7840 Pine Forest Rd. Pensacola, FL 32526





7840 Pine Forest Road | Prime Commercial Opportunity

Excellent commercial building positioned on 0.3182 AC of COM zoned land. The building is configured for two tenants, offering a unique opportunity for an owner who desires an additional income stream or a professional investor desiring a well-maintained asset in a high-profile trade corridor.

Located in one of the fastest-growing business districts in Northwest Florida!

- 1,840 SF Building
- Featuring Two 920 SF Professional Suites
- 33,500 CPD 2024

- Pine Forest Commercial Corridor
- Immediate to I-10 On Drive
- High Visibilty Superior Access

For more information, please contact:

Jenny Pittman

Broker Associate

o: 850 207 7900

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High Visibility Location | Well Maintained Asset



Key Building Highlights:

Two-Tenant Configuration - Each suite is 920 SF, with Suite B currently leased month-to-month, providing flexibility for an owner-occupier or an investor desiring a well-maintained commercial asset.

Charming Creole Cottage Design -Brick and wood exterior, wrap-around porch (798 SF), dormers, and classic architectural appeal.

Nicely Finished Interiors – Wood plank flooring, private offices, French doors, kitchenettes with break areas, and reception space.

Ample Parking & Accessibility -Includes a wheelchair-accessible ramp for ease of entry.

FOR SALE \$415,000

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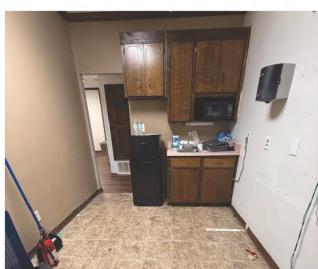
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Area Highlights:

High-Traffic Location - 135 feet of frontage on Pine Forest Road (33,500 CPD), just minutes from I-10 (67,127 CPD).

Explosive Growth Corridor - Located in an area with national brand retailers, service professionals, and rapid commercial and residential expansion, driven by Navy Federal's main campus on Nine Mile Road.

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