

For Sale

CBRE

Retail/Professional Office Opportunity

4441 Bayou Blvd, Pensacola, Florida 32503

Prime Location Opportunity on a Major Commercial Corridor in Pensacola, FL

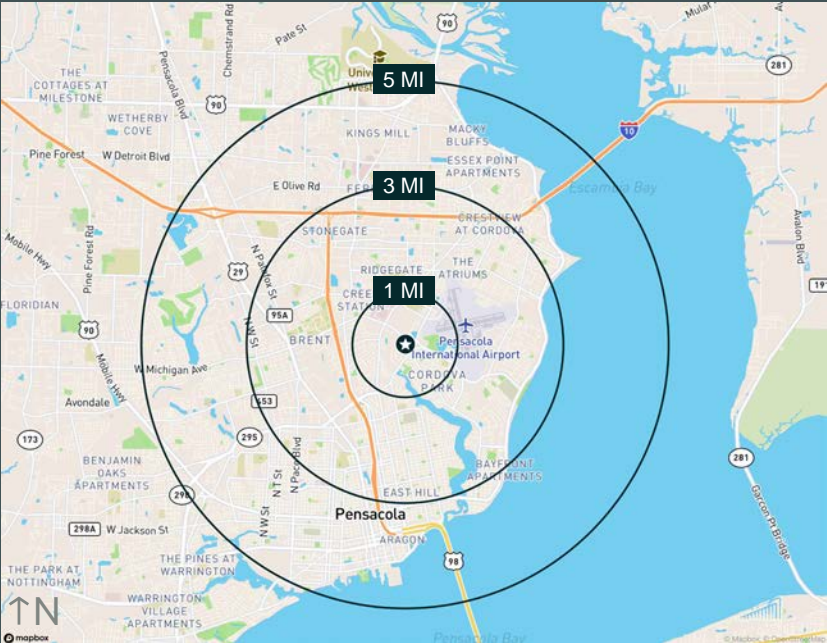
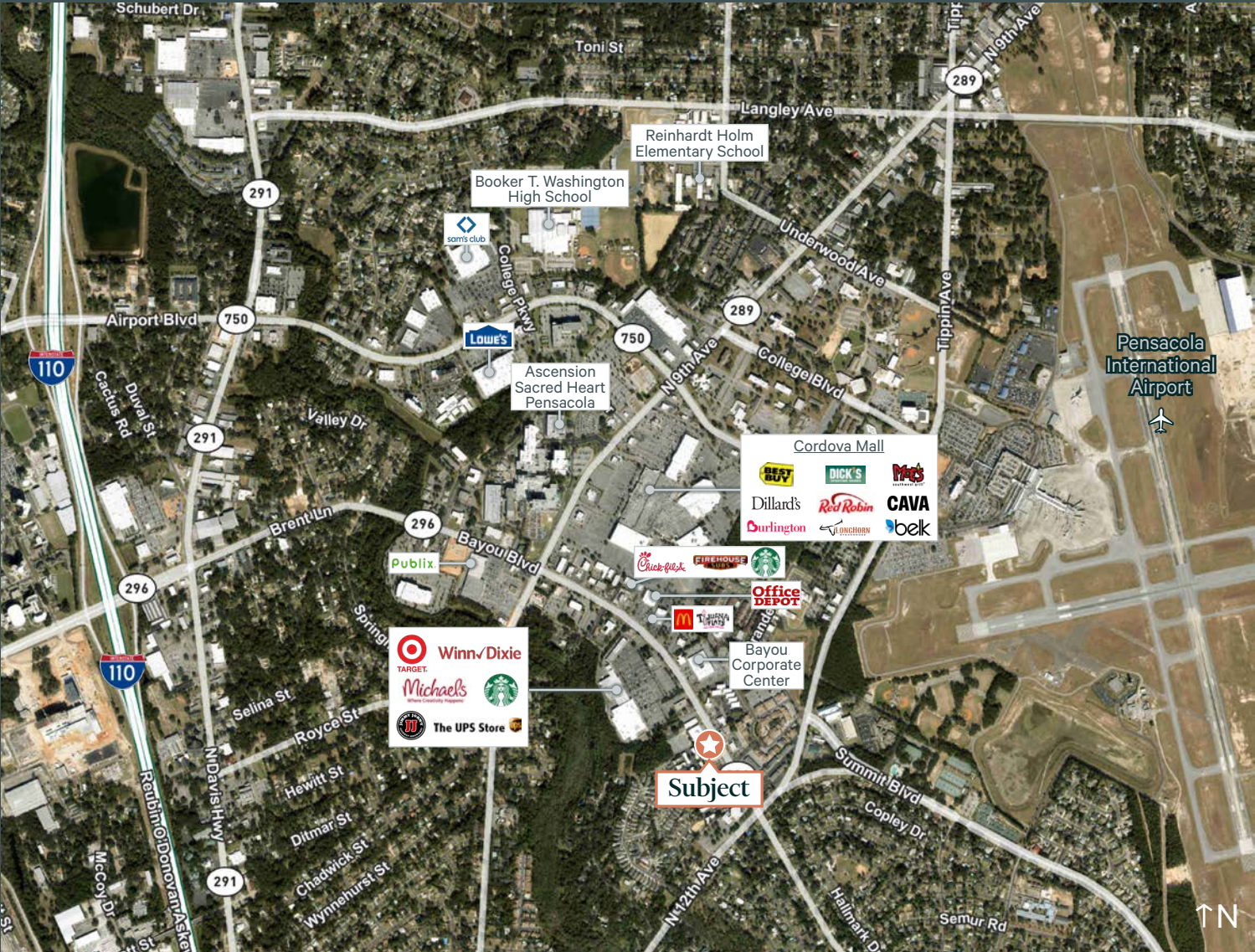


