



Former Bank Branch Building

RETAIL PROPERTY FOR SALE

1735 E. Nine Mile Road Pensacola, FL 32534

Phil Sherrill | 850.972.0360 | psherrill@beaubox.com



Former Bank Branch Building

1735 E. Nine Mile Road Pensacola, FL 32534

PROPERTY SUMMARY



Property Description

The University of West Florida market former Regions Bank branch is offered as a free-standing building prominently located at street frontage of highly progressive Nine Mile Road/ Hwy 90.

Property Highlights:

- Exceptional visibility as outparcel of the Target/Publix grocer anchored Neighborhood center
- The main gate of University of West Florida campus is less than a mile away
- The building is close by to surrounding, supportive medical facilities, restaurants and shopping
- County zoned, COM Commercial
- Traffic Counts of 41,500+/- at Nine Mile Road frontage
- Call for offers; all offers due by February 26th

Phil Sherrill

850.972.0360
psherrill@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | September 05, 2022

Offering Summary

Number Of Units:	1
Lot Size:	1.17 Acres
Building Size:	3,886 SF

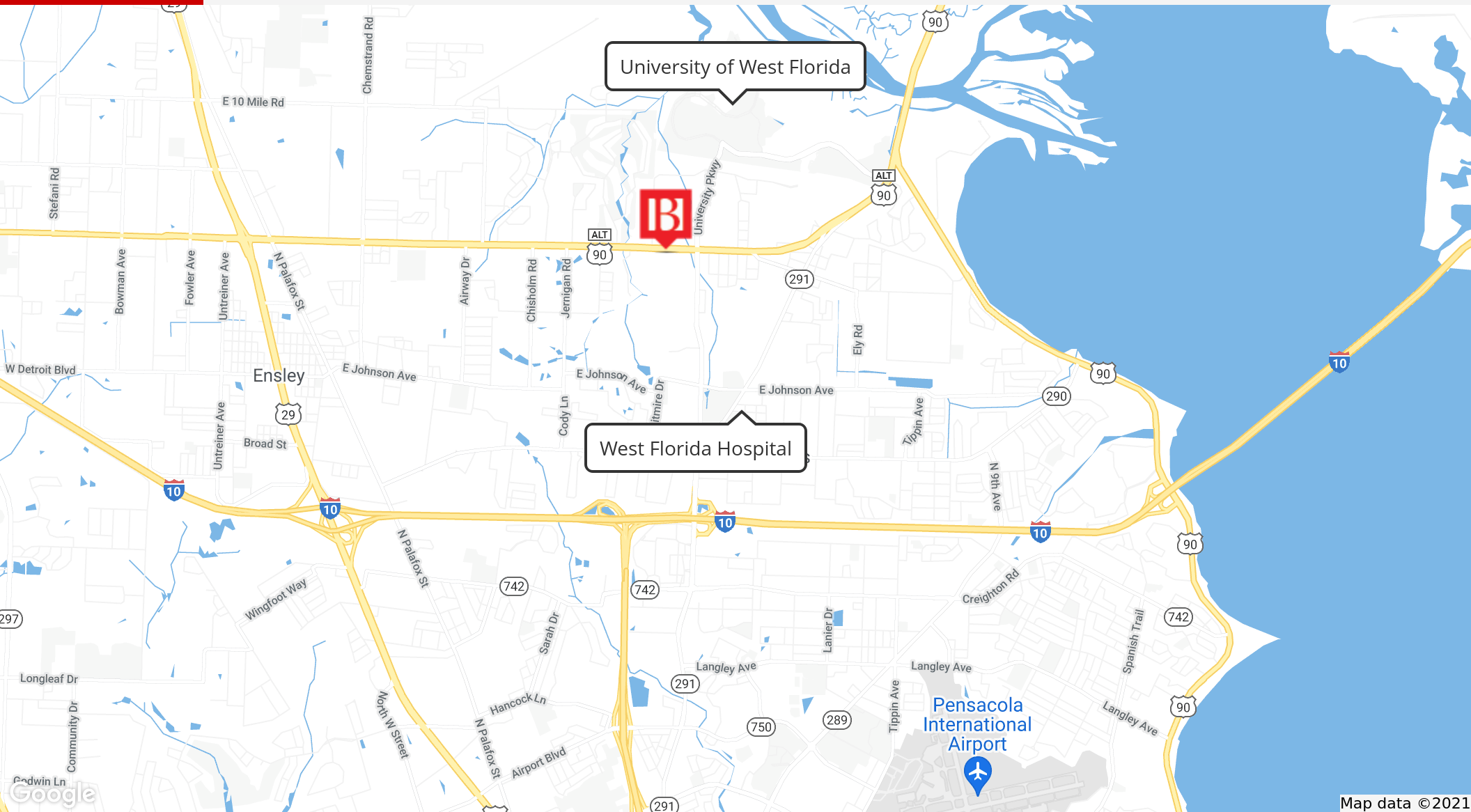
Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,369	15,809	40,128
Total Population	5,239	37,483	98,171
Average HH Income	\$57,172	\$57,027	\$58,743



former Regions Bank Branch Building

1735 E. Nine Mile Road Pensacola, FL 32534

RETAILER MAP



Phil Sherrill
850.972.0360
psherrill@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | September 05, 2022



former Regions Bank Branch Building
1735 E. Nine Mile Road Pensacola, FL 32534

ADDITIONAL PHOTOS



Phil Sherrill
850.972.0360
psherrill@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | September 05, 2022



