

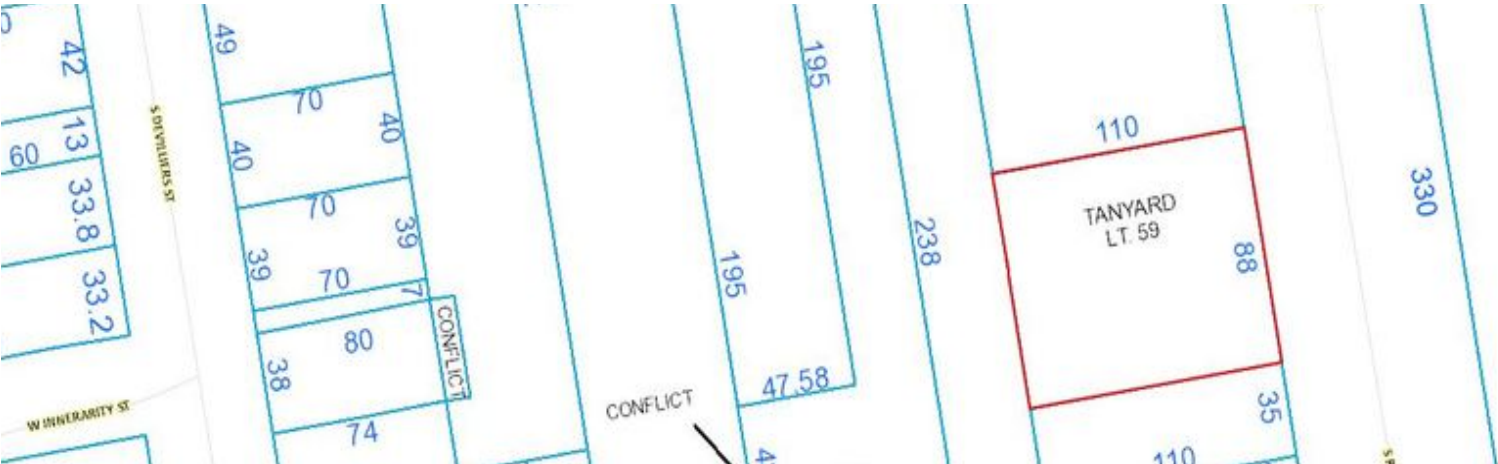


CALL FOR OFFERS, 6/23/17 DEADLINE - DOWNTOWN COMMERCIAL SITE

WEST SIDE OF REUS STREET, BETWEEN
INTENDENCIA & GOVERNMENT STS.
PENSACOLA, FL 32502

Lisa D. Bradley
Advisor
850.434.7500
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$95,800
Lot Size:	0.22 Acres
Zoning:	C-2
Market:	Pensacola
Submarket:	Downtown Pensacola
Price / SF:	\$9.91

PROPERTY OVERVIEW

Great 0.22 acre site located in Downtown Pensacola. Conveniently located on the east side of Reus Street between W. Intendencia Street on the north and W. Government Street on the south. The site is zone C-2 and could accommodate either a commercial or residential use.

This property is currently owned by the City of Pensacola, and is sold "as is", Seller to pay brokerage commissions and Buyer is to pay additional closing costs. Seller provides no warranties or guarantees and buyer to perform their own due diligence. Site size was obtained from public records and to be verified by buyer.

PROPERTY HIGHLIGHTS

- Downtown Commercial Site For Sale
- 0.22 Acres
- 88 Feet of Frontage
- Depth of 110 Feet
- Zoned C-2
- Ready for Immediate Development

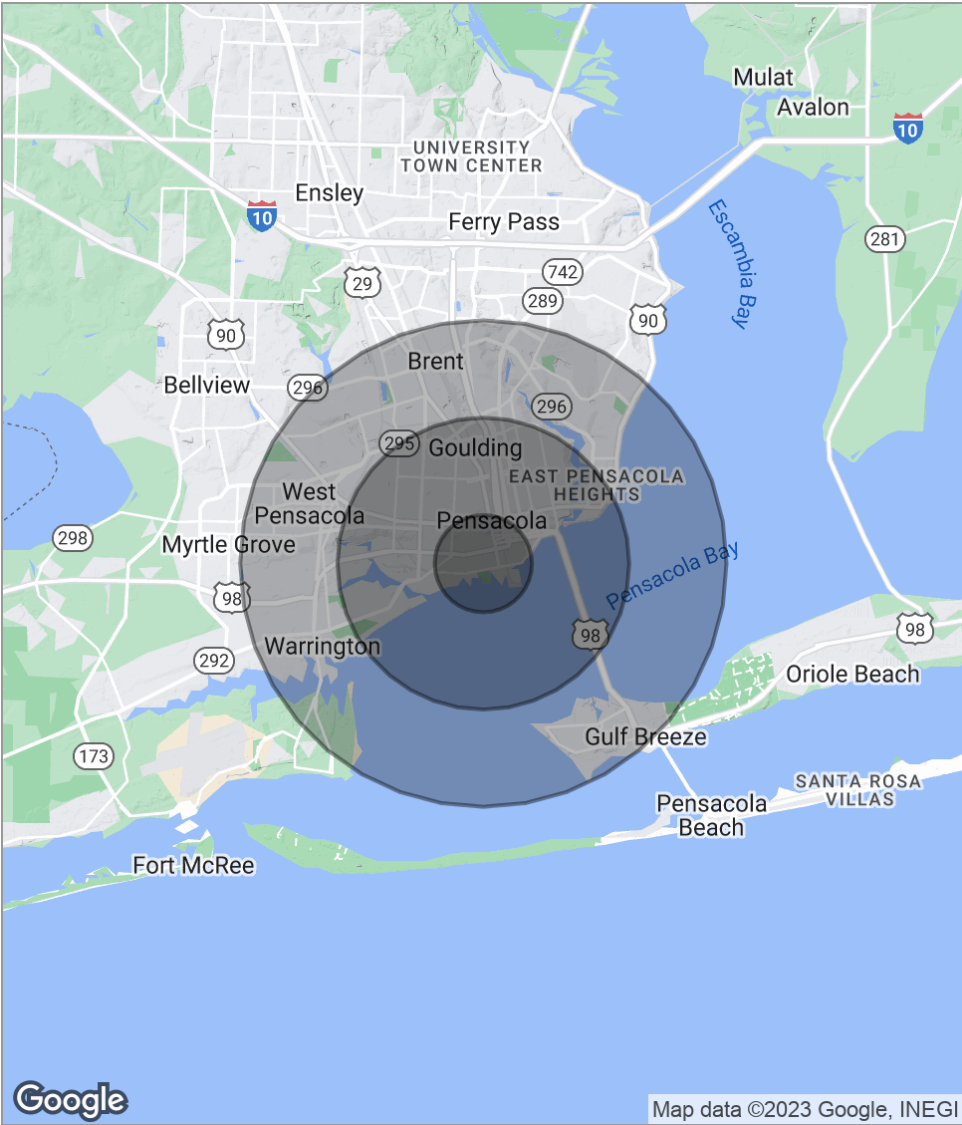
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,971	39,871	104,636
Median age	42.5	39.9	36.6
Median age (male)	40.9	37.5	34.9
Median age (Female)	43.7	42.0	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,845	15,720	39,174
# of persons per HH	2.2	2.5	2.7
Average HH income	\$49,140	\$50,059	\$52,916
Average house value	\$221,489	\$238,105	\$232,957

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio & Contact 1

LISA D. BRADLEY

Advisor



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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