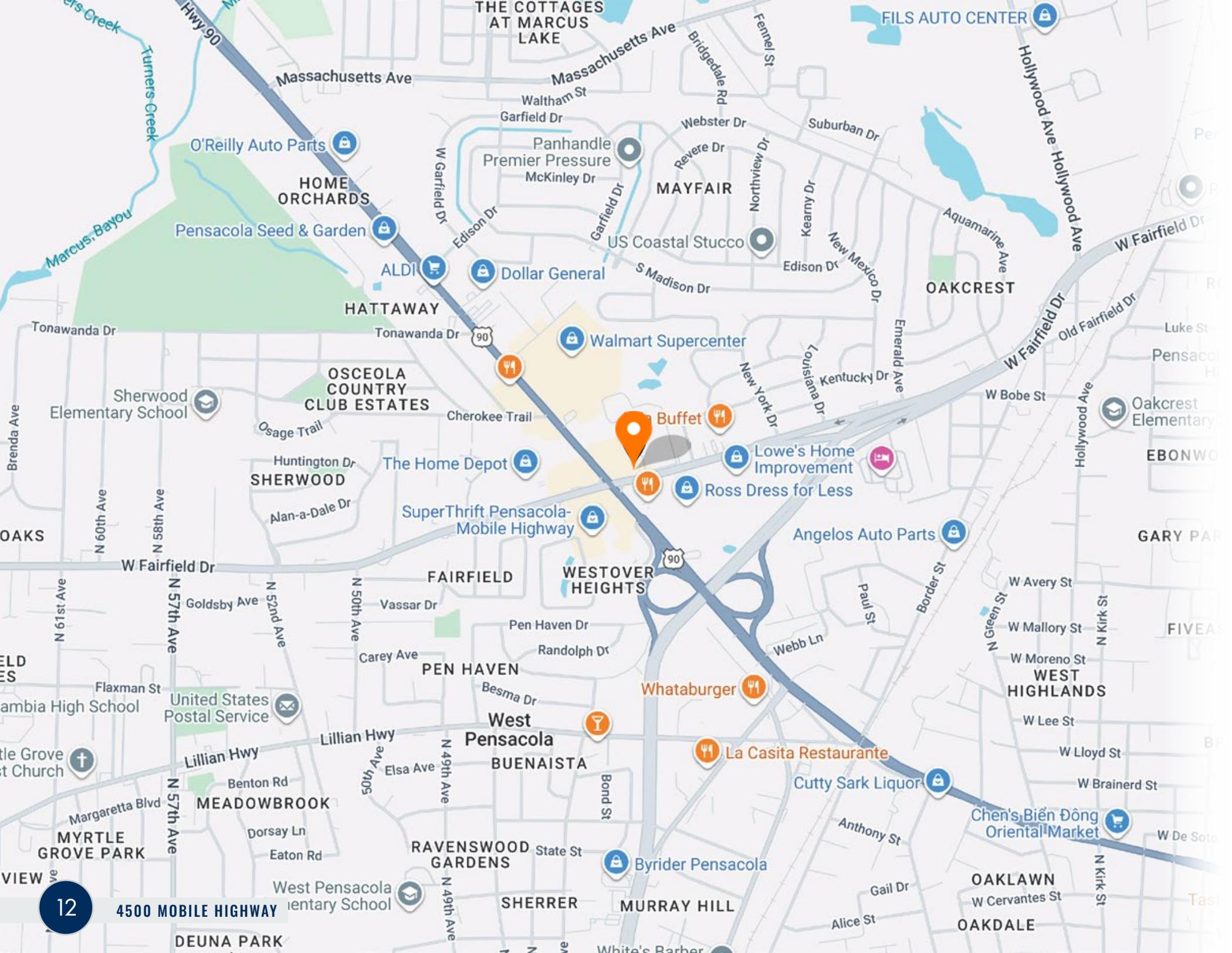


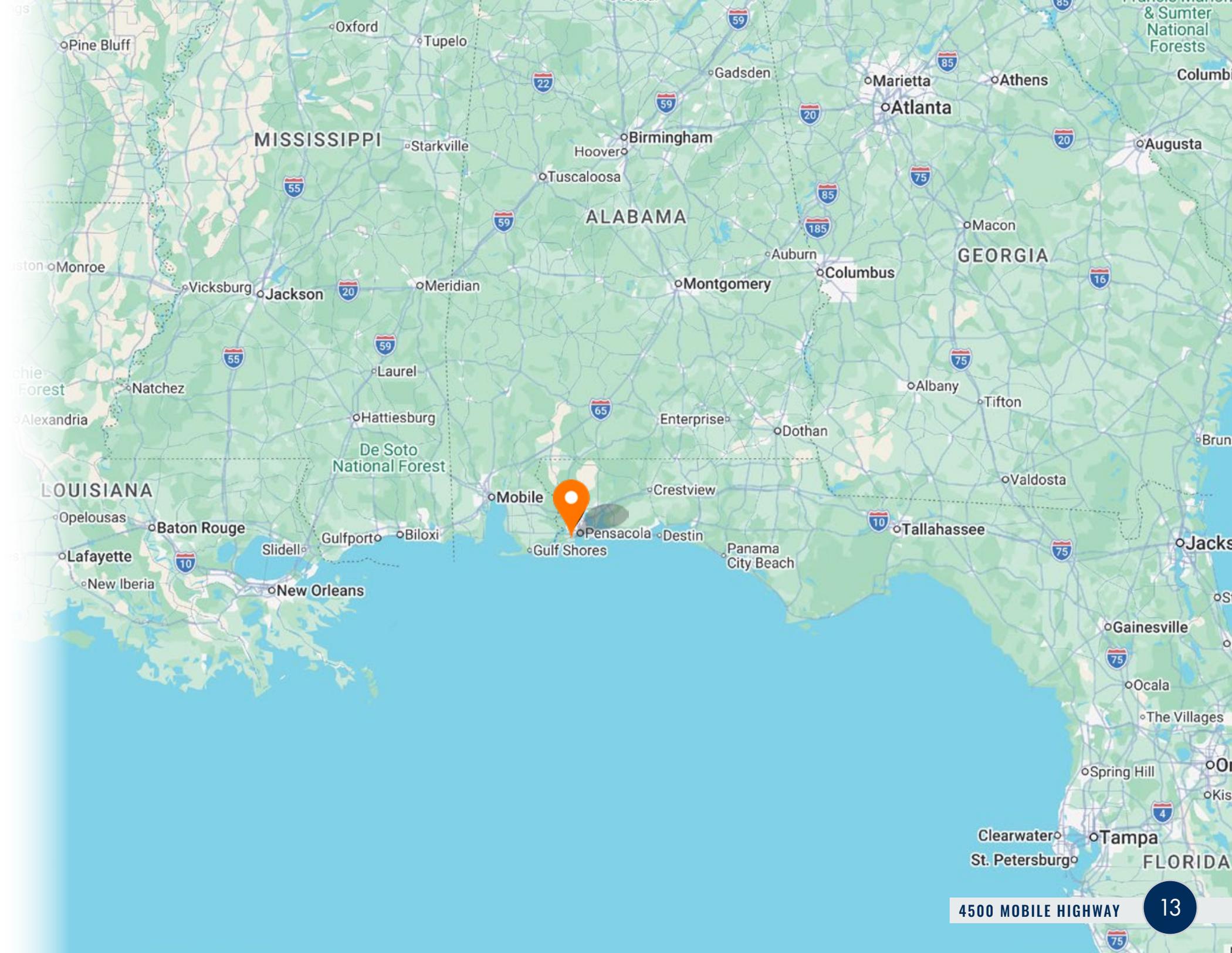
## EXECUTIVE SUMMARY

# 4500 MOBILE HIGHWAY, PENSACOLA, FL 32506



<b>Starting Bid</b>	<b>\$500,000</b>
Address	4500 Mobile Highway, Pensacola, FL 32506
Lot Size	1.5005 Acres
Rentable Square Feet	19,754
Occupancy	Vacant





