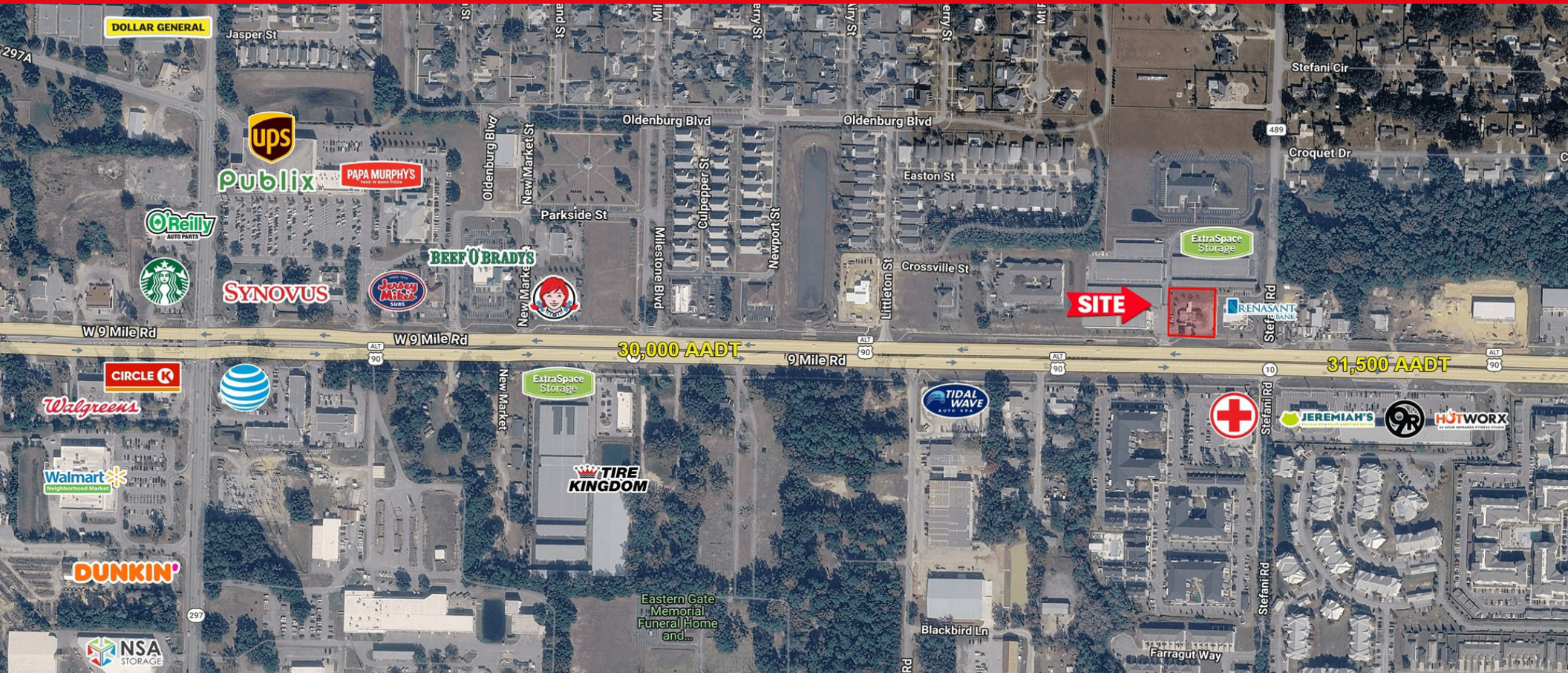


# BELLCORE

COMMERCIAL



## GROUND LEASE OPPORTUNITY

1554 WEST 9 MILE ROAD, PENSACOLA, FL 32533





## PROPERTY DESCRIPTION

The property offers a compelling ground lease opportunity with excellent visibility and direct, full access to Nine Mile Road, including a dedicated turn lane that allows for smooth and efficient ingress and egress. The neighboring property will consider cross-access to Stefani Road. Strong frontage and clear sightlines enhance brand presence and support prominent signage opportunities. The level topography and efficient site configuration provide flexibility for a variety of development concepts. Designed to accommodate both customer traffic and service circulation, the property promotes convenient access and operational efficiency. With utilities readily available and zoning that supports commercial development, the property is ideally suited for retailers or service-oriented users seeking long-term control over their building design and operations.

