

Large Flex Space Available - 604 North Pace Blvd. | Pensacola, FL
For Sale | \$1,265,600



Offering Highlights

- Great Location, One Block South of Cervantes & Pace Blvd., adjacent to Walgreens.
- Lighted Intersection
- High Traffic & High Visibility
- Zoning is C -3, Light Manufacturing

Christopher Bouchard
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Large Flex Space Available - 604 North Pace Blvd.

604 North Pace Boulevard • Pensacola, FL 32501



Investment Overview

Sale Price:	\$1,265,600
Lot Size:	2.04 Acres
Building Size:	31,640 SF
Dock High Doors:	3
Zoning:	C-3
Cross Streets:	N Pace St & W Jackson St

Property Overview

Property

Building 1 which fronts Pace Blvd. consists of 11,520 SF. This space was recently converted to a deli and grocery store, lease rate and term details available upon request, building is currently leased. This building has one Dock High door (8'x10').

Building 2 consists of 20,120 SF of insulated Office/Warehouse space. Office consists of approximately 5,000 SF, mezzanine area above the office space which adds to the available storage/warehouse area is not included in building size. The remaining 15,120 SF is Warehouse space, there is 18 foot Eave Height, Two dock high doors (12'x14'). The warehouse currently has an elaborate shelving system in place that is served by a conveyor system. This setup makes it an ideal space for any type distribution. Plenty of room for 18 wheelers to maneuver. This site was formerly the O'Riellys Parts and Distribution Facility. City C-3 zoning allows up to light manufacturing.