Property Highlights

- + Located in Pensacola's premier submarket area, with major employers Ascension-Sacred Heart Hospital and Baptist Health Care, Pensacola State College, and Cordova Mall and other major retail destinations all surrounding the property.
- + Excellent visibility and accessibility, ideal for retail, medical office and professional services.
- + Adjacent to major new medical office/surgery center, and convenient to restaurants and other amenities.
- + Easy access to major roads and highways, including Interstate 10 and Interstate 110, and approximately 5 minutes away from Pensacola International Airport.
- + Former bank branch parcel with large drive-thru canopy presents an opportunity for possible expansion on this nearly 1-acre parcel.

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Demographics	1 Mile	3 Miles	5 Miles
Population	10,740	52,309	107,124
Daytime Population	12,673	77,444	168,436
Avg Household Income	\$94,099	\$90,029	\$81,761
Housing Units	2,544	27,860	65,526
Businesses	845	4,106	8,543

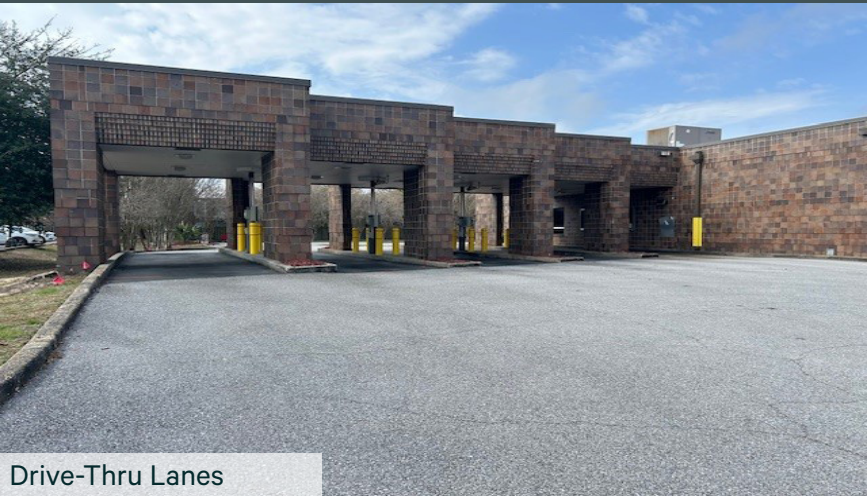
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Building Size:	2,531 SF
Parking Ratio:	9.09/1,000 SF
Drive-Thru Lanes:	5 Total
Traffic Count:	24,500 on Bayou Blvd
Floors:	1 Story
Site Acreage:	0.9 Acres
Year Built:	1982
Parcel ID:	33-1S-30-7101-001-004
Sales Price:	\$1,800,000.00



