

Former Church's Chicken

4010 Barrancas Ave Pensacola, FL 32507

PROPERTY SUMMARY



Property Description

Previously occupied QSR at Barrancas and Old Corry Field Rd offers hard corner visibility and convenient access. Pylon signage capable. West Pensacola connector corridor of Barrancas Ave. links downtown Pensacola to Pensacola Naval Air Station and Perdido Bay. LL to consider longer Term Lease

Property Highlights

- Drive thru
- Large parking area
- Excellent visibility
- 27,000 cpd
- Detached storage structure

Offering Summary

Lease Rate:	Negotiable
Available SF:	960 SF
Lot Size:	0.5 Acres
Building Size:	960 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,816	14,389	37,641
Total Population	4,452	40,161	106,918
Average HH Income	\$38,494	\$41,892	\$45,152

Phil Sherrill
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LOCATION MAP



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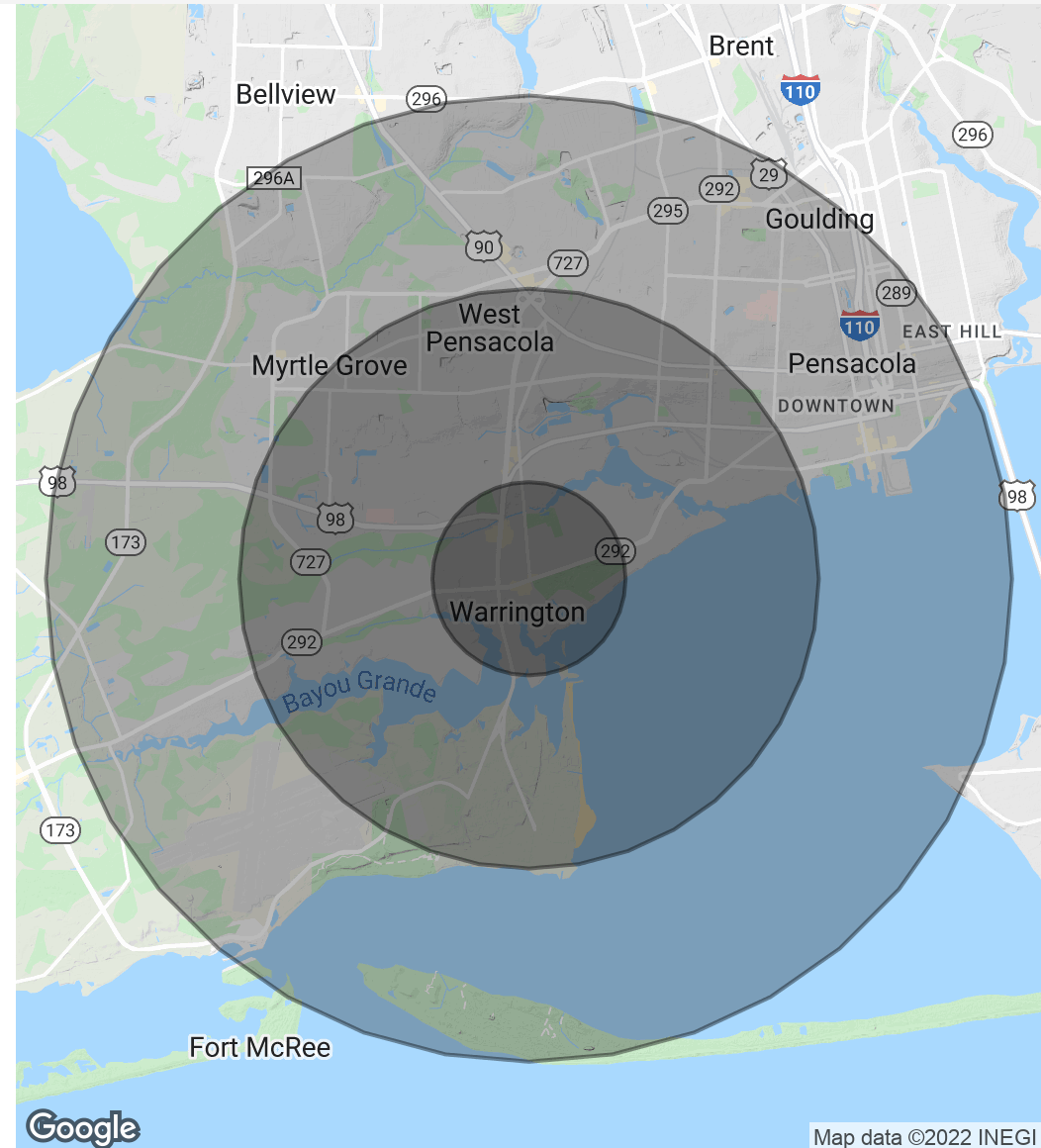
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	4,452	40,161	106,918
Average Age	35.0	32.5	34.5
Average Age (Male)	32.9	31.5	32.9
Average Age (Female)	36.1	33.9	36.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,816	14,389	37,641
# Of Persons Per HH	2.5	2.8	2.8
Average HH Income	\$38,494	\$41,892	\$45,152
Average House Value	\$163,656	\$149,231	\$161,193

* Demographic data derived from 2010 US Census



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Phil Sherrill

Agent

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Professional Background

Phil Sherrill, commercial sales, leasing, and marketing specialist with Beau Box Commercial Real Estate, serves the Northwest Florida region, with emphasis on Pensacola and surrounding markets. For more than 35 years, Phil has steadfastly produced within the Florida Gulf Coast expanse with wide-ranging experience in commercial real estate brokerage and management. He has developed a broad regional presence in the Northwest Florida market working with numerous developers, investors, and landlords. Drawing upon resourceful solutions, Phil effectively represents client interests of various constraints, expectations, and timelines with effective outcomes.

Managing all facets of the commercial transaction from research to closing, Phil Sherrill is deeply versed in all aspects of the real estate transaction process, from initial site selection, due diligence and project analysis, to client and consultant relations, to deal structuring and consummation. The depth of his relationships throughout Northwest Florida is unmatched, a result of his personal commitment and unyielding loyalty to every client, whether large or small. With an effective approach to brokerage service assignments, Phil is adept at cultivating intersecting interests with a variety of developers, end users, and brokerage opportunities.

While residing along the Gulf of Mexico in South Walton County, Phil traverses the Florida Gulf Coast region and waterways for work and pleasure, enjoying the allure of an active, renown region of Florida.

Beau Box Commercial Real Estate

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