



# 1.237 ACRE REDEVELOPMENT OPPORTUNITY

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

**Lisa D. Bradley**  
Advisor  
O: 850.434.7500  
lbradley@svn.com



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$750,000
Available SF:	
Lot Size:	1.237 Acres
Price / Acre:	\$606,306
Renovated:	1985
Zoning:	Commercial
Market:	Pensacola
Submarket:	Warrington
Traffic Count:	47,000
APN:	51-2S-30-7031-001-020 and 51-2S-30-7061-004-020

## PROPERTY OVERVIEW

This high visibility property has a great location with frontage on Navy Blvd, Barrancas Av, Central and S. 1st Street near main entrance to NAS! The property is currently improved with a multi-tenant retail building and 1 unit apartments, and a separate drive-thru restaurant; but the value is in the land! Escambia County has indicated the existing buildings have no historical significance and can be removed from the site, however, buyers are urged to confirm all information. Please contact Lisa Bradley, the listing agent, for additional information.

## LOCATION OVERVIEW

This 1.24 acre site is comprised of two tax parcels and includes frontage on Barrancas Avenue, South Navy Boulevard, Commerce Street, and South 1st Street. Great location at the main entrance to NAS, in close proximity to the Pensacola Country Club, and just minutes from Downtown Pensacola. High traffic count, 23,000 AADT [Navy], 24,000 AADT [Barrancas] per FDOT average annual daily traffic. Strong retail corridor.

## PROPERTY HIGHLIGHTS

- High Visibility Site
- High Traffic Counts
- Located at Main Entrance to Naval Air Station
- Frontage on 3 Streets

