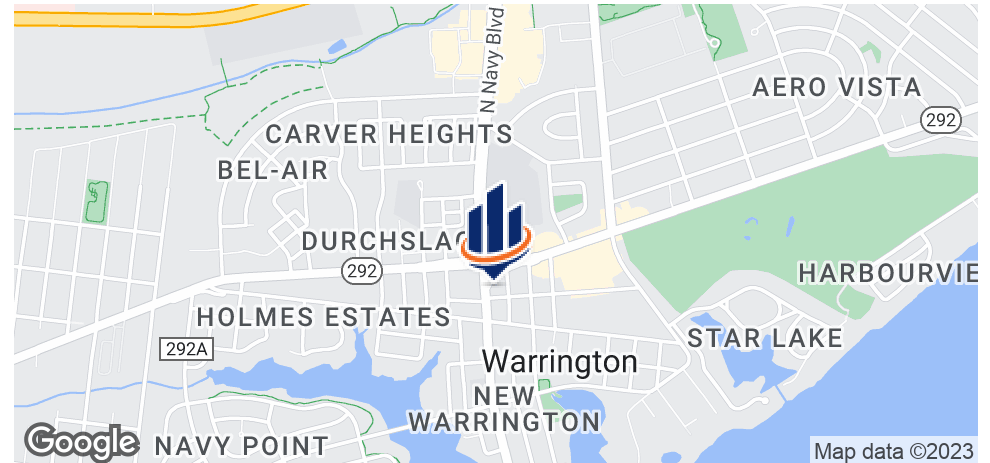


RESTAURANT WITH DRIVE-THRU, RETAIL, & APARTMENT PROPERTY

41 S NAVY BOULEVARD AND 4151 THRU 4171 BARRANCAS AVENUE
PENSACOLA, FL 32507

Lisa D. Bradley
Advisor
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Property Summary



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.237 Acres
Building Size:	13,406 SF
Renovated:	1985
Zoning:	Commercial
Market:	Pensacola
Submarket:	Warrington
Traffic Count:	23,000
Price / SF:	\$55.95

PROPERTY OVERVIEW

This Pensacola landmark has a great location with frontage on Navy Blvd, Barrancas Av, Central and S. 1st Street! The property includes approximately 8,863 square feet of multi-tenant retail space with a 3 bedroom, 1-bath apartment on the second floor, and a separate 3,211 square foot restaurant with drive-thru (originally constructed as a Hardy's, and currently occupied by Mr. Teriyaki). Drive-thru restaurant includes walk in cooler & freezer, 2 hood systems, grease traps, HVAC (28 tons), DSL/Cable/Phone and dining room package. 6 car D/T stack and 50 parking spaces. The hood system and AC unit in the restaurant building are approximately 5 years old. The retail buildings were constructed between 1929 and 1942, and the restaurant building was constructed in 1977. Long term tenants are currently on a month-to-month basis to allow for flexibility with prospective buyer.

PROPERTY HIGHLIGHTS

- Mixed Use Property
- Restaurant with Drive-Thru
- Multi-Tenant Retail, and a 2nd Floor Apartment
- High Traffic Counts
- Located at Main Entrance to Naval Air Station
- Plenty of Parking
- Redevelopment Potential

