

1.3  
Acres

3.97  
Acres

5404 BELLAMY AVENUE (3.97 AC) & 5524  
TAMARACK ST (1.3 AC), 5.27 AC TOTAL,  
COM

5404 BELLAMY AVENUE  
PENSACOLA, FL 32503

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$399,900
Lot Size:	5.27 Acres
Zoning:	Com
Market:	
Price / SF:	\$1.74

## PROPERTY OVERVIEW

[1] 5404 Bellamy Ave is a 3.97 +/- Acre parcel, zoned COM in Escambia County. Approximately 424.01' along I-110 x 121.3' x 21' x 67.9' [access via Tamarack Street] x 21' x 187.6' x 418.5', Water available via ECUA, power by Gulf Power, currently no sewer to property-septic only. [2] 5524 Tamarack [1.3 Acres, also COM] also available - same Owners [320.54' on Tamarack St x 177' on Cascade Dr x 320.54' x 177'. Total of both parcels 5.27 +/- Acres, commercial. Sellers would prefer to sell both, together, but will split on "make an offer" case-by case basis.

## PROPERTY HIGHLIGHTS

- 5404 Bellamy Ave [3.97 +/- Acres]
- 5524 Tamarack Street [1.3 +/- Acres]
- 5.27 +/- Acres, Total
- Zoned Commercial [Escambia County]
- Water Available Via ECUA
- Power available via Gulf Power