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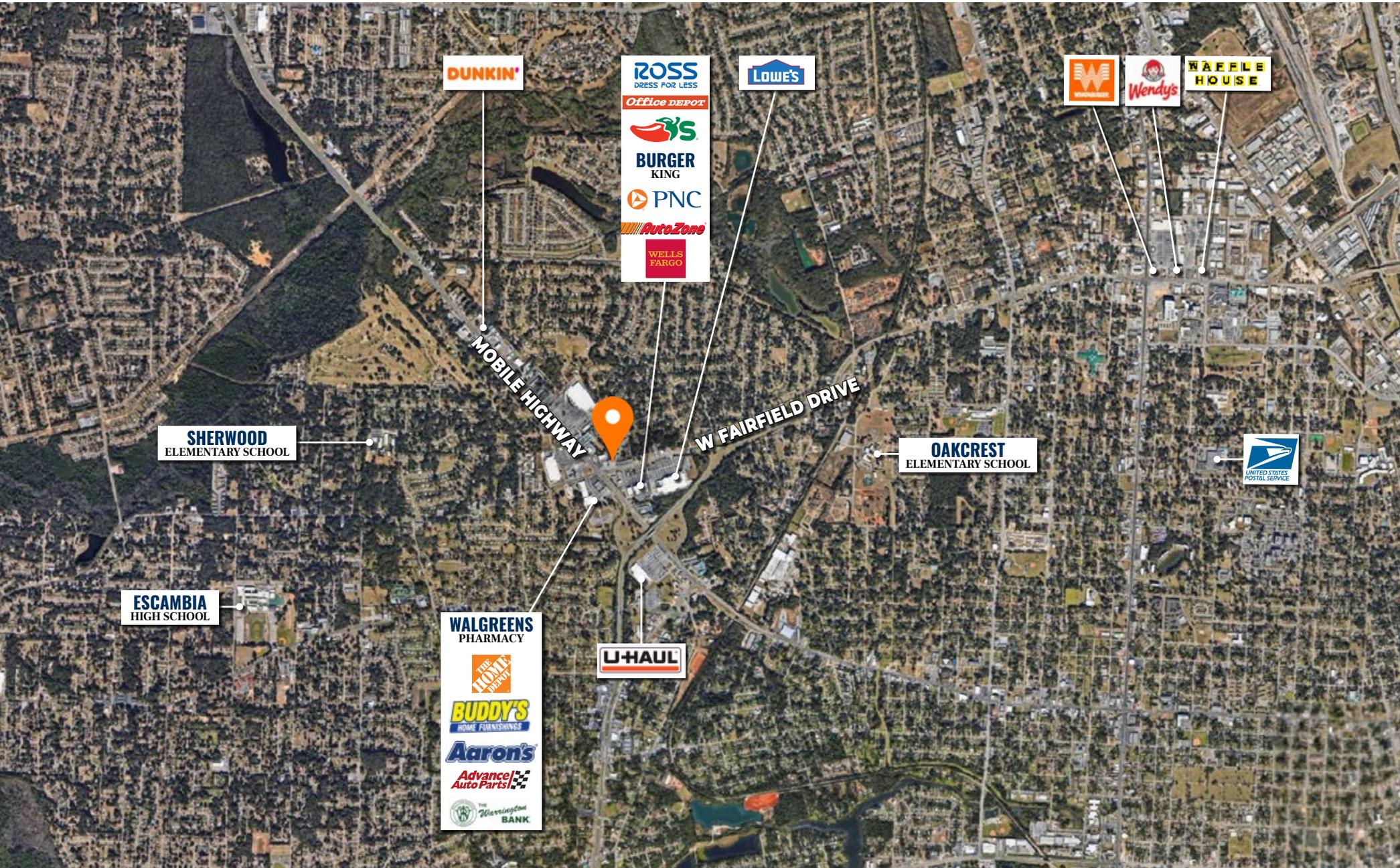
ALABAMA

GEORGIA

LOUISIANA

FLORIDA





DUNKIN'

ROSS  
DRESS FOR LESS  
Office DEPOT  
BURGER KING  
PNC  
AutoZone  
WELLS FARGO

LOWE'S

Wendy's

Wendy's

WAFFLE HOUSE

SHERWOOD  
ELEMENTARY SCHOOL

MOBILE HIGHWAY

W FAIRFIELD DRIVE

OAKCREST  
ELEMENTARY SCHOOL

UNITED STATES  
POSTAL SERVICE

ESCAMBIA  
HIGH SCHOOL

WALGREENS  
PHARMACY  
THE HOME DEPOT  
BUDDY'S  
HOME FURNISHINGS  
Aaron's  
Advance Auto Parts  
WARRINGTON BANK

U-HAUL

DOLLAR TREE

PNC

WELLS FARGO

LOWE'S

Office DEPOT

ROSS DRESS FOR LESS

BURGER KING

3'S

AutoZone



W FAIRFIELD DRIVE

APPROX. 25,868 VPD

MOBILE HIGHWAY

APPROX. 39,582 VPD

ROSS DRESS FOR LESS   AutoZone   3'S   BURGER KING   WALGREENS PHARMACY   Aaron's   BUDDY'S HOME FURNISHINGS   The Warrington BANK



