

9,180 SF BLDG. | FULLY CONDITIONED | 254' FRONTAGE

\$100,000 PRICE REDUCTION | Position Your Business for Visibility



3.5 MILES FROM NAS PENSACOLA, ONE OF THE AREA'S MOST IMPORTANT MILITARY AND EMPLOYMENT CENTERS.



POP
95,195



DAY POP
126,251



EMP.
77,193



BUSINESS
4,015



TOTAL SALES
\$7.296 BILLION

Demographics- 5-Mile Radius

SOURCE- ESRI- STDB

Stand-alone commercial building positioned at a prominent corner location with a significantly improved price create a compelling opportunity for an owner-user or investor. Situated on 1.36 acres at Gulf Beach Highway and Patton Drive, the property offers approximately 254 feet of frontage and exposure to approximately 27,000 vehicles per day.

For Sale
~~\$1,400,000~~
\$1,300,000

LOCATION SUMMARY | ECONOMIC DRIVERS



Built in 2007 and positioned on a 1.36-acre corner parcel at Gulf Beach Highway and Patton Drive, this versatile commercial property offers excellent exposure. The location benefits from exposure to approximately 27,000 vehicles per day, providing a strong platform for businesses seeking an established presence in the Southwest Pensacola market.



Inside, the building offers 12-foot ceilings, a bright glass storefront façade, two restrooms, and a small office, making it especially well-suited for users who need attractive customer-facing space with room for storage or operational support.



Positioned along Gulf Beach Highway, this property benefits from a powerful combination of defense-related economic influence, dense surrounding population, and established retail activity. Located just 3.5 miles from NAS Pensacola, the site is near one of the region's most important military and employment centers. Combined with a dense population base, strong commuter traffic, and the influence of national and big-box retailers in the surrounding trade area, the corridor continues to support a wide range of commercial uses.

Jenny Pittman
Senior Broker Associate
Phone: +1 850 207-7900
jpittman@naipensacola.com

DeeDee Davis, SIOR
Broker I CEO
Phone: +1 850 380 6150
ddavis@naipensacola.com

Tanner Stewart
Commercial Sales Agent
Phone: +1 850 417 2901
tstewart@naipensacola.com

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27,000 CPD. | 1.36± AC. | COM ZONING



HIGH-VISIBILITY GULF BEACH HIGHWAY LOCATION

Positioned along Gulf Beach Highway, this stand-alone commercial opportunity combines traffic, frontage, and functional improvements in one compelling offering.

- 7,744 SF open interior
- 744 SF WHSE space
- Fully conditioned with 12-foot ceilings
- Two restrooms and small office already in place
- Excellent position on Pensacola's booming Westside
- Strong surrounding consumer base and business density within a 5-mile radius

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Senior Broker Associate
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Broker I CEO
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Commercial Sales Agent
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tstewart@naipensacola.com

STRONG VISIBILITY AND CORRIDOR ACCESS HELP REINFORCE THE SITE'S LONG-TERM COMMERCIAL RELEVANCE.

NAIPensacola

Demographics | 5-Mile Radius

- Daytime Population: 126,251
- 2025 Population: 95,195
- 2025 Total Sales: \$7.296 Billion
- Total Employees: 77,193
- Total Businesses: 4,015



Few locations offer this combination of commercial exposure and proximity to a defense-driven economic engine that continues to shape the Greater Pensacola market.



Location Drivers

Just 3.5 miles from NAS Pensacola, this location is positioned near one of the Pensacola area's largest employment and training hubs. NAS Pensacola supports more than 16,000 military personnel and 7,400 civilian personnel, while the region's defense sector contributes an estimated \$7.8 billion annually to the local economy.