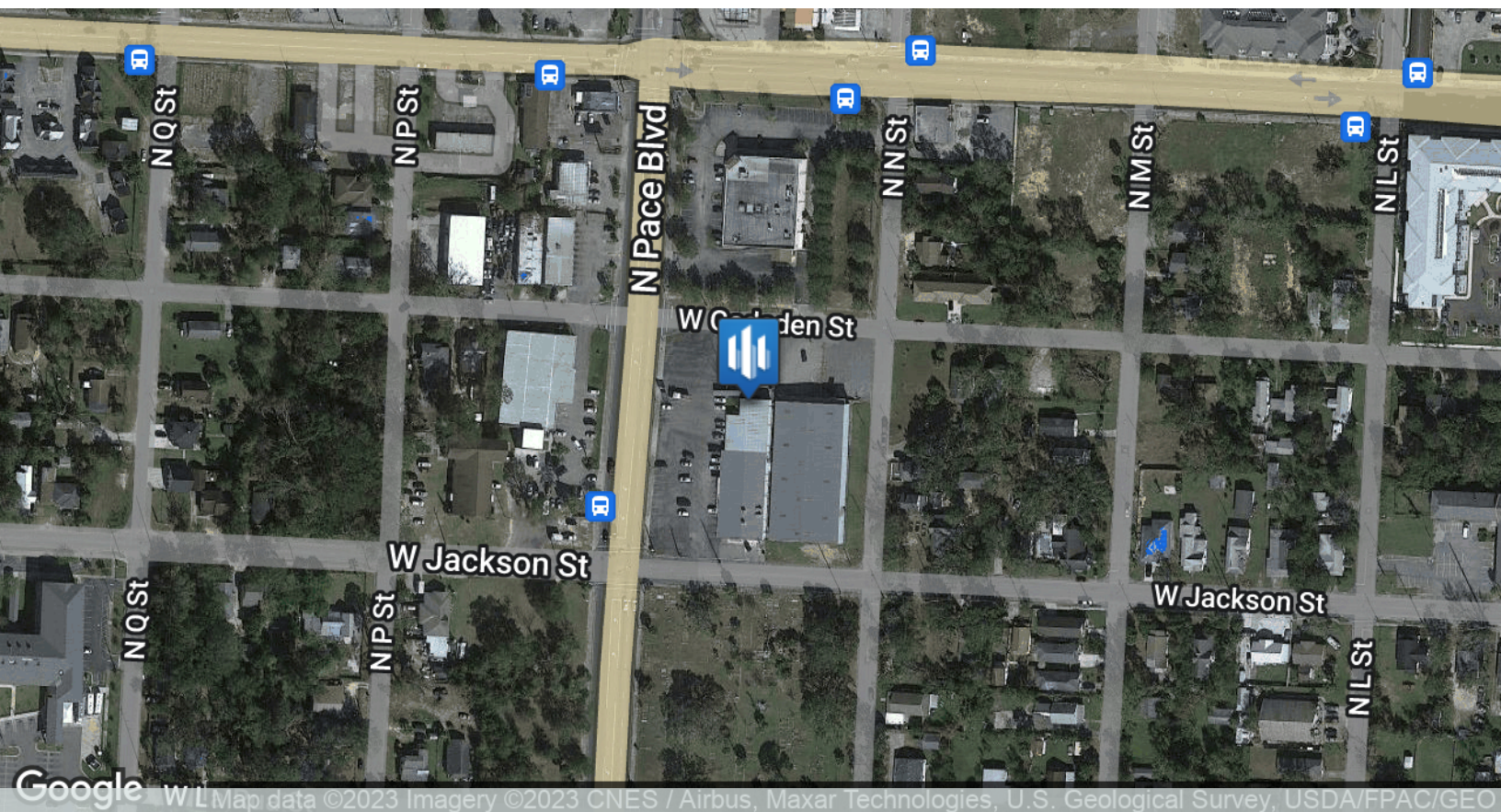
