



LILLIAN HIGHWAY

**.47  
ACRE**

N OLD CORRY FIELD ROAD

N OLD CORRY FIELD ROAD

**.47 ACRE COMMERCIAL CORNER SITE ON LILLIAN HWY & N OLD CORRY FIELD RD**

**1224 N OLD CORRY FIELD ROAD | PENSACOLA, FL 32506**

PRESENTED BY:  
**CHRIS BOUCHARD**  
SENIOR ADVISOR

**AVAILABLE FOR PURCHASE**



# EXECUTIVE SUMMARY



<b>SALES PRICE</b>	<b>\$74,500</b>
<b>ACREAGE</b>	<b>.49 ACRE</b>
<b>OCCUPANCY TYPE</b>	<b>VACANT LAND</b>
<b>ZONING</b>	<b>COMMERCIAL</b>

Located at the intersection of Lillian Highway and N Old Corry Field Road, this ±0.47-acre corner parcel offers a functional and accessible site for users seeking a well-positioned property in West Pensacola.

With approximately 188 feet of frontage along Lillian Highway and 126 feet along N Old Corry Field Road, the property provides strong visibility and multiple access points, making it well-suited for operational uses that benefit from ease of ingress and egress.

The site's size and layout lend themselves to a variety of practical applications including a contractor's yard, small equipment or material laydown yard, service-based business, or a small office/warehouse setup. Its corner positioning allows for efficient circulation and separation of customer and operational traffic if needed.

Situated just off Mobile Highway and in close proximity to New Warrington Road, the property is surrounded by a mix of national retailers, service businesses, and industrial users, supporting steady traffic and a strong workforce presence in the immediate area.

This is a straightforward, usable site for an owner-user or investor looking for a well-located property with functional frontage and flexibility for a range of commercial or light industrial uses.

