

6+ ACRES

9800 BLK W HIGHWAY 98
PENSACOLA, FL 32506

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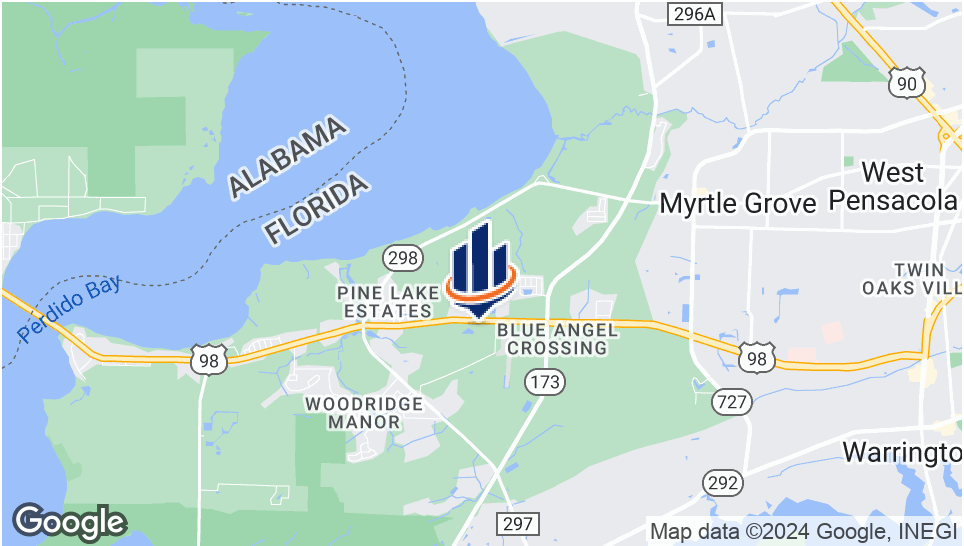
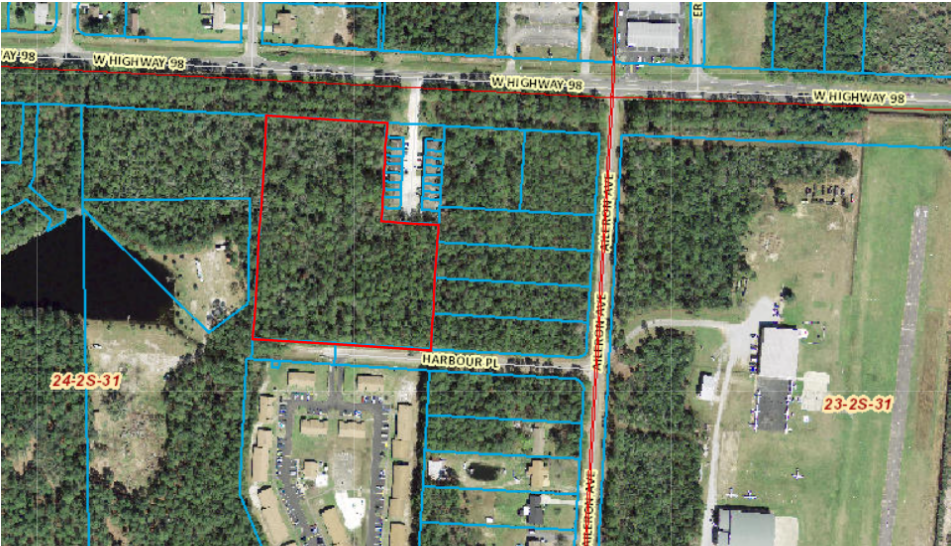
6.1533 Acres



Hwy 98 AADT 19,600



Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	6.153 Acres
Zoning:	HC/LI, LDMU
APN:	242S311101009001