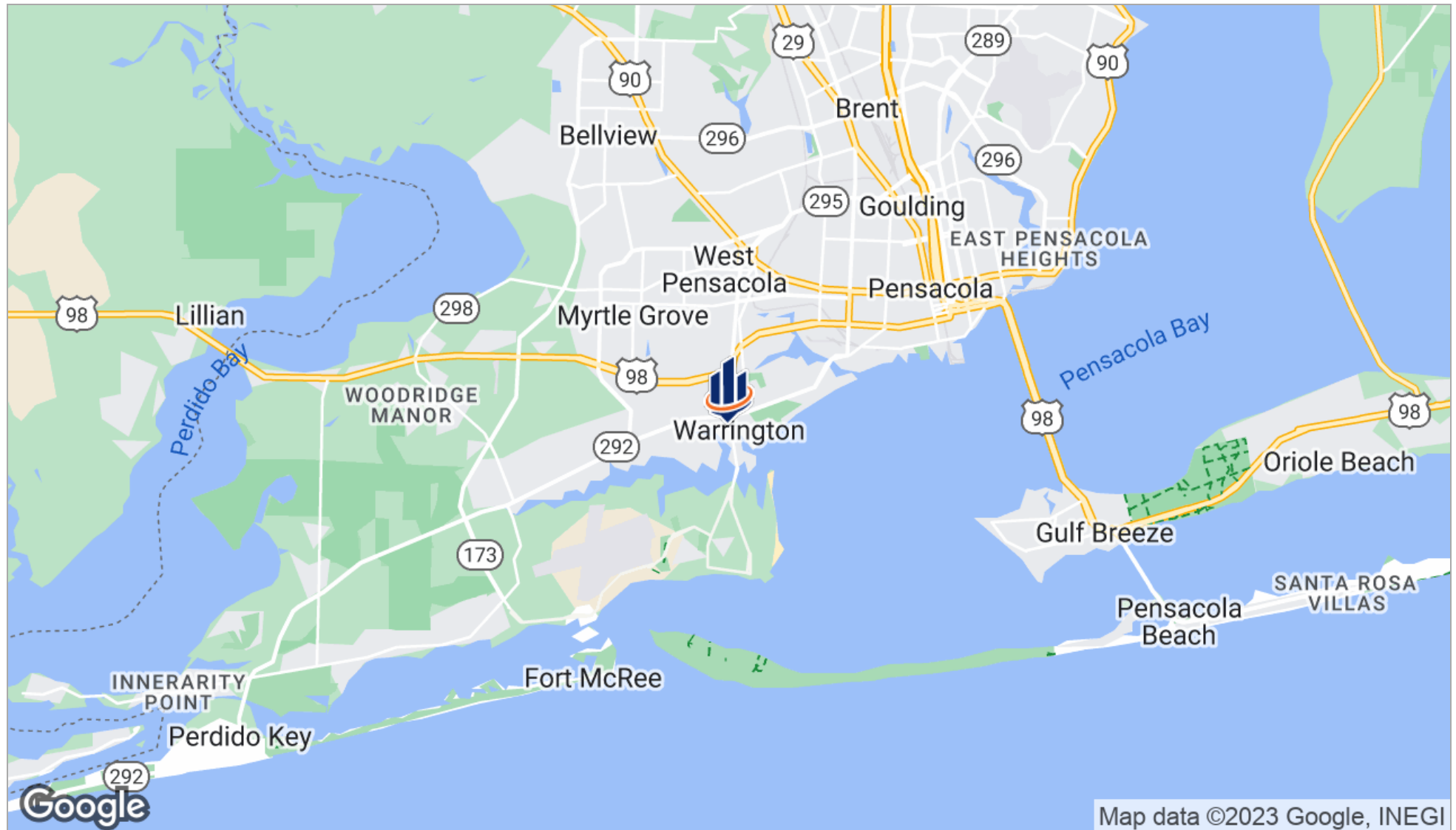
Additional Photos



Apartment Photos



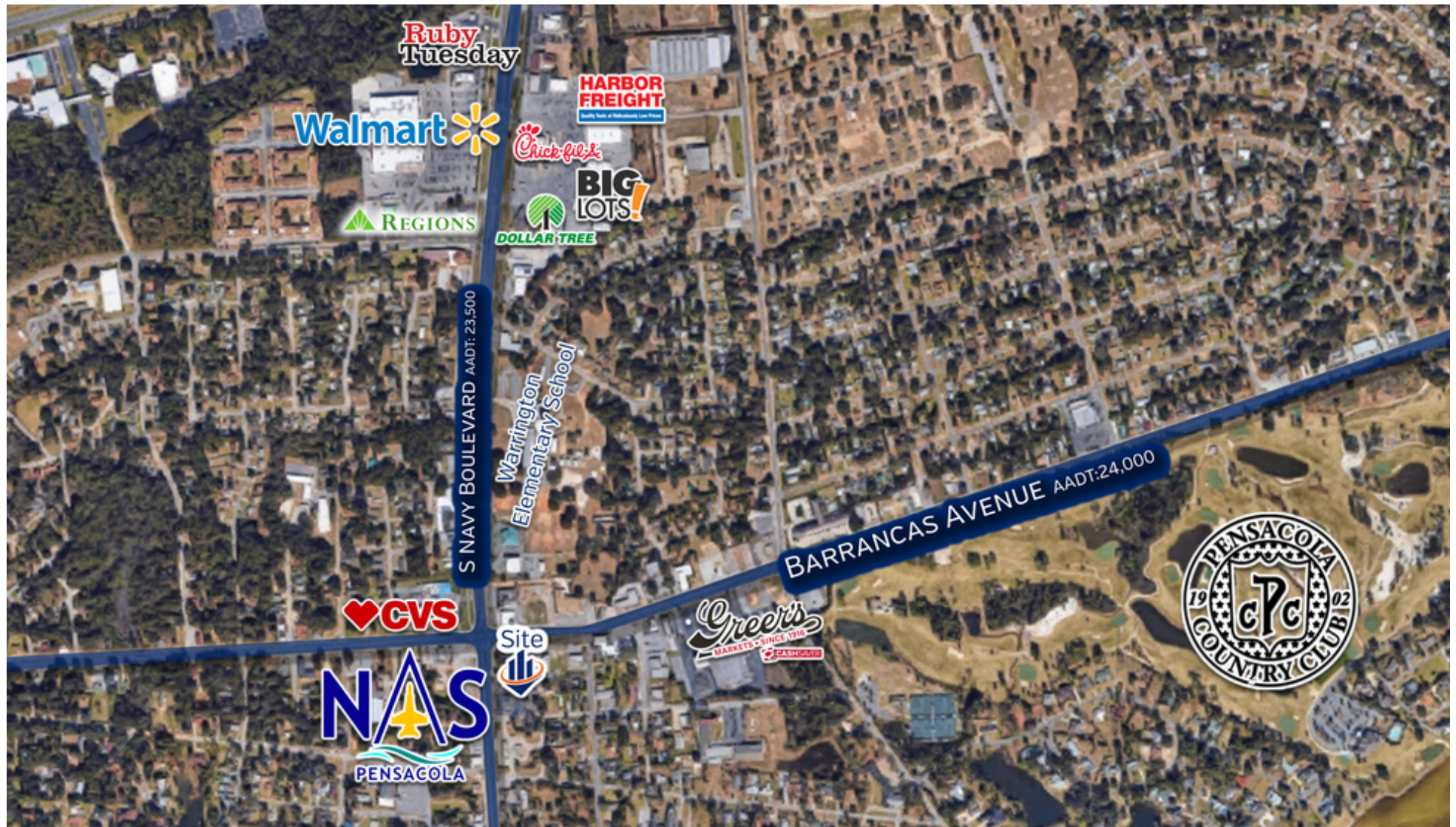
Location Map



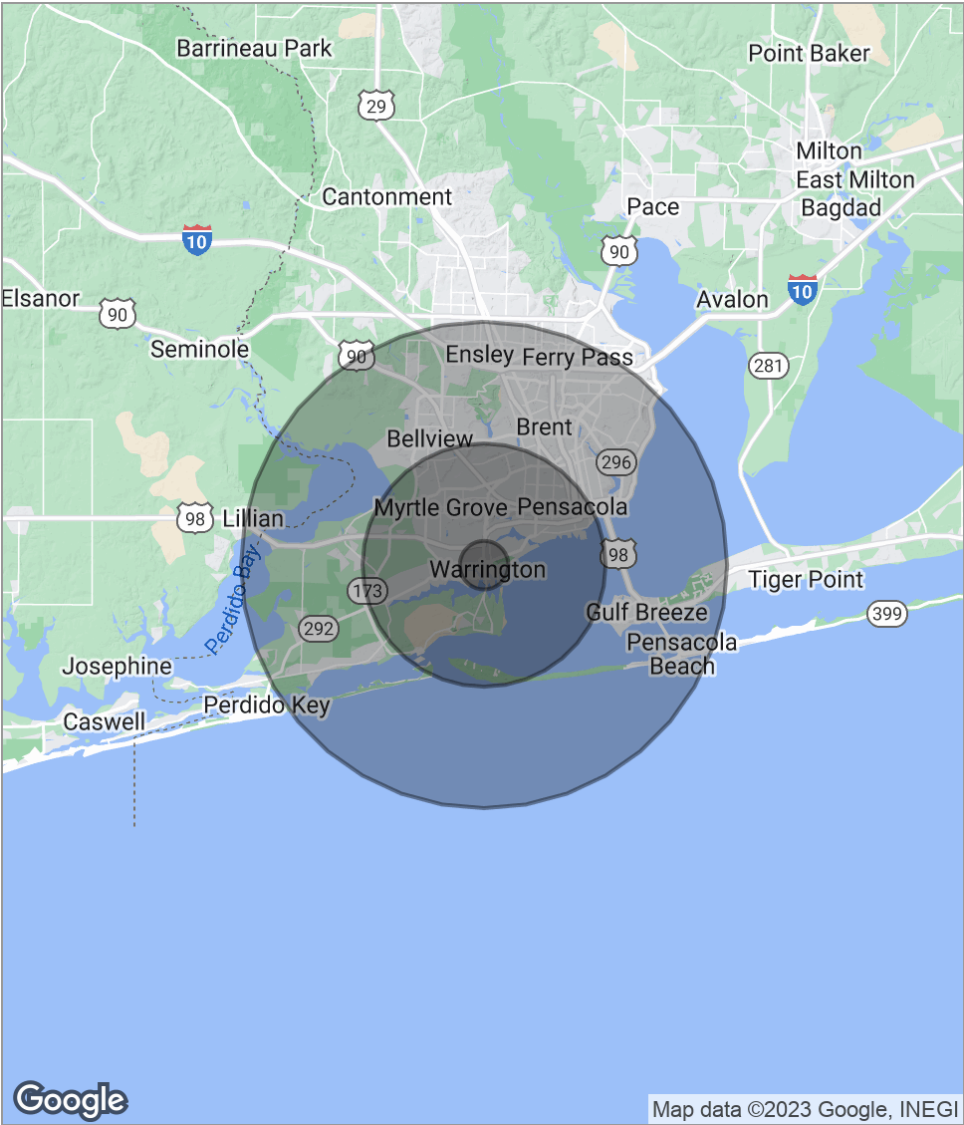
Aerial Map



Trade Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,069	102,381	246,361
Median age	32.8	34.5	37.0
Median age (Male)	30.6	32.7	35.4
Median age (Female)	34.0	36.1	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,604	36,024	92,367
# of persons per HH	2.5	2.8	2.7
Average HH income	\$38,745	\$45,141	\$55,342
Average house value	\$180,205	\$158,900	\$207,333

* Demographic data derived from 2020 ACS - US Census

Contact Lisa D. Bradley

LISA D. BRADLEY

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PROFESSIONAL BACKGROUND