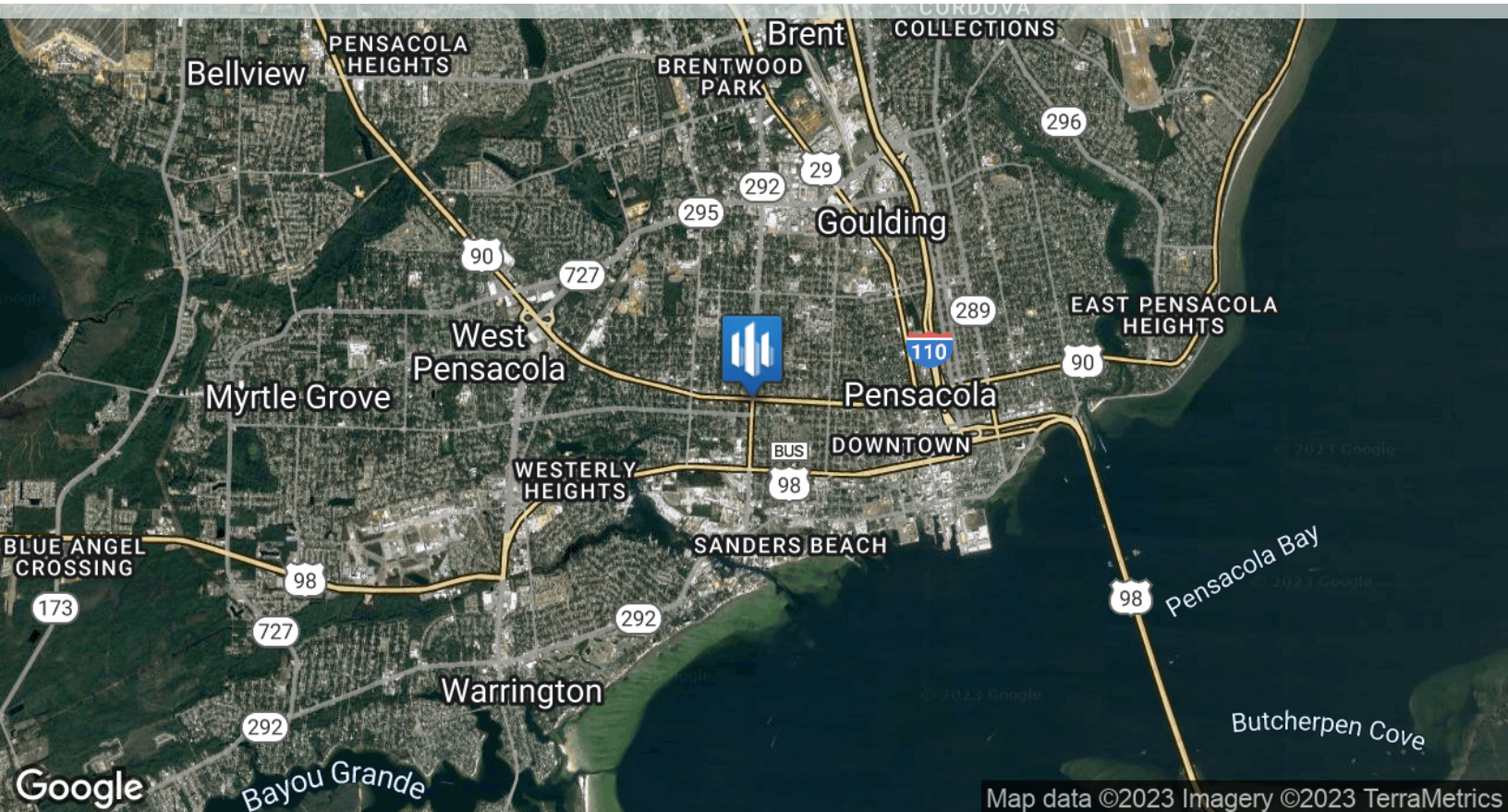
Location