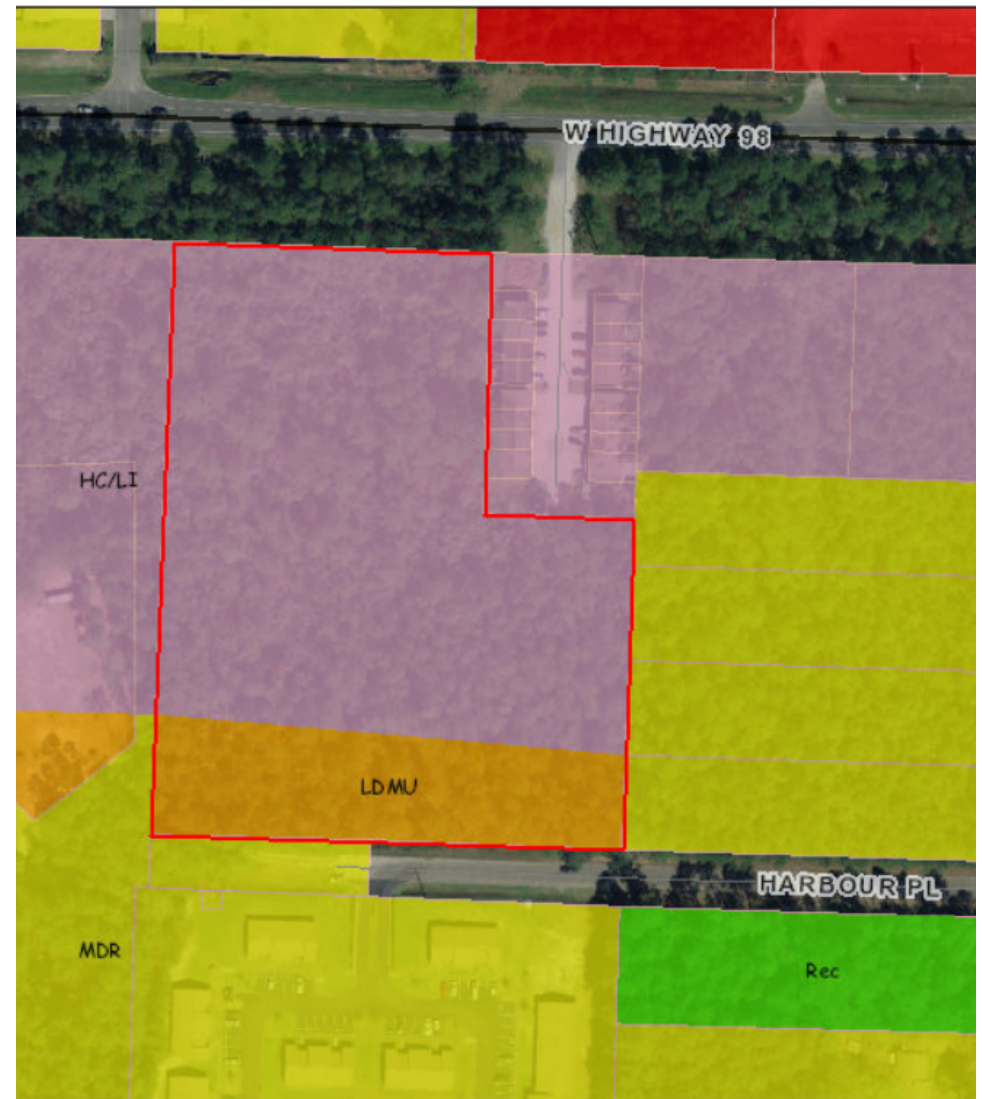
PROPERTY OVERVIEW

Located within minutes of Pensacola Naval Air Station, walking distance to Ferguson Airport, and 20 minutes to OWA Amusement/Entertainment Park. The area is experiencing continuous growth with several commercial developments as well as many residential neighborhoods.