# PHOTOS

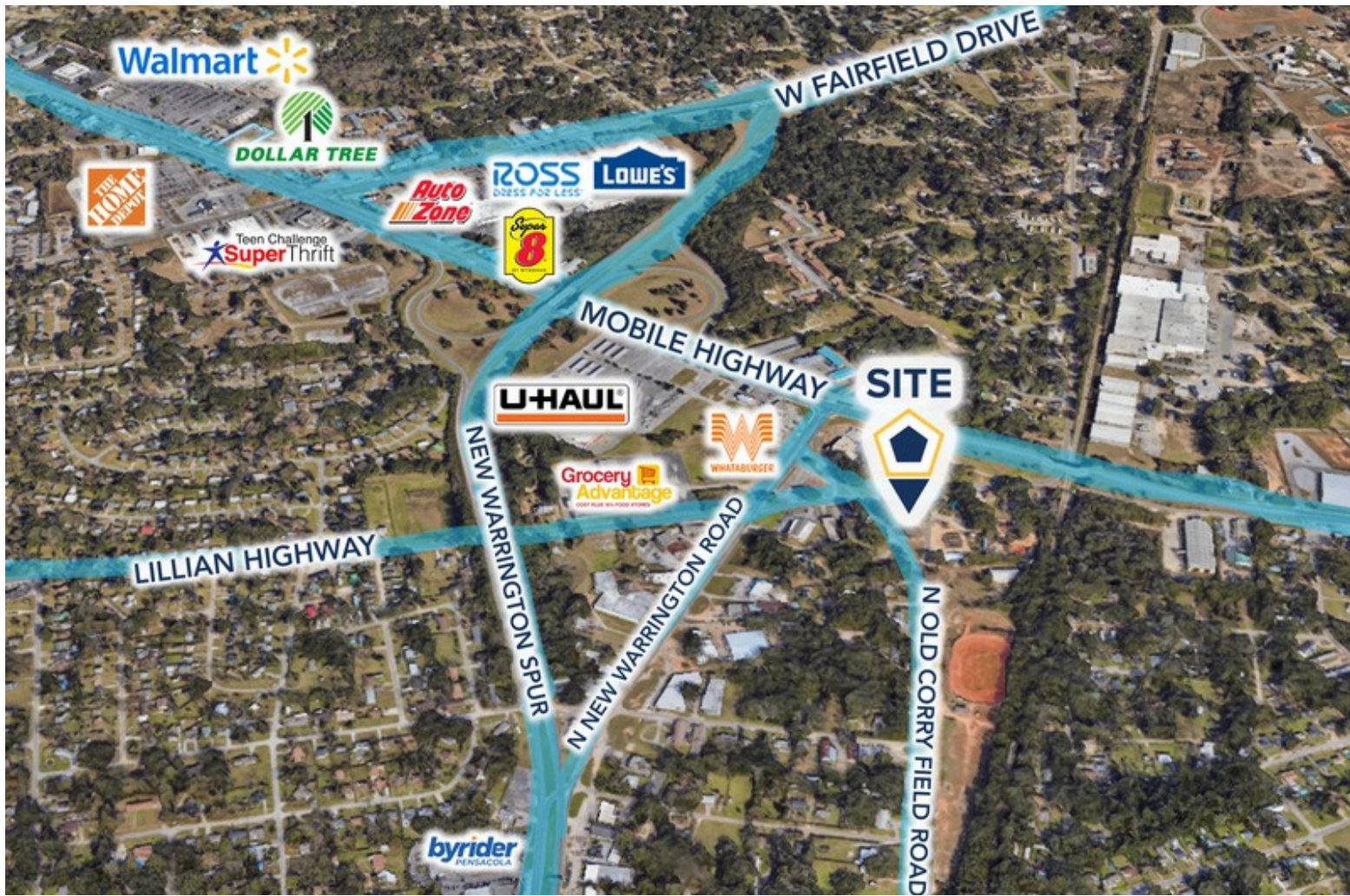
---



# MEASURED PLAT MAP



# RETAIL MAP



## PENSACOLA MARKET AREA SUMMARY

Pensacola serves as the economic and cultural hub of Northwest Florida, benefiting from a diversified regional economy and sustained public and private investment. The market is anchored by major employers across defense, financial services, healthcare, manufacturing, and education, creating a stable employment base that supports long-term real estate demand. Unlike many coastal markets driven primarily by tourism, Pensacola's balanced economic profile provides resilience across market cycles while continuing to attract new residents and businesses.

Recent years have seen significant large-scale investment that reinforces the market's growth trajectory. Navy Federal Credit Union continues to expand its Pensacola campus through additional office facilities, structured parking, and infrastructure improvements, underscoring long-term confidence in the region. Advanced manufacturing investment, including the expansion of GE Vernova in Escambia County, has strengthened Pensacola's role within the broader energy and industrial supply chain. These projects generate high-quality jobs and contribute to secondary demand for housing, retail, and professional services throughout the metro area.

Public infrastructure investment further supports Pensacola's long-term outlook. The ongoing expansion and modernization of Pensacola International Airport is increasing passenger capacity and improving regional connectivity, benefiting both tourism and business travel. Combined with direct access to Interstate 10, proximity to the Port of Pensacola, and Florida's business-friendly tax environment, Pensacola remains well positioned to capture continued in-migration from higher-cost markets. Strong quality of life fundamentals, relative affordability, and consistent population growth continue to support demand across commercial, mixed-use, and residential real estate assets.





LILLIAN HIGHWAY

.47  
ACRE

N OLD CORRY FIELD ROAD

N OLD CORRY FIELD ROAD

FOR MORE INFORMATION:

**CHRIS BOUCHARD**

SENIOR ADVISOR

CHRIS@SNSRE.NET

850.206.2140

**SNS REALTY, INC.**

120 E MAIN STREET, SUITE A

PENSACOLA, FL 32502

850.912.4460 | WWW.SNSRE.NET



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.