

PROPERTY SUMMARY



Property Description

Vacant Land adjacent to Heritage Oaks Office Park.
Hard Corner fronting West Michigan Ave at Marseille Drive offers approx. 300 Feet of street frontage.
Michigan Ave in west Pensacola links Mobile Highway with Interstate 110.
The surrounding area supports Retail and office users.

Property Highlights

- Approx. 2.19 Acres
- Zoned HDMU Escambia County Commercial
- Feet Frontage : 300'+/-
- Traffic Count: 36,000 cpd

Offering Summary

Sale Price:	\$250,000
Lot Size:	2.19 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,081	23,091	59,194
Total Population	8,646	66,867	156,586
Average HH Income	\$46,477	\$44,832	\$46,994

Phil Sherrill
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945 Michigan Ave
Pensacola, FL 32505

LOCATION MAP



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ADDITIONAL PHOTOS



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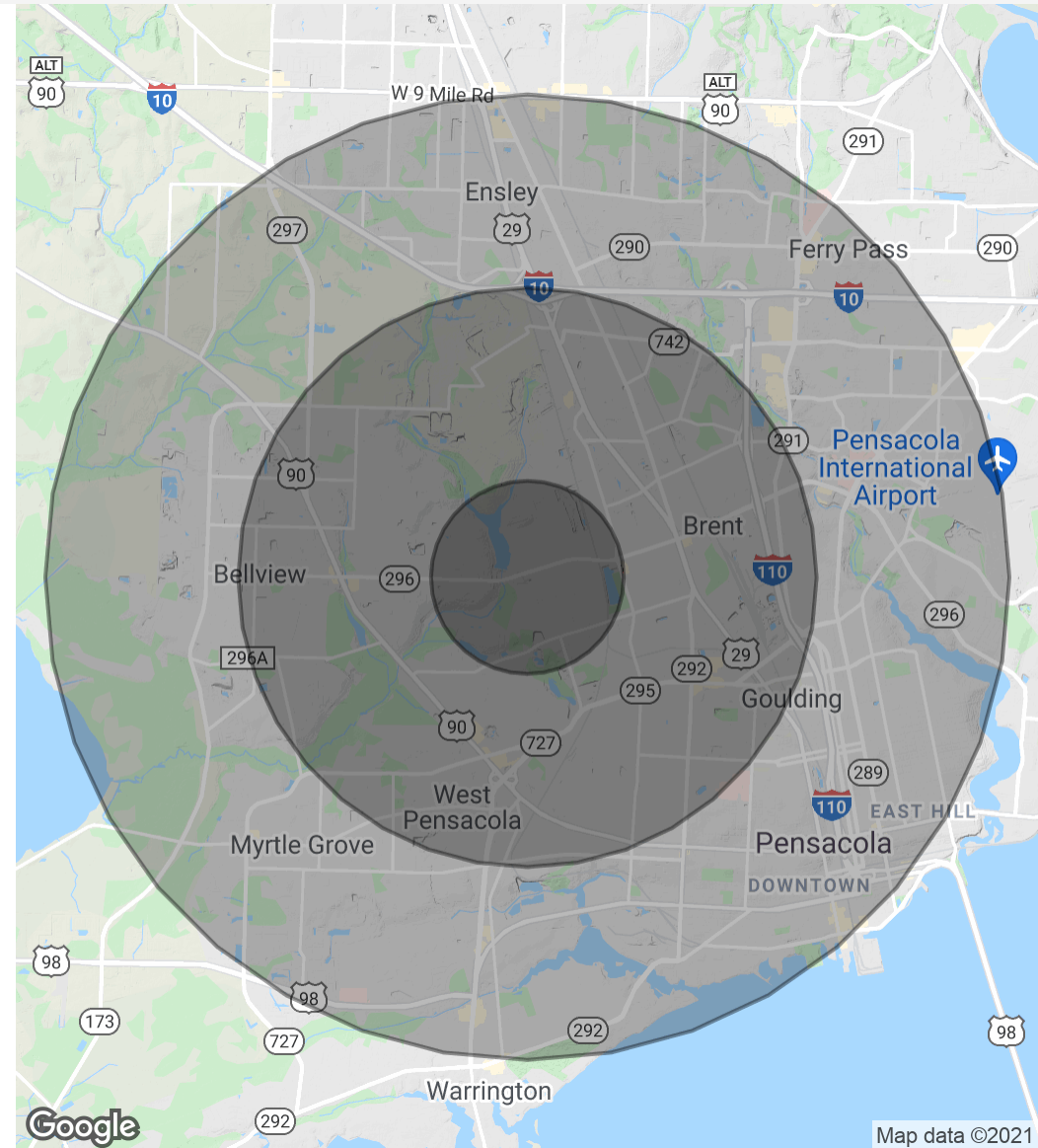


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,646	66,867	156,586
Average Age	34.8	34.5	36.2
Average Age (Male)	35.5	33.8	34.5
Average Age (Female)	34.8	35.7	38.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,081	23,091	59,194
# Of Persons Per HH	2.8	2.9	2.6
Average HH Income	\$46,477	\$44,832	\$46,994
Average House Value	\$123,085	\$141,992	\$153,649

** 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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