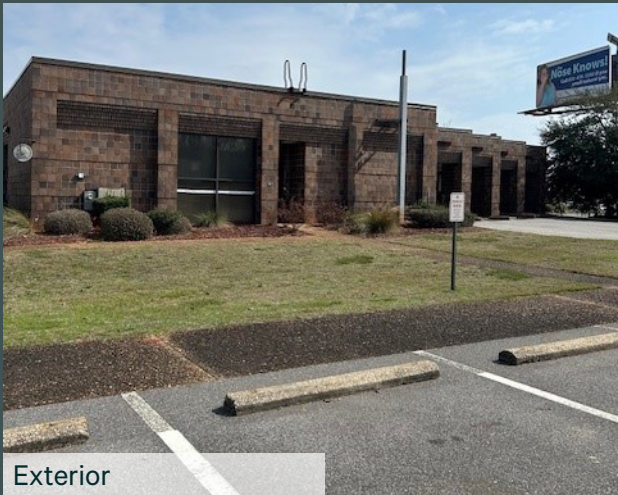
Lobby



Drive-Thru Lanes



Drive-Thru Window

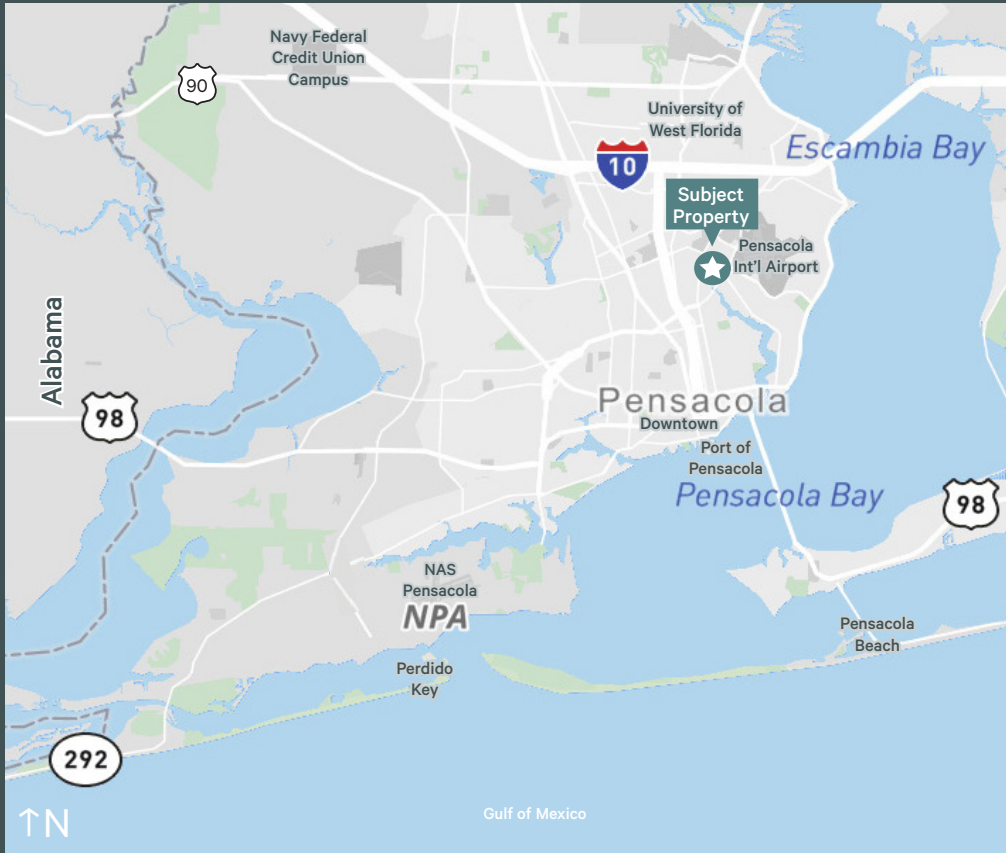


Exterior

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Points of Interest:

Pensacola Airport

- 1.3 Miles

Downtown Pensacola

- 4.5 Miles

Pensacola Bayfront Stadium

- 5.5 Miles

University Of West Florida

- 7.0 Miles

Pensacola Beach

- 11.7 Miles

Naval Air Station Pensacola

- 11.9 Miles

Gulf Islands of National Seashore

- 22.4 Miles

Pensacola

With a population now exceeding 500,000, the Pensacola MSA anchors the Florida Panhandle economy. Major employers include Naval Air Station Pensacola, Baptist Health Care, Ascension Sacred Heart, Florida Power & Light, and Navy Federal Credit Union. It's also home to the University of West Florida, Pensacola State College and Pensacola Christian College, in total serving a combined 35,000 students. Pensacola is also a major coastal tourism destination, famous for its white sand beaches and clear emerald water of the Gulf of Mexico.

Pensacola is serviced by air, sea and rail. Pensacola International Airport offers non-stop service to 9 major US cities, with over 1,300 domestic flights and 21 international flights via 6 major air carriers. The Port of Pensacola is a deep-water port strategically positioned along the northern Gulf of Mexico, with connection to Class-1 rail line (CSX). Major road transportation includes Interstate 10 connecting the Gulf Coast states to the Atlantic seaboard, US Hwy 29 connecting Pensacola to Alabama, and US Hwy 98, connecting the City to neighboring coastal communities.

Contact Us

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