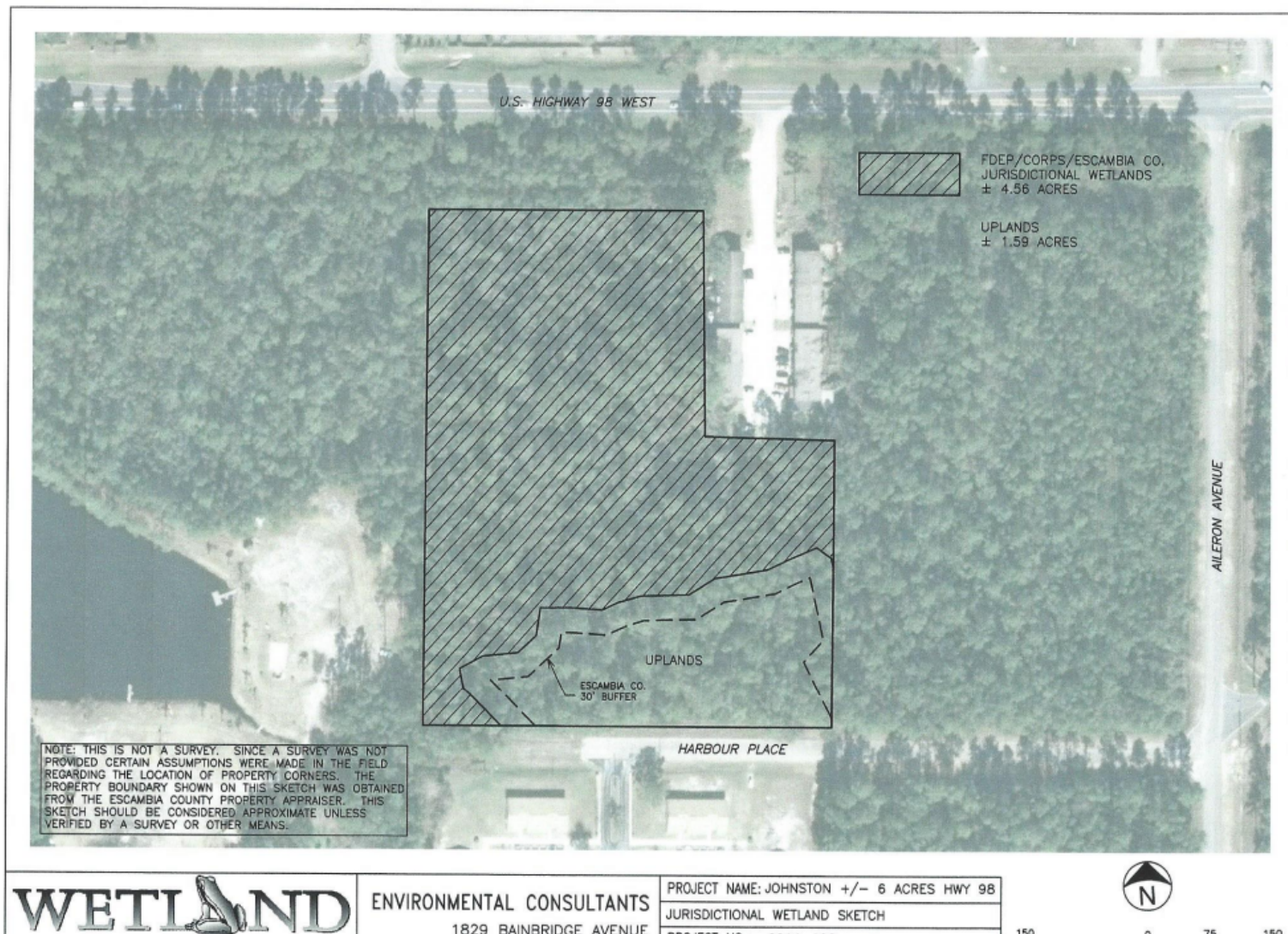
Wetland study shows that the +/- 1.58 Acres of Upland area has approximately 450' of frontage along Harbour Place. LDMU zoning allows for a mix of neighborhood-scale retail sales, services and professional offices with greater dwelling unit density and diversity, in addition to, single-family, two-family and multifamily dwellings.