Former Bank Branch Building

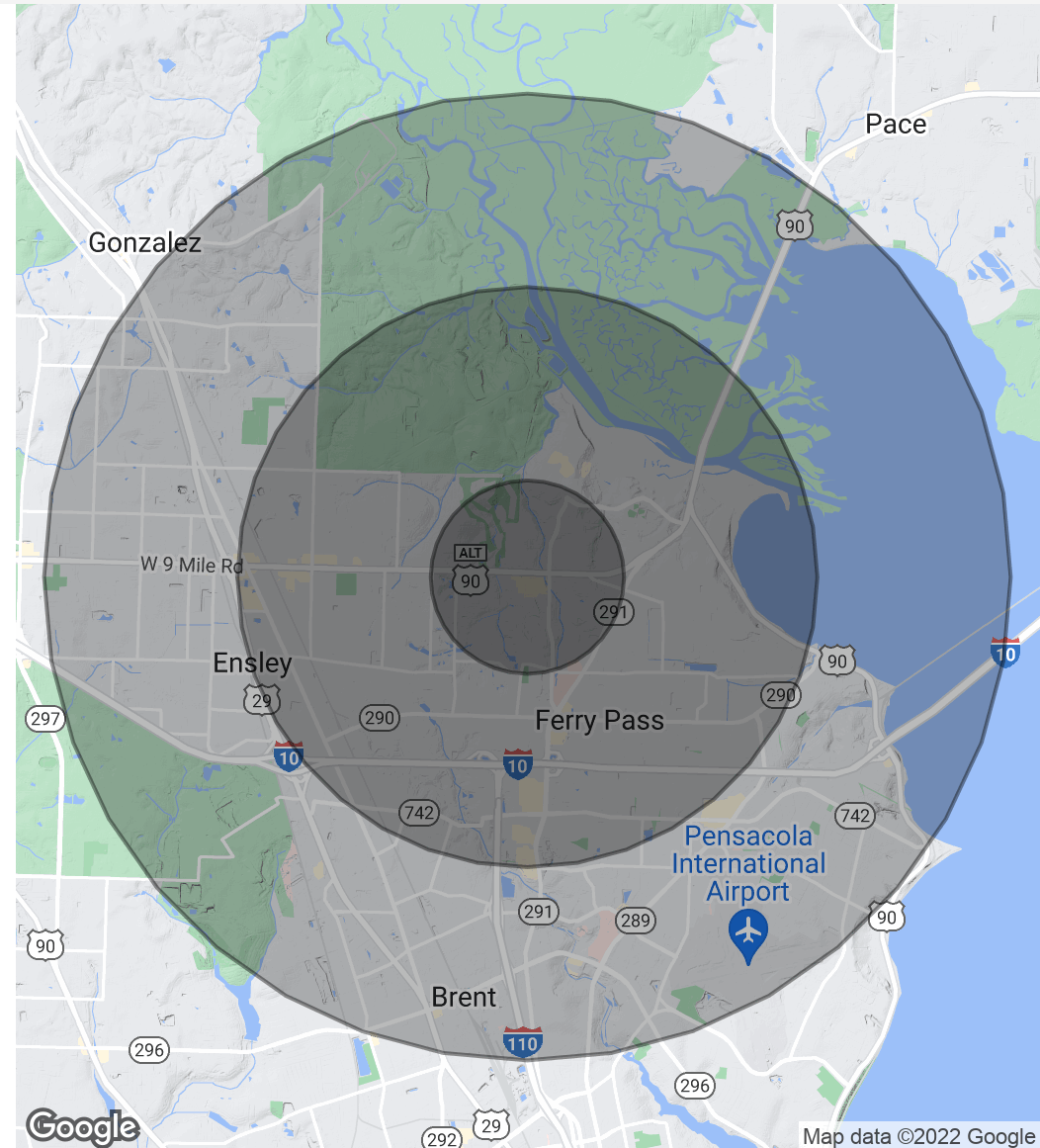
1735 E. Nine Mile Road Pensacola, FL 32534

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,239	37,483	98,171
Average Age	31.9	36.3	37.9
Average Age (Male)	29.0	34.9	36.8
Average Age (Female)	37.3	39.1	39.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,369	15,809	40,128
# Of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$57,172	\$57,027	\$58,743
Average House Value	\$156,230	\$151,579	\$169,619

* Demographic data derived from 2020 ACS - US Census



Phil Sherrill
 850.972.0360
 psherrill@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | September 05, 2022