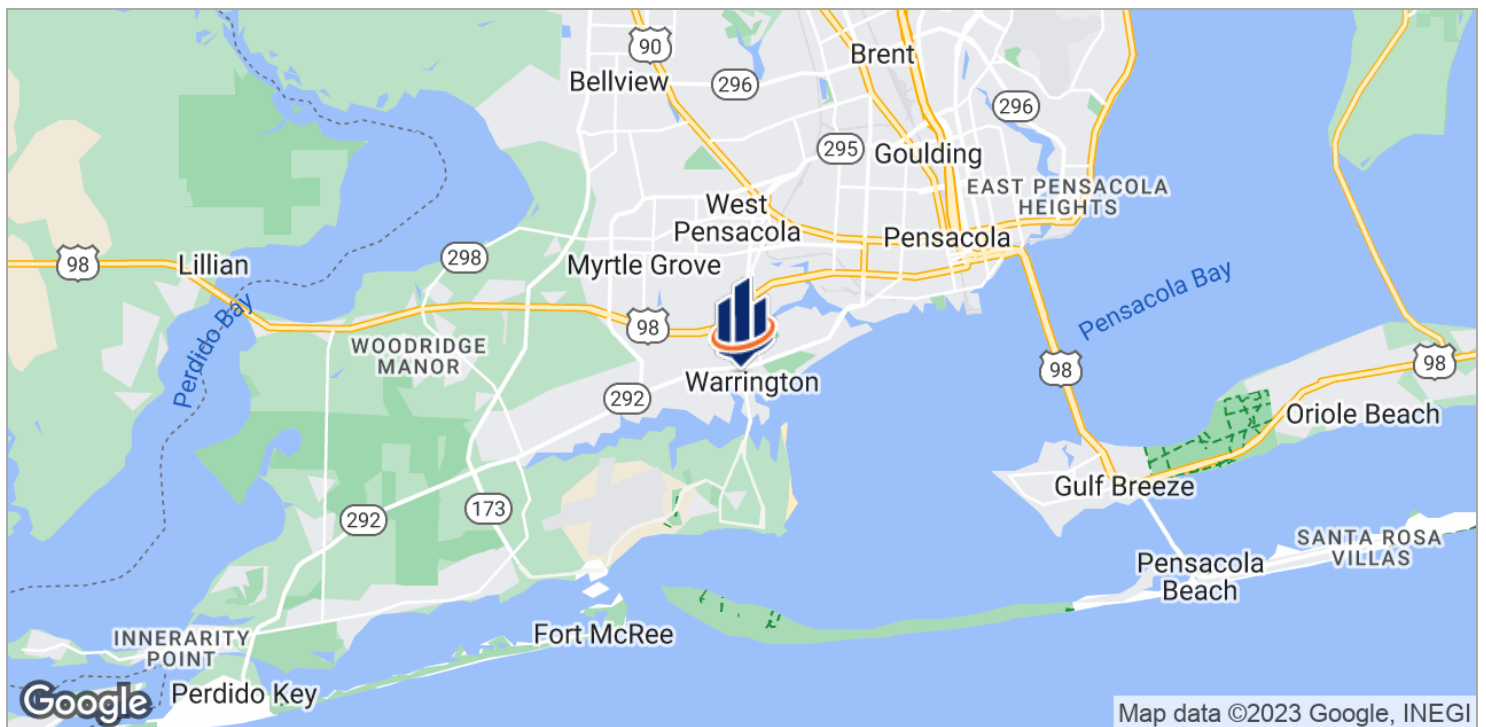
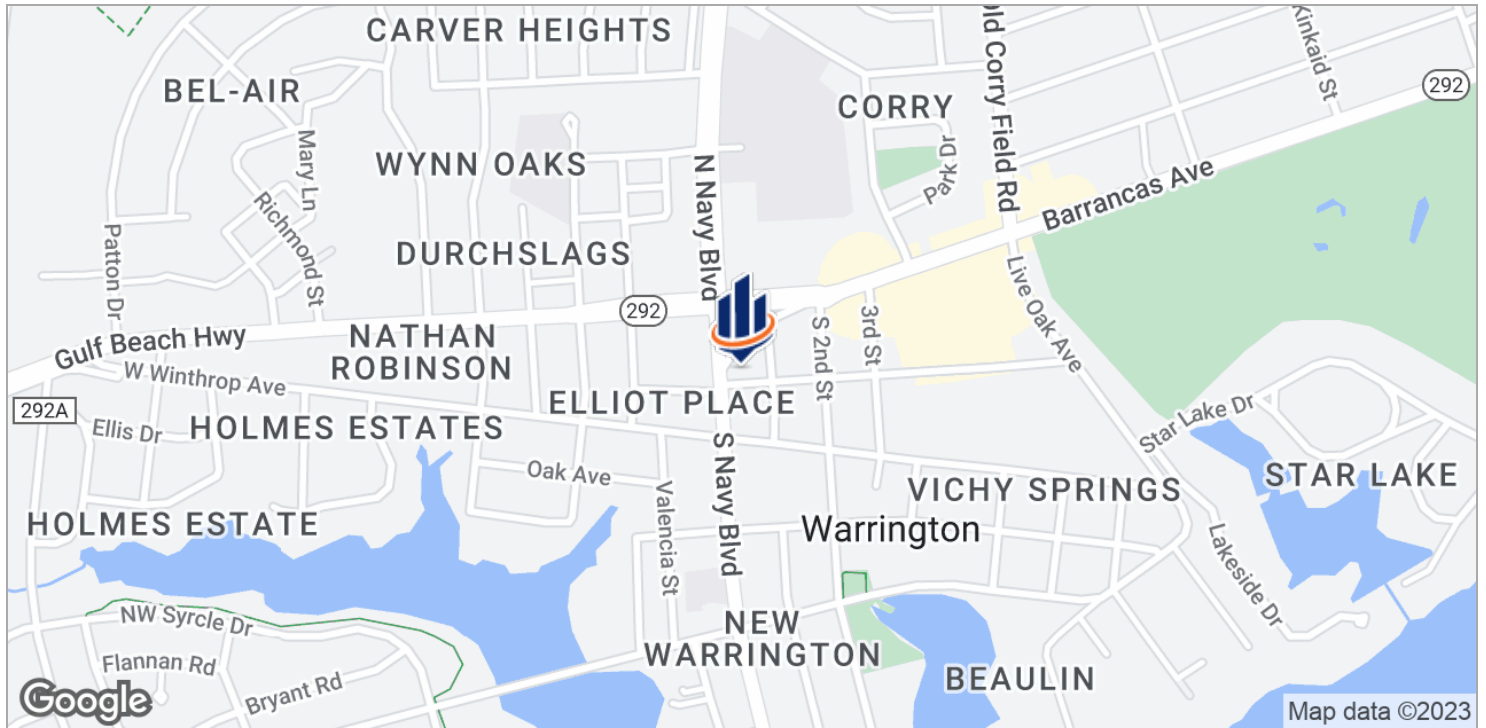