W FAIRFIELD DRIVE

MOBILE HIGHWAY

THE HOME DEPOT

Advance Auto Parts

**Aaron's**

**WALGREENS  
PHARMACY**

**THE HOME  
DEPOT**

**DOLLAR TREE**

**MOBILE HIGHWAY**

**BURGER  
KING**

**W FAIRFIELD DRIVE**



**4500 MOBILE HIGHWAY**









# 4500 MOBILE HIGHWAY, PENSACOLA, FL 32506

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## SECTION 2 FINANCIAL ANALYSIS

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### PRICING DETAILS

Marcus & Millichap

## PRICING SUMMARY

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**AMERICAN FREIGHT**  
**MATTRESS - FURNITURE**





# 4500 MOBILE HIGHWAY, PENSACOLA, FL 32506

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## SECTION 3 MARKET OVERVIEW

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LOCATION OVERVIEW  
DEMOGRAPHICS

Marcus & Millichap



# **PENSACOLA FLORIDA**

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**POPULATION  
141,129**

# PENSACOLA

Situated in the far west of the Florida Panhandle, Pensacola has warm weather and sandy beaches that draw visitors to the region. The Pensacola metro comprises Escambia and Santa Rosa counties. The city of Pensacola, in particular, contains about 54,000 people and is approximately 60 miles from Mobile, Alabama. The local economy is driven by the military, defense, tourism and health care sectors. Although the median income falls behind the national level, a relatively low cost of living contributes to relatively high homeownership among Florida metros.

## ECONOMY

- The U.S. Navy has a large presence in the Pensacola economy. Naval Air Station Pensacola, Information Warfare Training Command Corry Station, Naval Air Technical Training Center, Naval Air Station Whiting Field and Naval Hospital Pensacola are located here.
- Beaches, shopping, restaurants, history and an abundance of activities support a large tourism industry, contributing to local employment and funneling millions of dollars to businesses in the area.
- Health services employs more than 21,000 people in the metro. Local medical facilities include Ascension Sacred Heart Pensacola and Baptist Hospital.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau; Visit Pensacola

## QUICK FACTS



POPULATION  
**527K**  
Growth 2024-2029\*  
3.5%



HOUSEHOLDS  
**209K**  
Growth 2024-2029\*  
4.0%

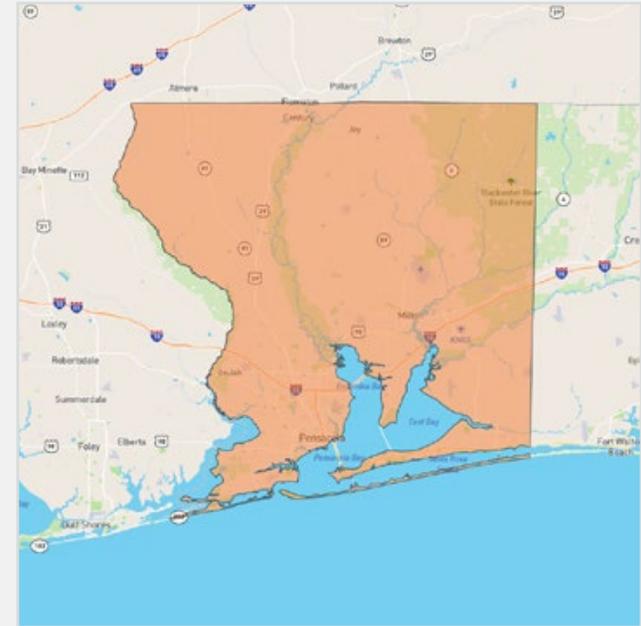


MEDIAN AGE  
**39.0**  
U.S. Median:  
39.0



MEDIAN HOUSEHOLD INCOME  
**\$72,200**  
U.S. Median:  
\$76,100

\* Forecast



## METRO HIGHLIGHTS



### UNITED STATES NAVY PRESENCE

Naval Air Station Pensacola employs at least 16,000 military personnel, alongside more than 7,400 civilians. The station is also home to the Blue Angels.



### TOURIST ATTRACTIONS

Warm weather, sandy beaches, and a host of activities and attractions draw millions of annual visitors to Pensacola, contributing billions in economic impact through tax revenues and direct spending.



### HEALTH CARE EMPLOYMENT

Local hospitals contribute to a significant number of jobs in the health care sector. Baptist Health Care is one of the region's largest employers, followed closely by Sacred Heart Health Systems.

## LEAD BROKER

### HOWARD BREGMAN

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