

FOR SALE

PROPERTY SUMMARY

Presenting an exceptional retail investment opportunity in the vibrant Pensacola area, this prime Retail Center encompasses a 9,017 SF building with 5 units, offering a stable income with upside due to current under-market rents. Built in 2008 and zoned Commercial (C-2), the property guarantees a strong foundation for diverse retail ventures. With a 100% occupancy rate, and NNN leases, investors can enjoy immediate returns on their investment. The property's strategic location in Pensacola, combined with its impressive features, positions it as a lucrative option for investors seeking a high-performing asset in a thriving market.

BUILDING INFO

- 5 Units
- Lot Size: 0.441 Acres
- Building Size: 9,017 SF

PRICE

- \$2,240,000
- NOI: \$156,890
- Cap Rate: 7%

PROPERTY HIGHLIGHTS

- 100% Leased
- NNN Leases
- Below Market Rents
- Strong Retail submarket

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,173	60,646	131,911
Households	1,952	24,557	54,691
Avg. HH Income	\$124,041	\$101,912	\$93,201



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FIRST CITY SHOPS RETAIL SPACE FOR SALE

1151 Office Woods Dr., Pensacola, FL