This property is centrally located in Pensacola and close to downtown. One block south of the intersection of Cervantes St. and Pace Blvd., just south of Walgreens. This property is situated in the Pensacola Enterprise Zone which allows for many incentives.

Presented by

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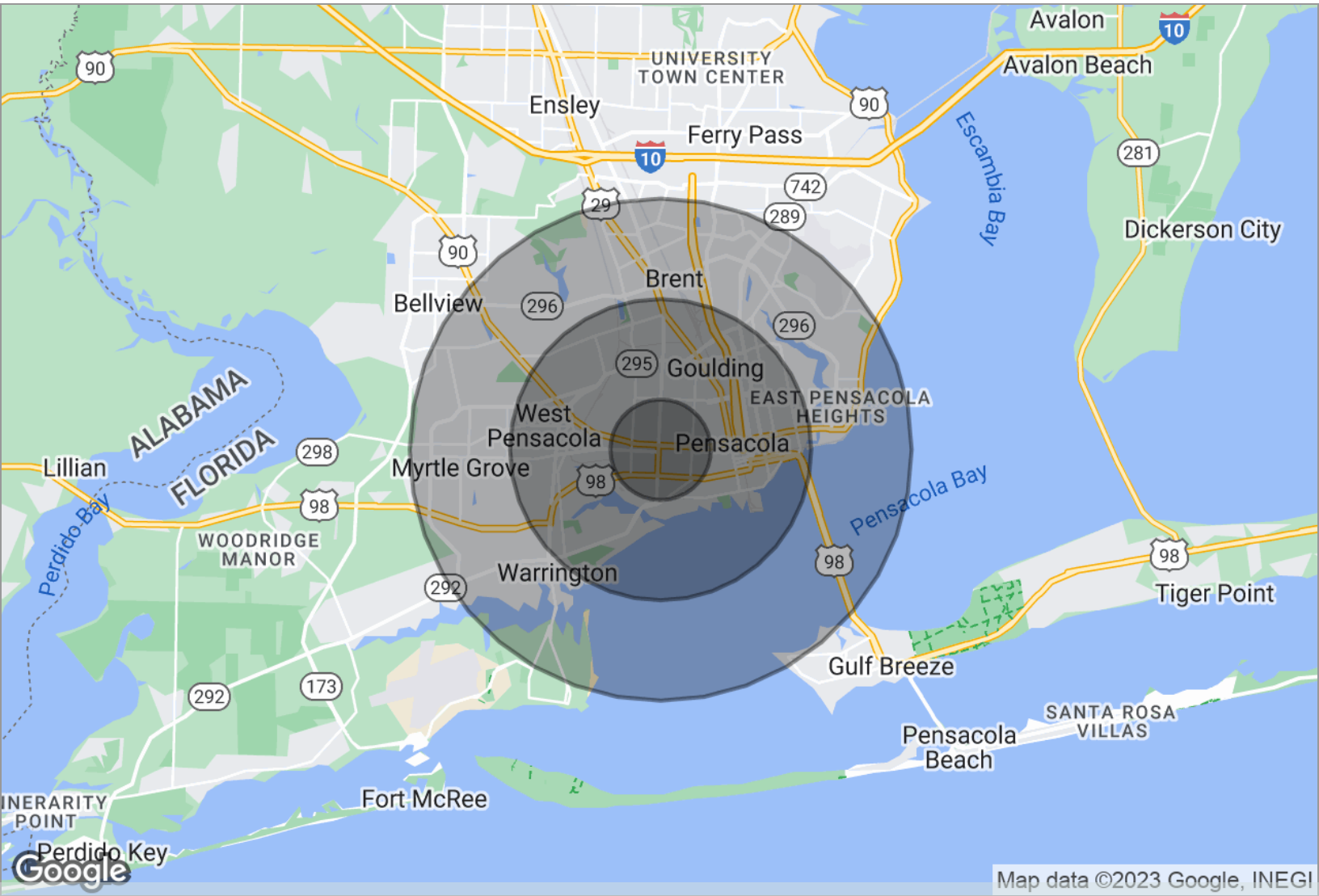
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For Sale | **\$1,265,600**

	1 Mile	3 Miles	5 Miles
Total Population	7,148	57,429	131,902
Total Number of Households	3,158	21,241	49,208
Total Number of Persons per Household	2.3	2.7	2.7
Average House Value	\$106,038	\$140,100	\$196,887
Average Household Income	\$31,657	\$41,056	\$49,111
Median Age	38.8	36.1	35.7
Median Age - Male	33.9	33.9	34.2
Median Age - Female	42.6	38.0	37.3
Total Population - White	2,214	26,007	72,891
Total Percent - White	31.0%	45.3%	55.3%
Total Population - Black	4,320	26,371	46,568
Total Percent - Black	60.4%	45.9%	35.3%
Total Population - Asian	105	1,100	4,083
Total Percent - Asian	1.5%	1.9%	3.1%
Total Population - Hawaiian	5	203	398
Total Percent - Hawaiian	0.1%	0.4%	0.3%
Total Population - Indian	53	414	794
Total Percent - Indian	0.7%	0.7%	0.6%
Total Population - Other	24	531	1,271
Total Percent - Other	0.3%	0.9%	1.0%
Total Population - Hispanic	169	2,564	6,839
Total Percent - Hispanic	2.4%	4.5%	5.2%

* Demographic information provided by BuildOut, Inc.

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Radius Map

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COURTESY: PENSACOLA BAY AREA CMB

Recent Pensacola Highlights

American Planning Association (APA) named Palafox Street as one of 10 Great Streets in America for 2013.

The waterfront baseball stadium for the Double-A Pensacola Blue Wahoos was recently named one of the top 5 stadiums in all of minor league baseball and averaged over 4,800 fans per game.

Current major corporate developments include the new Studer Group headquarters with over 300 employees at Maritime Place & Bank of Pensacola's flagship office headquarters.

Navy Federal Credit Union this spring announced an expansion plan that promises to create a \$1 Billion campus with 10,000 jobs by 2020.