PROPERTY HIGHLIGHTS

Additional Photos



Wetland Report



Trade Map

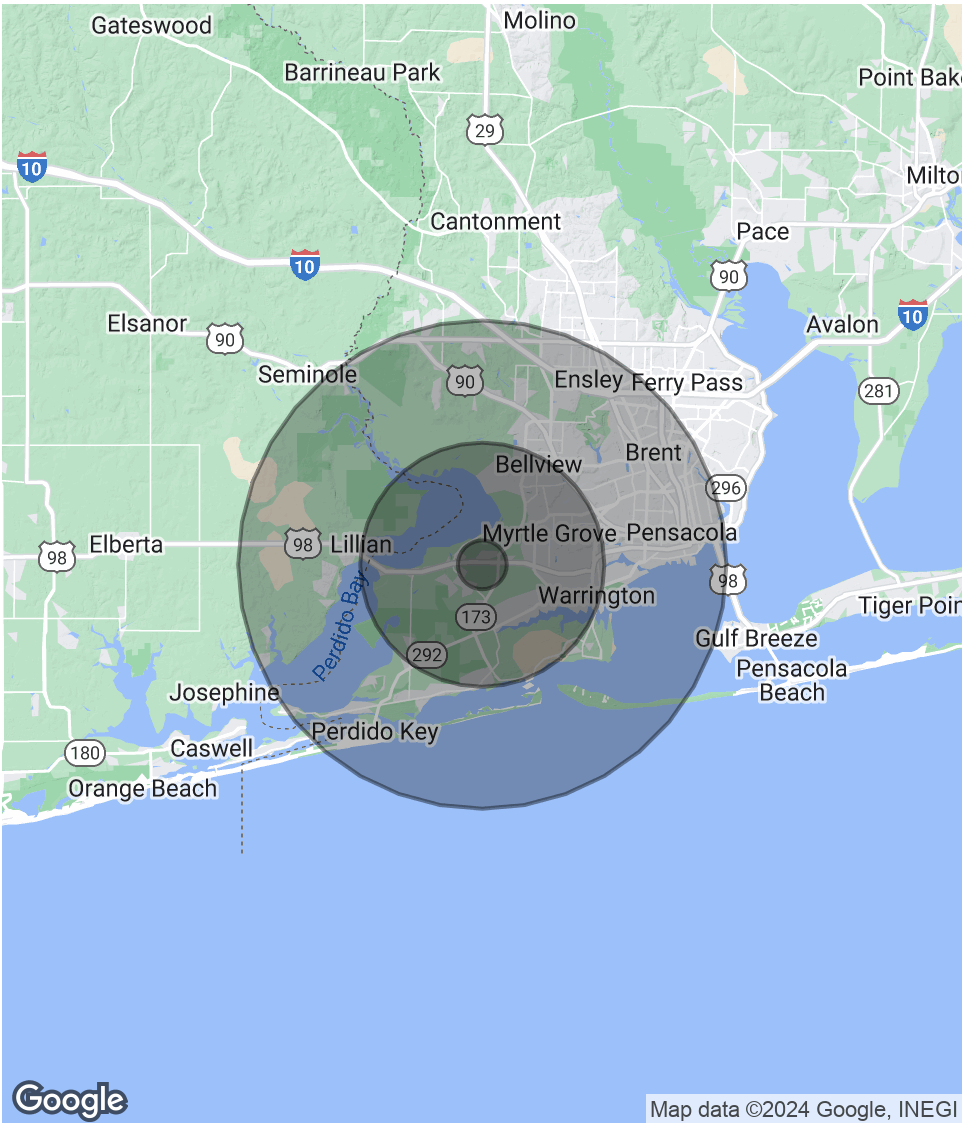


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	159	2,754	6,242
Average Age	52.5	52.1	47.6
Average Age (Male)	51.4	51.0	46.5
Average Age (Female)	54.4	54.0	49.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	74	1,271	2,565
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$50,902	\$50,826	\$52,267
Average House Value			

* Demographic data derived from 2020 ACS - US Census





CARYN CIESLA

Associate Advisor

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PROFESSIONAL BACKGROUND

Caryn Ciesla is an Associate Advisor with SVN | SouthLand Commercial in Pensacola, FL.

A native of the Panhandle, Caryn is excited to be working in commercial real estate to help facilitate the growth of business diversity within her community.

Caryn has a passion for learning and recognizes that there is always knowledge to be gained from one another. She is a firm believer in the SVN model of collaboration and will strive to explore all resources to deliver an ideal solution for her clients' needs. Her education background includes a Master of Public Health, Bachelor of Science in Allied Health, Florida Master Naturalist courses, and numerous CRE courses. She has been an active member of the Coast Guard Reserves for over 12 years and continues to be "Semper Paratus".

SVN | SouthLand Commercial

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