

BELLCORE

COMMERCIAL

Surety
LAND TITLE

12th Ave | 6,100 AADT

Seville
Power & Lawn
Equipment, LLC

SITE
Zoned C-1
+/- .143 Acres

E Cross St | 2,500 AADT

C-1 ZONED PROPERTY FOR INVESTMENT POTENTIAL

1115 EAST CROSS STREET, PENSACOLA, FL 32503



PROPERTY DESCRIPTION

This centrally located Pensacola property features desirable C-1 zoning, allowing for a range of commercial uses or the option to remodel the existing home. Its strategic location offers excellent access to local amenities, making it ideal for development or adaptation to suit various investment goals. Whether considering a commercial project or a residential transformation, this property provides a versatile opportunity in a growing Pensacola market.

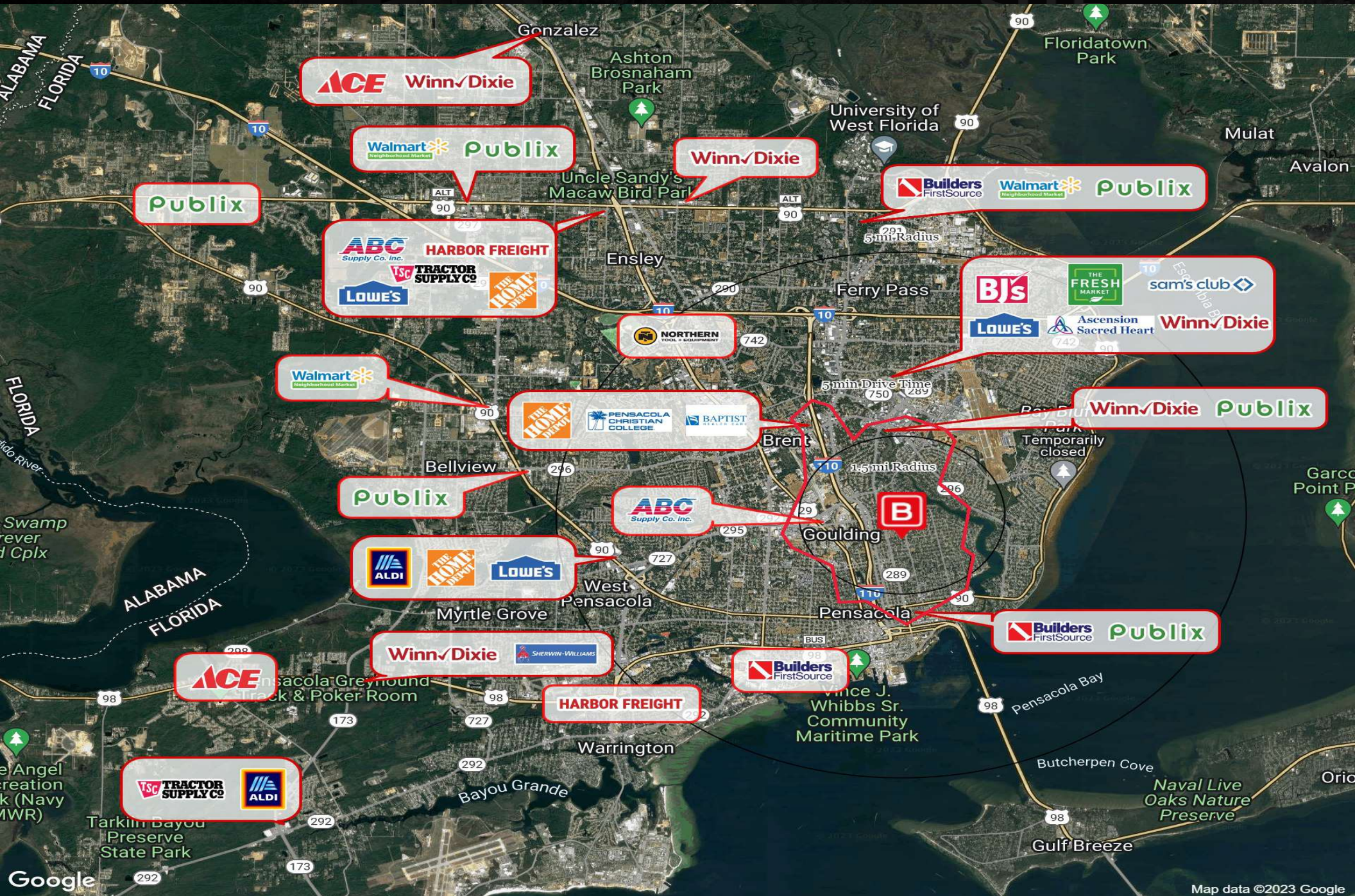
PROPERTY HIGHLIGHTS

