

9,180 SF BLDG. | FULLY CONDITIONED | 254' FRONTAGE

EXISTING INFRASTRUCTURE | SITE CIRCULATION



3.5 MILES FROM NAS PENSACOLA, ONE OF THE AREA'S MOST IMPORTANT MILITARY AND EMPLOYMENT CENTERS.



POP
95,195



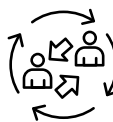
TOTAL SALES
\$7.296 BILLION



DAY POP
126,251



BUSINESS
4,015



EMP.
77,193

Demographics- 5-Mile Radius
SOURCE- ESRI- STDB

1110 Gulf Beach Highway offers a highly adaptable stand-alone commercial opportunity suited for retail, office, showroom, or light industrial use. The property benefits from strong visibility, easy access and circulation, and a flexible interior layout that can be reconfigured to support a variety of business models.

For Sale
\$1,400,000

LOCATION SUMMARY | ECONOMIC DRIVERS



Built in 2007 and situated on a 1.36-acre corner lot at Gulf Beach Highway and Patton Drive, the site offers approximately 254 feet of frontage and exposure to a steadily increasing traffic count of 27,000 cars per day. The fully conditioned building features 7,744 SF of open interior space plus an attached 744 SF conditioned warehouse area, creating flexibility for a variety of retail, showroom, trade service, or specialty commercial users.



Inside, the building offers 12-foot ceilings, a bright glass storefront façade, two restrooms, and a small office, making it especially well-suited for users who need attractive customer-facing space with room for storage or operational support.



Positioned along Gulf Beach Highway, this property benefits from a powerful combination of defense-related economic influence, dense surrounding population, and established retail activity. Located just 3.5 miles from NAS Pensacola, the site is near one of the region’s most important military and employment centers. Combined with a dense population base, strong commuter traffic, and the influence of national and big-box retailers in the surrounding trade area, the corridor continues to support a wide range of commercial uses.

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27,000 CPD. | 1.36± AC. | COM ZONING



Why This Location Performs

Positioned along Gulf Beach Highway, this stand-alone commercial opportunity combines traffic, frontage, and functional improvements in one compelling offering.

- 7,744 SF open interior plus 744 SF WHSE space
- Fully conditioned with 12-foot ceilings
- Two restrooms and small office already in place
- High-visibility corner location
- 254 feet of frontage
- Strong surrounding consumer base and business density within a 5-mile radius

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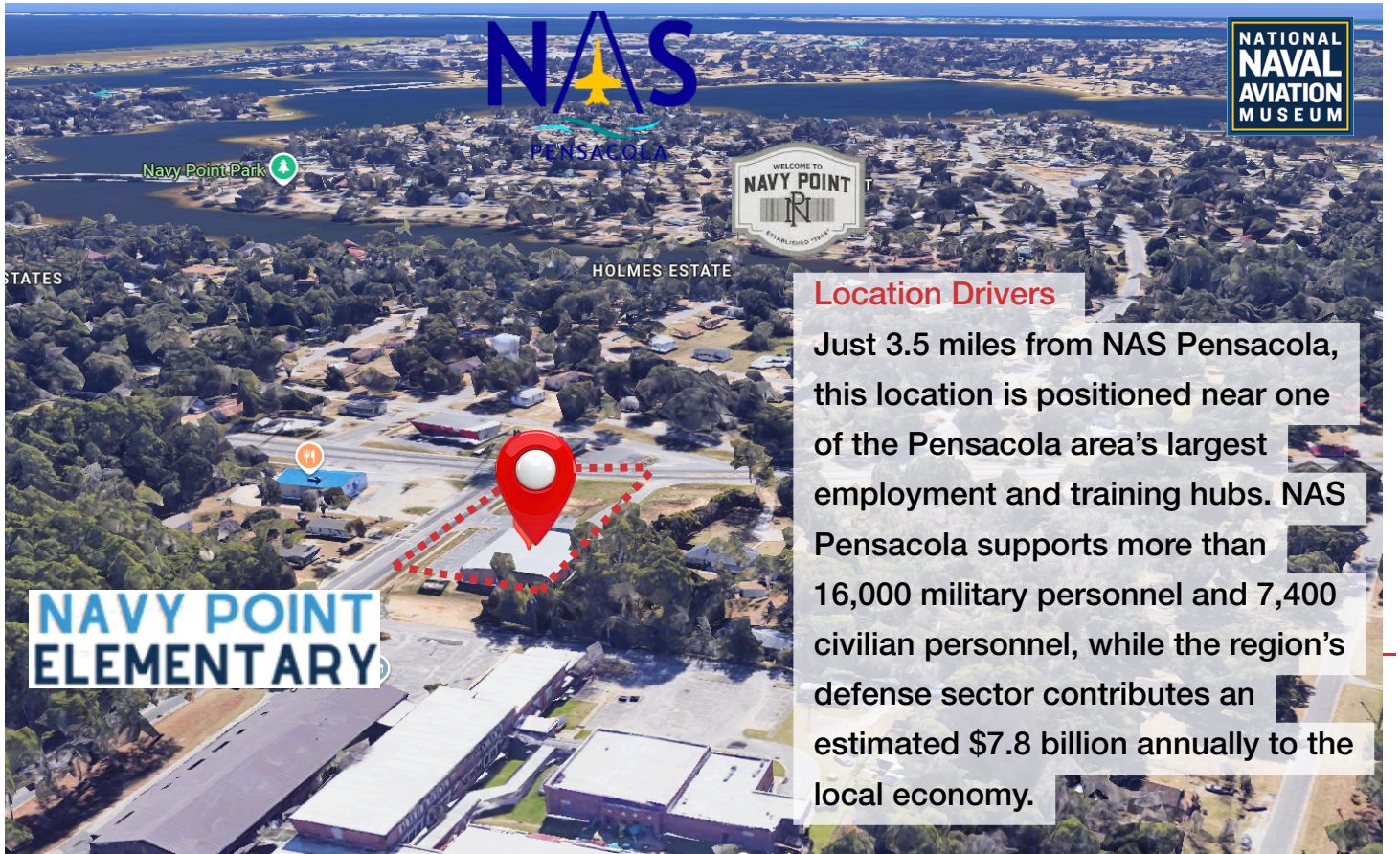
STRONG VISIBILITY AND CORRIDOR ACCESS HELP REINFORCE THE SITE'S LONG-TERM COMMERCIAL RELEVANCE.

Demographics | 5-Mile Radius



- Daytime Population: 126,251
- 2025 Population: 95,195
- 2025 Total Sales: \$7.296 Billion
- Total Employees: 77,193
- Total Businesses: 4,015

Few locations offer this combination of commercial exposure and proximity to a defense-driven economic engine that continues to shape the Greater Pensacola market.



Location Drivers

Just 3.5 miles from NAS Pensacola, this location is positioned near one of the Pensacola area's largest employment and training hubs. NAS Pensacola supports more than 16,000 military personnel and 7,400 civilian personnel, while the region's defense sector contributes an estimated \$7.8 billion annually to the local economy.