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate, providing the highest quality brokerage, consulting, and advisory services in Northwest Florida. Lisa specializes in the sales of Multifamily/Apartment investment properties and development land. She is a member of the SVN Land & Development Council, and the SVN National Multifamily Council, and the SVN Florida Multifamily Team. The Florida team is a premier group of agents/brokers that have sold over 12,000 apartment units, with nearly \$1 Billion in total sales. Although Lisa specializes in land and multifamily properties, she has extensive experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including industrial, office and retail properties. SVN's commitment to excellence and their entrepreneurial spirit is reflected in their strict policy of sharing commissions with other brokers 100% of the time. This has been proven to increase demand for assets and, consequently, sale prices.

Background:

Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser in the Bay Area of California. She moved to Pensacola in 2003 to further her career as a commercial real estate appraiser. With 20+ years of experience appraising a variety of commercial and investment properties, Lisa joined SVN with a unique set of expertise that has assisted her in exceeding the goals of her clients.

Family/Community:

A wife, mother, and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, golf, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), a board member of Bread & Table (a non-profit & social group working to help feed children in our community) and a volunteer ReadingPal with Every Child Reader in Escambia (ECARE).

MEMBERSHIPS & AFFILIATIONS

SVN National Multifamily Council
SVN Florida Multifamily Advisors
SVN Land and Development Council