- Zoned C-1 for versatile development opportunities
- Strategic location in the thriving Pensacola area
- Ideal for residential or commercial investment
- High visibility and accessibility for potential ventures

OFFERING SUMMARY

Sale Price:	\$214,900
Lot Size:	0.143 Acres
Zoning	C-1
Property Type	Land
Traffic Count	6,100
Market	Pensacola

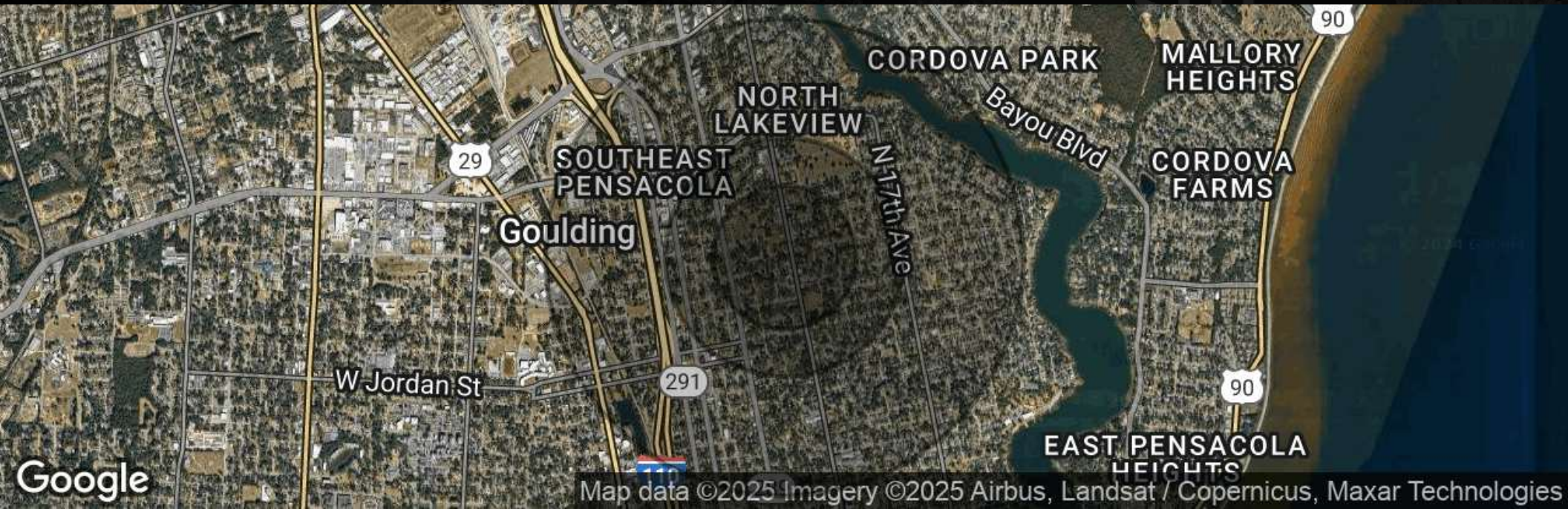




PENSACOLA, FL

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	583	2,280	8,524
Average Age	44	44	44
Average Age (Male)	41	41	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	295	1,072	3,796
# of Persons per HH	2	2.1	2.2
Average HH Income	\$100,780	\$87,882	\$92,201
Average House Value	\$386,932	\$386,758	\$410,191

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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