Offshore Inland Marine and DeepFlex recently announced an expansion at the Port of Pensacola that will bring 200 jobs and more than \$50 million in capital investment.

The former homes of the Pensacola News Journal and Escambia County School Board are in planning stages for major redevelopments.

The Saenger Theatre was recognized as the No. 1 theatre in the State of Florida for 2013.

Numerous other redevelopments, business expansions, and new businesses that will continue to enhance the work environment as well as shopping, dining, and nightlife options.

Pensacola, FL

Pensacola is a 450-year-old city with a rich history and exciting future. Also known as the City of Five Flags, Pensacola is the largest city in West Florida. Having been governed by five nations since its discovery in 1559 (Spain, France, England, the Confederate States of America, and the United States of America), Pensacola offers up a diverse palette, with business and industry such as the medical and chemical fields, military and governmental operations, and tourism and retail shopping blending into a rich cultural and artistic heritage.

Pensacola is in the heart of a region of over 300,000 people with diverse backgrounds and interests. It's a downtown where residents, office workers and visitors stroll comfortably along historic streets, shop in clothing stores, browse for art or sample restaurants where menus range from tasty Gulf coast seafood to top-notch French cuisine. The many museums tell the story of Pensacola's past as the surrounding businesses, theaters and the seats of both city and county government create Pensacola's future.

Pensacola is host to many recreational activities and events. At the center of Downtown are its public parks – with acres of century-old oak trees, these parks are known for beauty as well as hosting events and concerts throughout the year. Events occur every week Downtown – from weekly running groups to numerous parades, festivals, marathons, and concerts. With activities that range from simply watching the famous sunsets over the bay to experiencing a vibrant arts and culture environment, Downtown serves as the recreational hub for all of Pensacola. If you can think of an event, it's probably happening in Pensacola. From Gallery Night and the Pensacola Wine Festival to Fishing Tournaments and Barktoberfest, it's here. Downtown's arts and cultural environment also nurtures a great music scene, nightlife, and the most popular place to watch sporting events in town. Pensacola is known for our customer service and is the best location for independent, one of a kind retailers in the area. Museums displaying some of the area's rich history include the "Museum of Industry, Museum of Commerce, & T.T. Wentworth, Jr., Florida State Museum.



Christopher Bouchard

Advisor

SVN | SouthLand Commercial

Chris Bouchard is a Commercial Real Estate Advisor with SVN SouthLand Commercial Real Estate, the #1 SVN CRE firm in the State of Florida in 2016 and #5 CRE firm in the entire nation for SVN. Based in Northwest Florida out of Pensacola, Chris actively markets and sells properties throughout the entire Florida Panhandle, including the Southeastern United States.

Chris has earned a reputation for providing the highest quality brokerage, consulting, and advisory services to his clients. He specializes in Multifamily/Apartment, Retail, Industrial, Office, Land & Development, Corporate Real Estate and Distressed Assets. Chris is a member of the SVN product councils for Land & Development, Distressed Assets, Golf & Resorts and Multifamily/Apartment. The Florida team is a premier group of agents and brokers that has sold over 12,000 apartment units with nearly \$1 Billion in total Sales.

Christopher Bouchard

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Background:

Chris has over 15 years of commercial brokerage and development experience along the Gulf Coast of Florida and Alabama. He is a native Pensacolian who graduated from Pensacola Catholic High School and went on to earn his degree in Bachelor of Science in Commerce & Business Administration with a major in Comprehensive Marketing from The University of Alabama. Chris has extensive working knowledge in the commercial real estate industry and has an outstanding track record and history of proven success.

Family:

Chris is a husband and father of two dogs. He enjoys hunting, fishing, golfing, hiking and Alabama football.

Memberships & Affiliations

Phone:

Email:

Address:

Phone:

Email:

Address:

Disclaimer | Confidentiality

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.