

2600 Blk Michigan Ave Land

Pensacola, FL 32505

PROPERTY SUMMARY



Property Description

Irregular shaped mid-block vacant acreage fronting Michigan Avenue. Dedicated deceleration lane into the property. Approx. 270' of frontage. Existing power line easement. Optimal for outdoor or self storage, or industrial use.

Property Highlights

- 2 + vacant acres on busy Michigan Ave
- AADT: 36,000 cpd
- 270' +/- frontage
- Deceleration lane fronting parcels
- Zoned Commercial

Offering Summary

Sale Price:	\$129,900
Lot Size:	2.06 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,232	22,395	52,873
Total Population	8,273	59,211	143,229
Average HH Income	\$53,609	\$47,884	\$47,052

Phil Sherrill

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LOCATION MAP



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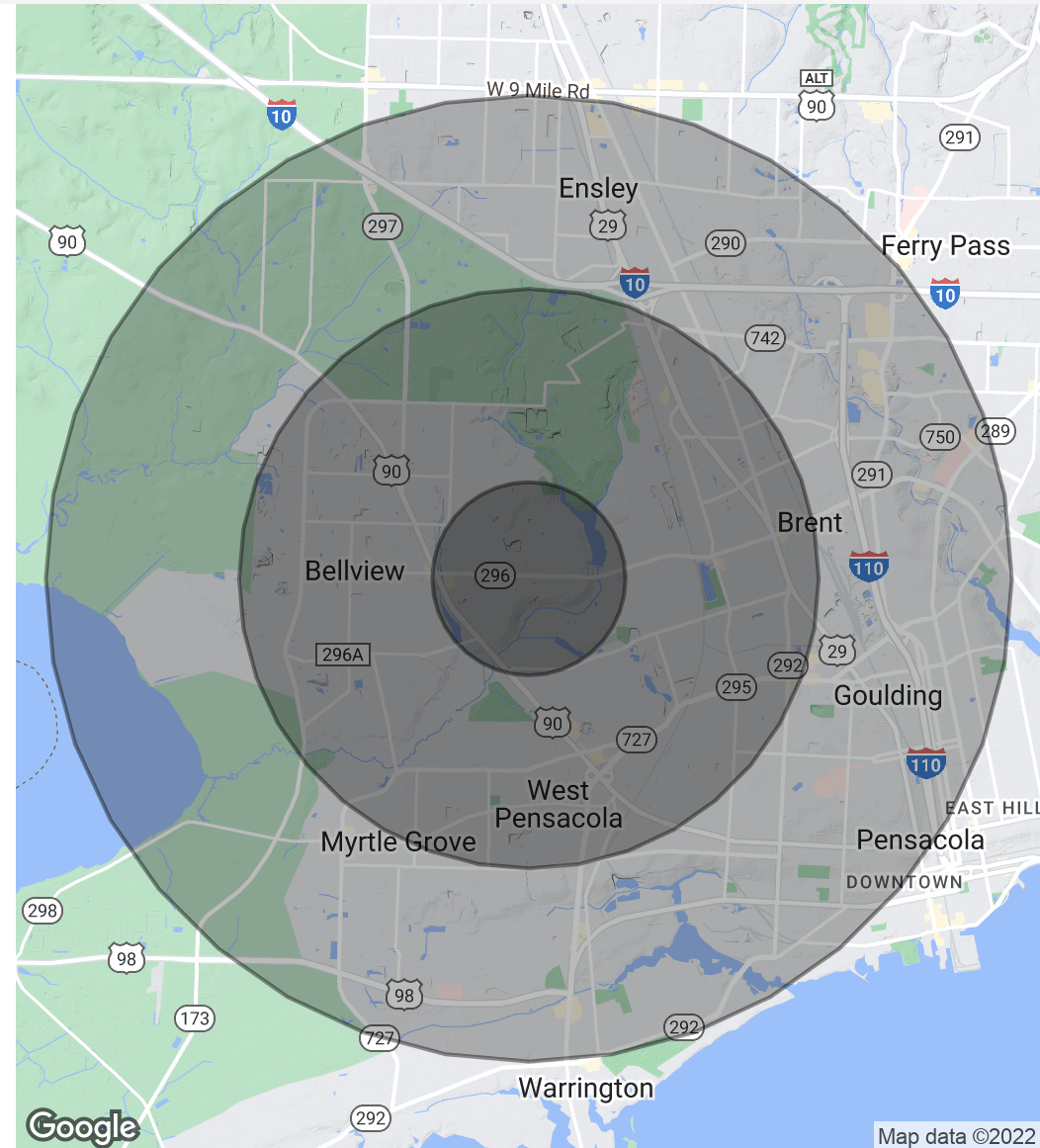
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,273	59,211	143,229
Average Age	38.2	36.7	36.1
Average Age (Male)	37.8	36.1	34.5
Average Age (Female)	39.7	37.7	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,232	22,395	52,873
# Of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$53,609	\$47,884	\$47,052
Average House Value	\$159,564	\$151,472	\$152,276

* 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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