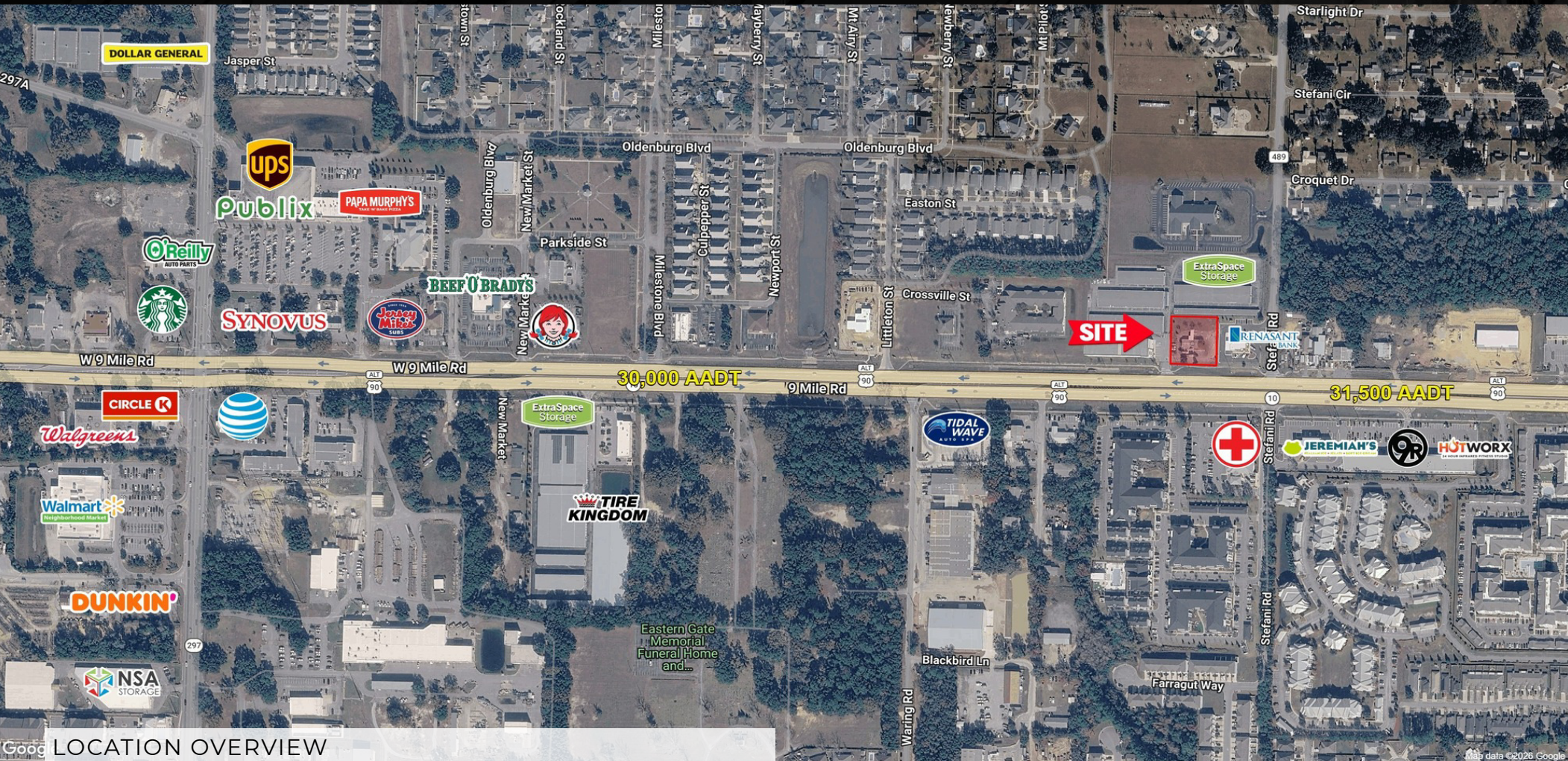
## PROPERTY HIGHLIGHTS

- Highly visible ground lease opportunity
- Direct access to Nine Mile Road
- Dedicated turn lane
- Commercial zoning supporting a wide range of uses

## OFFERING SUMMARY

Lease Rate:	\$75,000.00 per year (Ground)
Available SF:	0 SF
Lot Size:	0.7 Acres
Zoning	Commercial
Property Type	Land
Traffic Count	30,000
Market	Pensacola





## LOCATION OVERVIEW

Located in northwest Pensacola, the area surrounding the property benefits from strong commuter traffic, dense residential neighborhoods, and proximity to major employment centers. The location sits near the Nine Mile Road corridor with convenient access to I-10, connecting the area to downtown Pensacola and the broader Gulf Coast region. Nearby anchors include the University of West Florida, Navy Federal Credit Union's corporate campus, and Pensacola International Airport. Shoppers are drawn to established retail destinations such as University Town Plaza, Cordova Mall, and national retailers along Nine Mile Road. The area's steady growth, diverse population, and year-round tourism support a vibrant environment for retail and street-level businesses.









HARRY BELL JR.

Managing Broker

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## PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

## EDUCATION

Harry has earned a Bachelor of Science degree in Finance

## MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial  
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**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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**PROFESSIONAL BACKGROUND**

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

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**EDUCATION**

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

**MEMBERSHIPS**

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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