

# 34,500 SF Retail/Warehouse on 2.35 Acres

5600 N Davis Highway Pensacola, FL 32503

## PROPERTY SUMMARY



### Property Description

Two buildings, First is 30,000 SF, of which 21,500 SF is air-conditioned retail/showroom/office space, and the remaining 8,500 SF is warehouse with three loading doors - with one 10' x 12 dock-high and two 10' x 12' ramped on-grade door. 400 Amp, 3-Phase power and fire suppression system in place. Second Building is 4,500 SF metal warehouse with 16' eave height and ramped on-grade 12' x 10' roll-up door.

### Property Highlights

- APN#: 481S307223000001
- Two Buildings zoned commercial
- 21,500 SF used for retail/showroom/office space
- Warehouse with 3 loading doors

### Offering Summary

Sale Price:	\$3,500,000
Lot Size:	2.35 Acres
Building Size:	34,500 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,472	21,203	56,808
Total Population	6,917	58,615	143,875
Average HH Income	\$47,899	\$50,173	\$54,243

### Bill Ogburn

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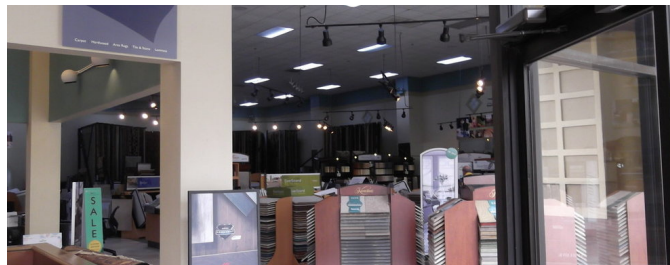
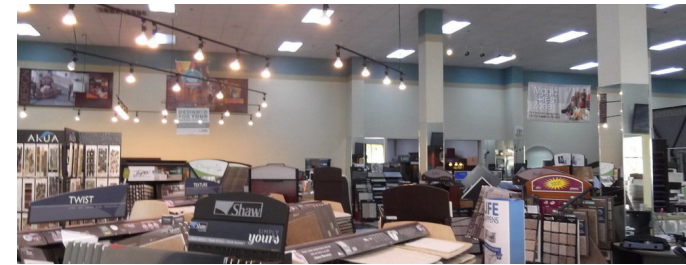
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## ADDITIONAL PHOTOS



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LOCATION MAP



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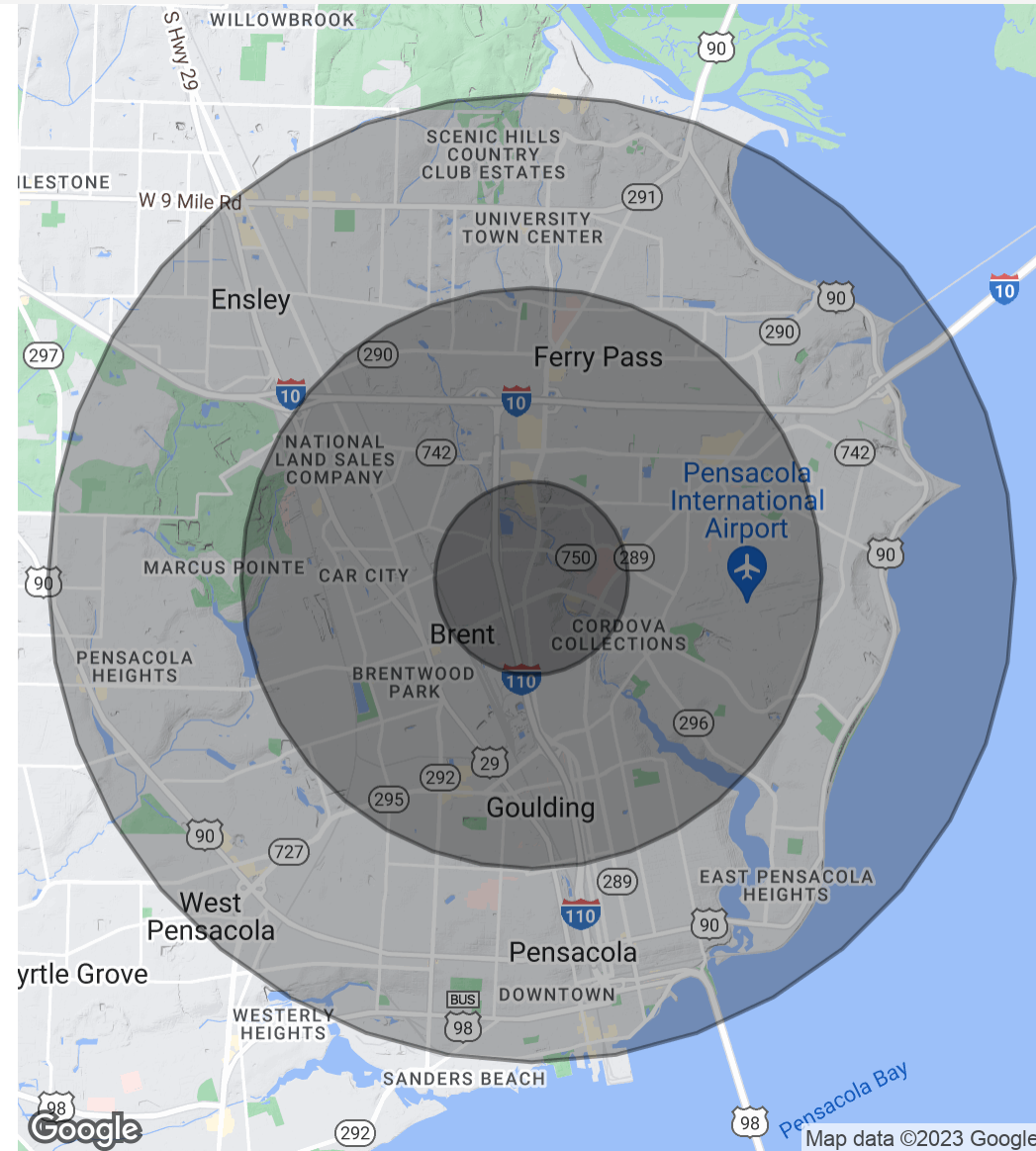
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,917	58,615	143,875
Average Age	31.4	35.1	37.4
Average Age (Male)	29.5	32.9	35.7
Average Age (Female)	32.8	37.6	39.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,472	21,203	56,808
# Of Persons Per HH	2.8	2.8	2.5
Average HH Income	\$47,899	\$50,173	\$54,243
Average House Value		\$196,031	\$193,930

\* Demographic data derived from 2020 ACS - US Census



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## 5600 N Davis Highway Pensacola, FL 32503

BILL OGBURN, MANAGING PARTNER



### Bill Ogburn

Managing Partner

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### Professional Background

Bill Ogburn is a Real Estate Broker with over 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

#### AGENT HIGHLIGHTS:

- Broker-Owner of Ogburn Realty
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

### Education

Florence State University (Florence, AL)

Georgia Tech (Atlanta, GA)

Columbia Military Academy (Columbia, TN)

#### Beau Box Commercial Real Estate

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