# Aerial



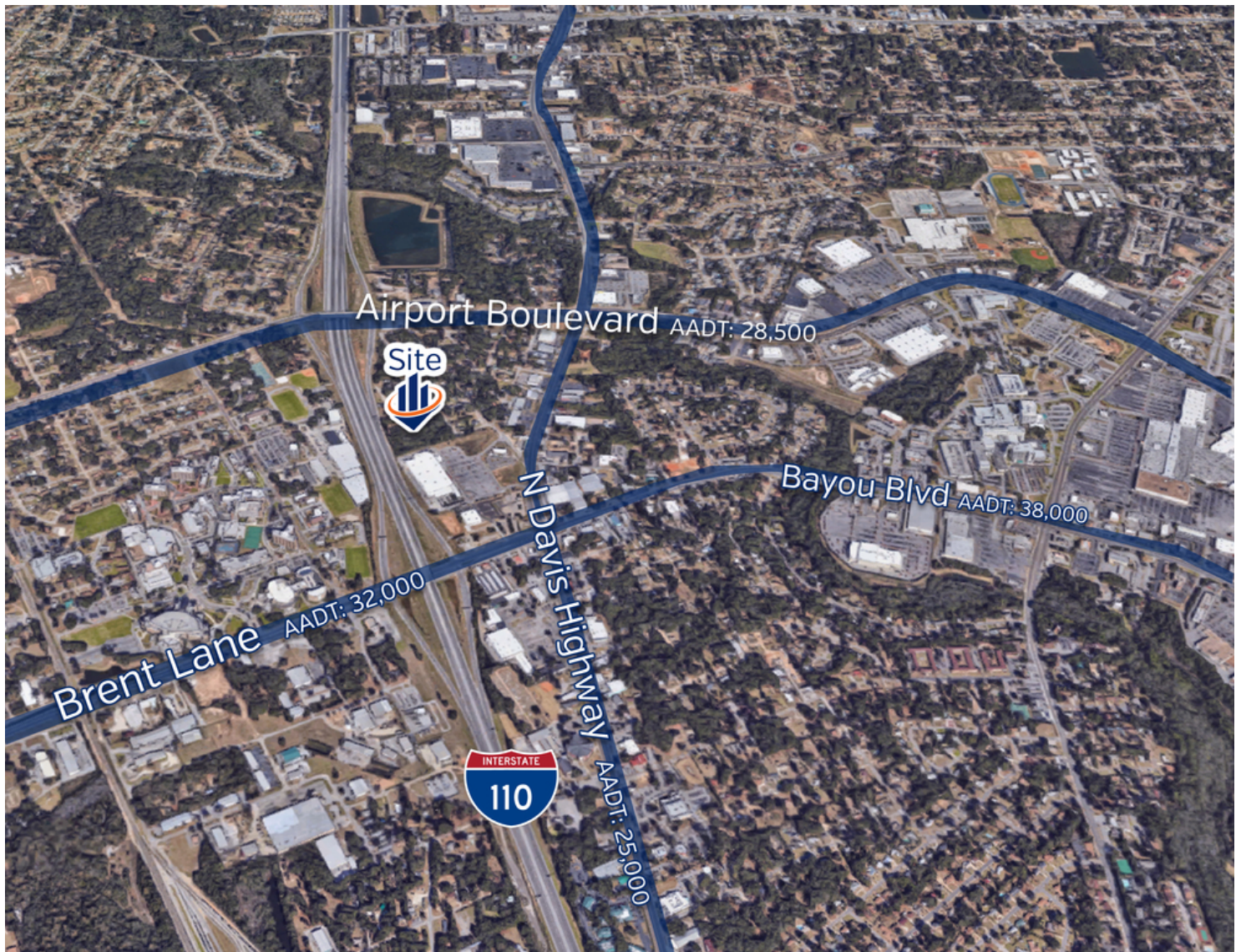


# Measured Plat



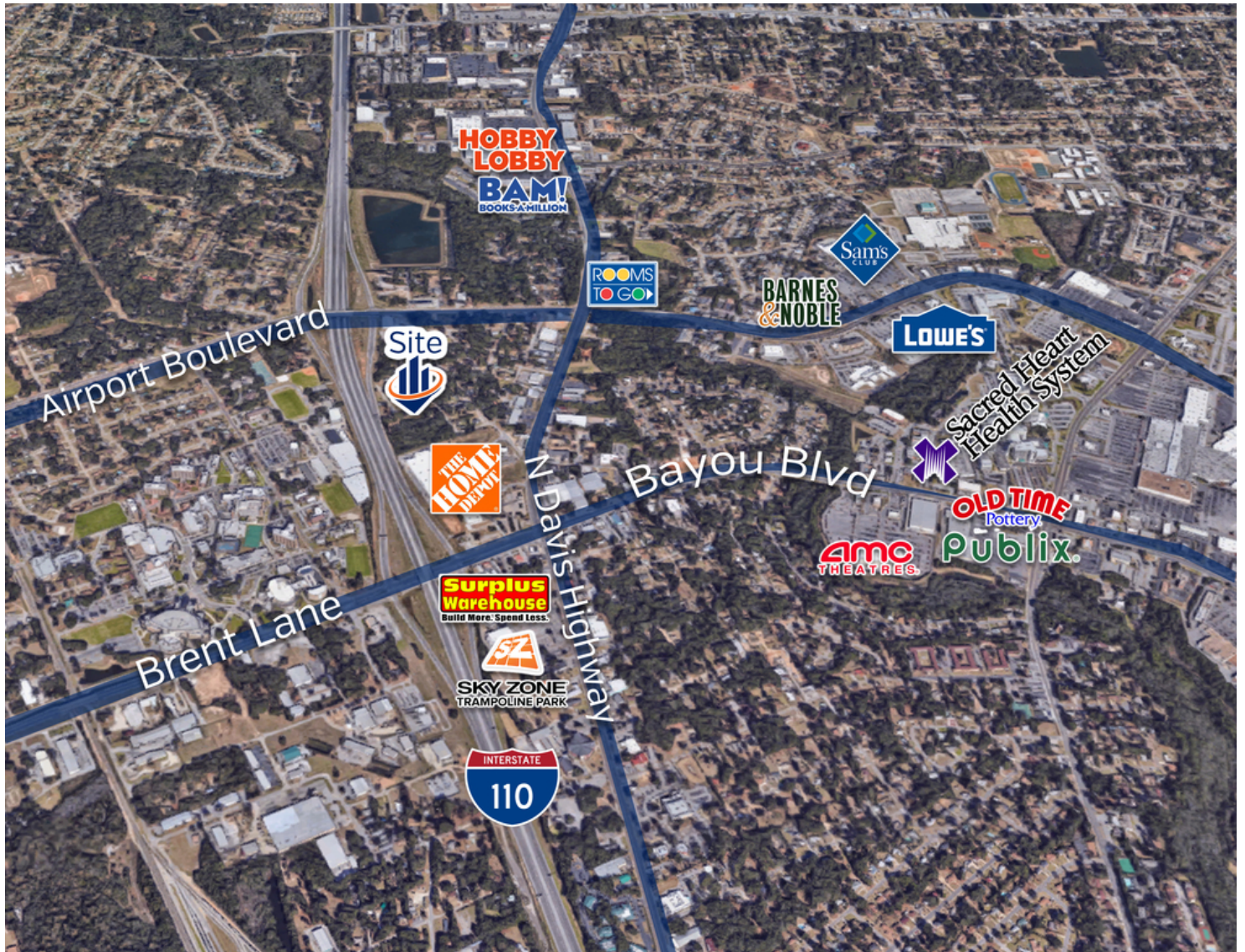


# Locator Aerial



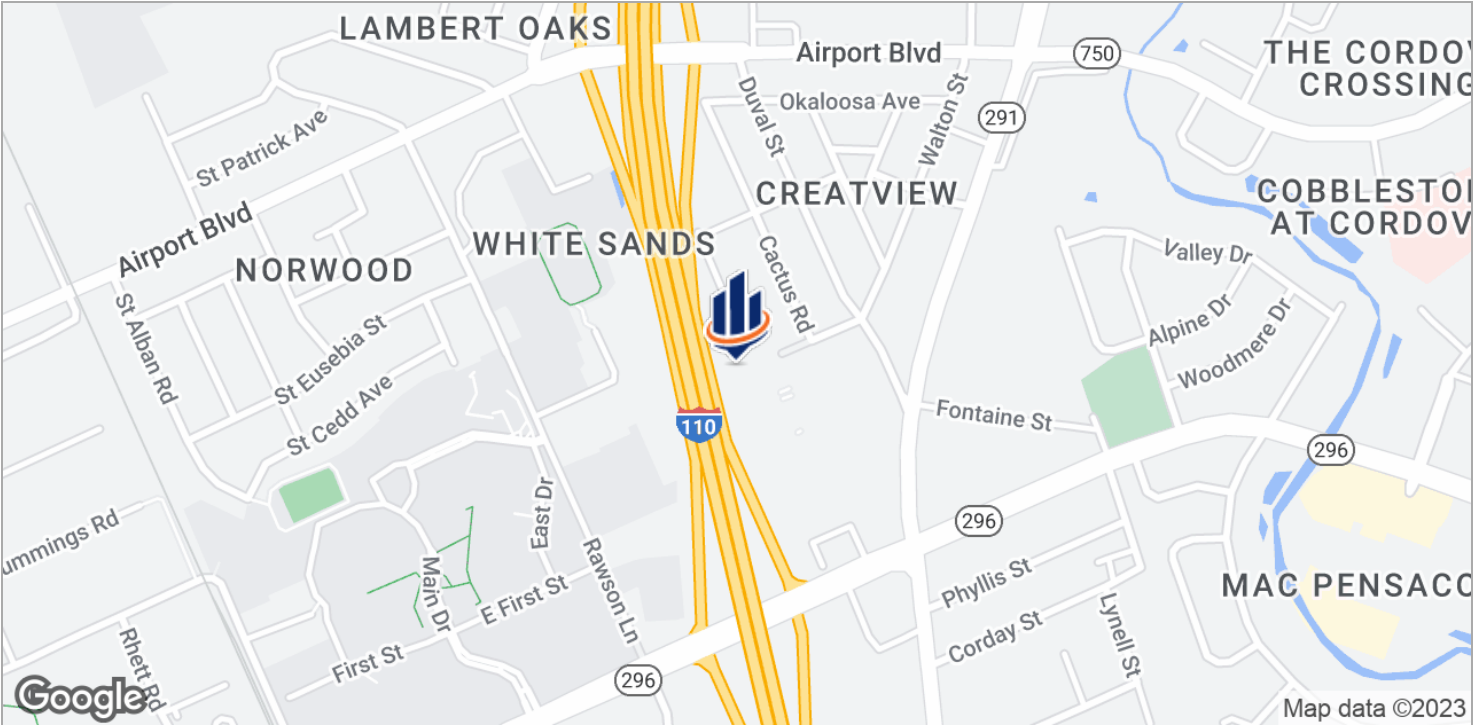


# Retail Trade Map





# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,321	59,491	148,324
Median age	29.0	34.8	37.4
Median age [Male]	27.7	32.7	35.6
Median age [Female]	29.9	37.1	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,147	21,198	58,551
# of persons per HH	3.4	2.8	2.5
Average HH income	\$48,602	\$48,794	\$53,387
Average house value		\$171,047	\$189,507

\* Demographic data derived from 2020 ACS - US Census