# Additional Photos



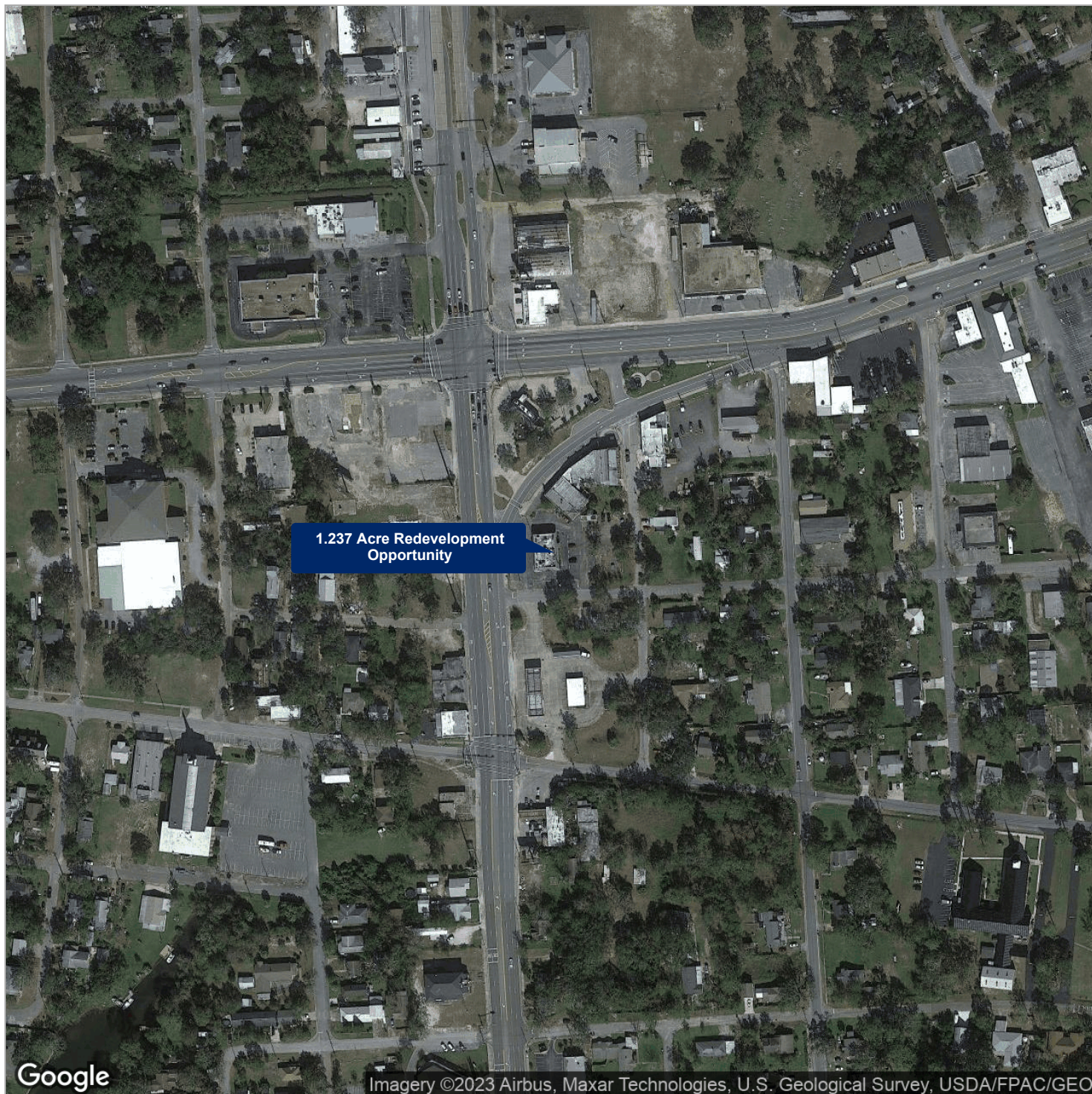


# Location Maps





# Aerial 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

# Lisa D. Bradley Bio



## LISA D. BRADLEY

Advisor

lbradley@svn.com

**Direct:** 850.434.7500 | **Cell:** 850.712.2232

FL #SL3113372 // AL #000161416

## 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

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

SVN | SouthLand Commercial