

# 8701 Pensacola Blvd

## 8701 Pensacola Blvd. Pensacola, FL 32534

### PROPERTY SUMMARY



### Property Description

2.07 Acres zoned HC/LI at the NW Corner of Pensacola Blvd at W Barber St, south of Auto Zone and across from Ensley Wal-Mart. North of I-10 and south of Nine Mile Road. 256 +/- on Pensacola Blvd x 346.5' on W Barber x 109.98' x 153.58' x 243.56'. Additional adjacent 0.67 acre parcel available (8723 Pensacola Blvd) to make total available of 2,74 Acres with 339' on Pensacola Blvd x 351' x 346.5' x 374' Traffic Count on Pensacola Blvd of 43,000 cars per day. FLU MU-U. ECUA provides water and sewer. High and dry.

### Property Highlights

- 2.07 Acres
- Zoned: HC/LI (Heavy Commercial and Light Industrial)
- Across from Ensley Wal-mart
- South of Autozone

### Bill Ogburn

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### Offering Summary

Sale Price:	\$2,000,000.00
Lot Size:	2.07 Acres

<b>Demographics</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	1,562	39,443	111,544
Total Population	3,671	99,739	286,403
Average HH Income	\$50,355	\$58,343	\$56,526





**FOR SALE: 2.07 Acres HC/LI**  
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**ADDITIONAL PHOTOS**



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LOCATION MAP



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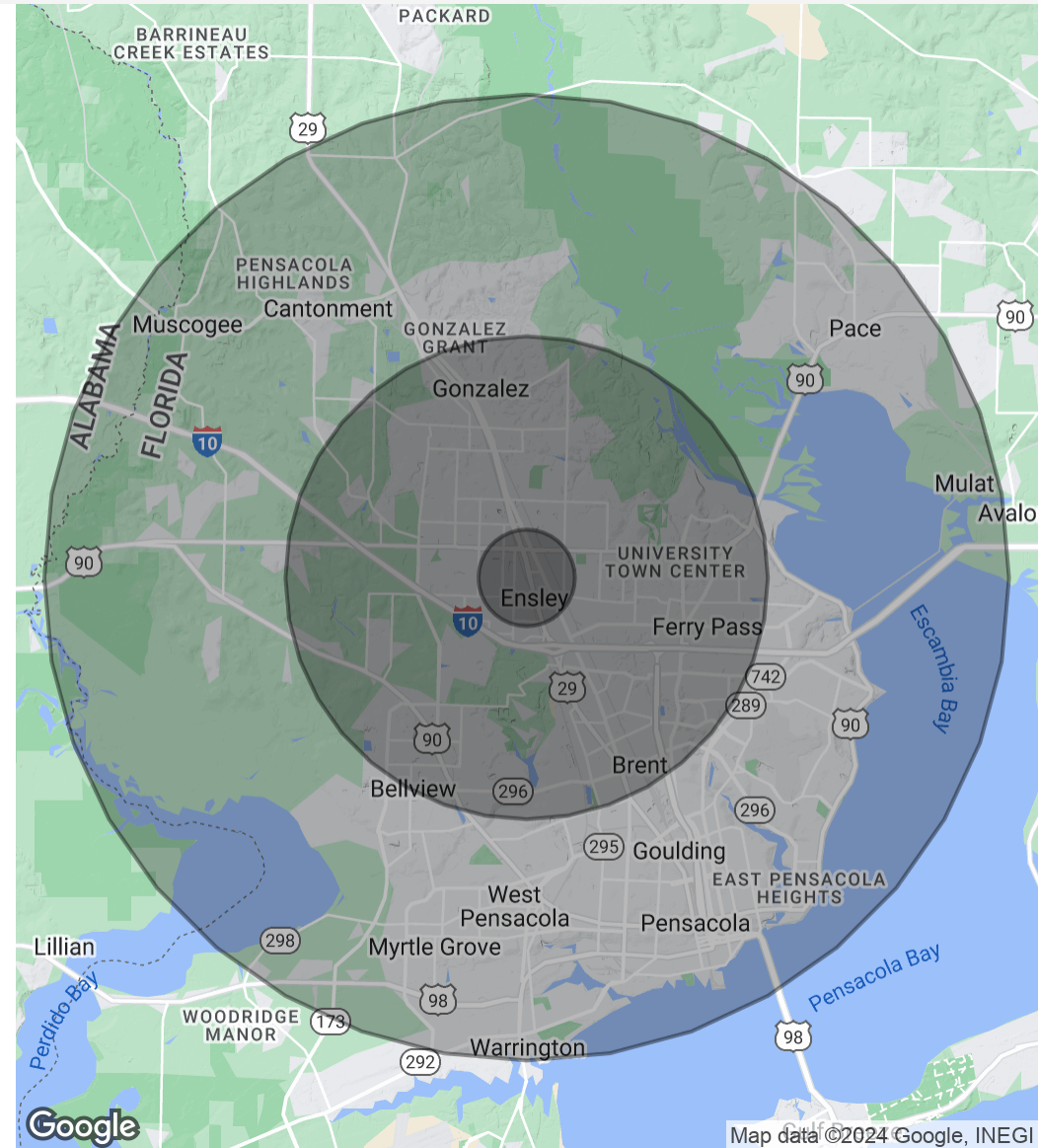
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	3,671	99,739	286,403
Average Age	40.5	38.2	38.1
Average Age (Male)	37.3	37.4	36.7
Average Age (Female)	45.0	39.8	39.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,562	39,443	111,544
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$50,355	\$58,343	\$56,526
Average House Value	\$163,259	\$170,704	\$184,056

\* Demographic data derived from 2020 ACS - US Census



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