

STAND-ALONE COMMERCIAL BUILDING

7840 Pine Forest Rd.
Pensacola, FL 32526

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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 Visibility - Superior Access

For more information,
please contact:

Jenny Pittman

Broker Associate

o: 850 207 7900

e: jpittman@naipensacola.com

STAND-ALONE COMMERCIAL BUILDING

7840 Pine Forest Rd.
Pensacola, FL 32526



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

For more information,
please contact:

Jenny Pittman
Broker Associate
o: 850 207 7900
e: jpittman@naipensacola.com



STAND-ALONE COMMERCIAL BUILDING

7840 Pine Forest Rd.
Pensacola, FL 32526

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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.

For more information,
please contact:

Jenny Pittman
Broker Associate

o: 850 207 7900

e: jpittman@naipensacola.com

STAND-ALONE COMMERCIAL BUILDING

7840 Pine Forest Rd.
Pensacola, FL 32526

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

NAIPensacola

24 W. Chase St. Pensacola, FL. 32502

+1 850 433 0577

naipensacola.com