

# Michigan Avenue Commercial Parcel

## 933 W Michigan Avenue Pensacola, FL 32505

### PROPERTY SUMMARY



### Property Description

High-traffic commercial corridor of West Michigan Avenue. Offers 1/5 acre vacant mixed use opportunity. Parcel located within 2 miles of recently announced Baptist Hospital campus. Michigan avenue links I 1-10 and Palafox to major Mobile Highway.

### Property Highlights

- Zoned Commercial
- Traffic count of 36,000 +/-
- 65' Michigan Ave Frontage
- Approx. 127' Depth
- Located 100' from Heritage Oaks Business Center

### Offering Summary

Sale Price:	\$25,000
Lot Size:	0.19 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,927	22,926	59,746
Total Population	8,193	66,831	157,734
Average HH Income	\$45,949	\$44,806	\$47,187

### Phil Sherrill

850.972.0360  
psherrill@beaibox.com

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LOCATION MAP



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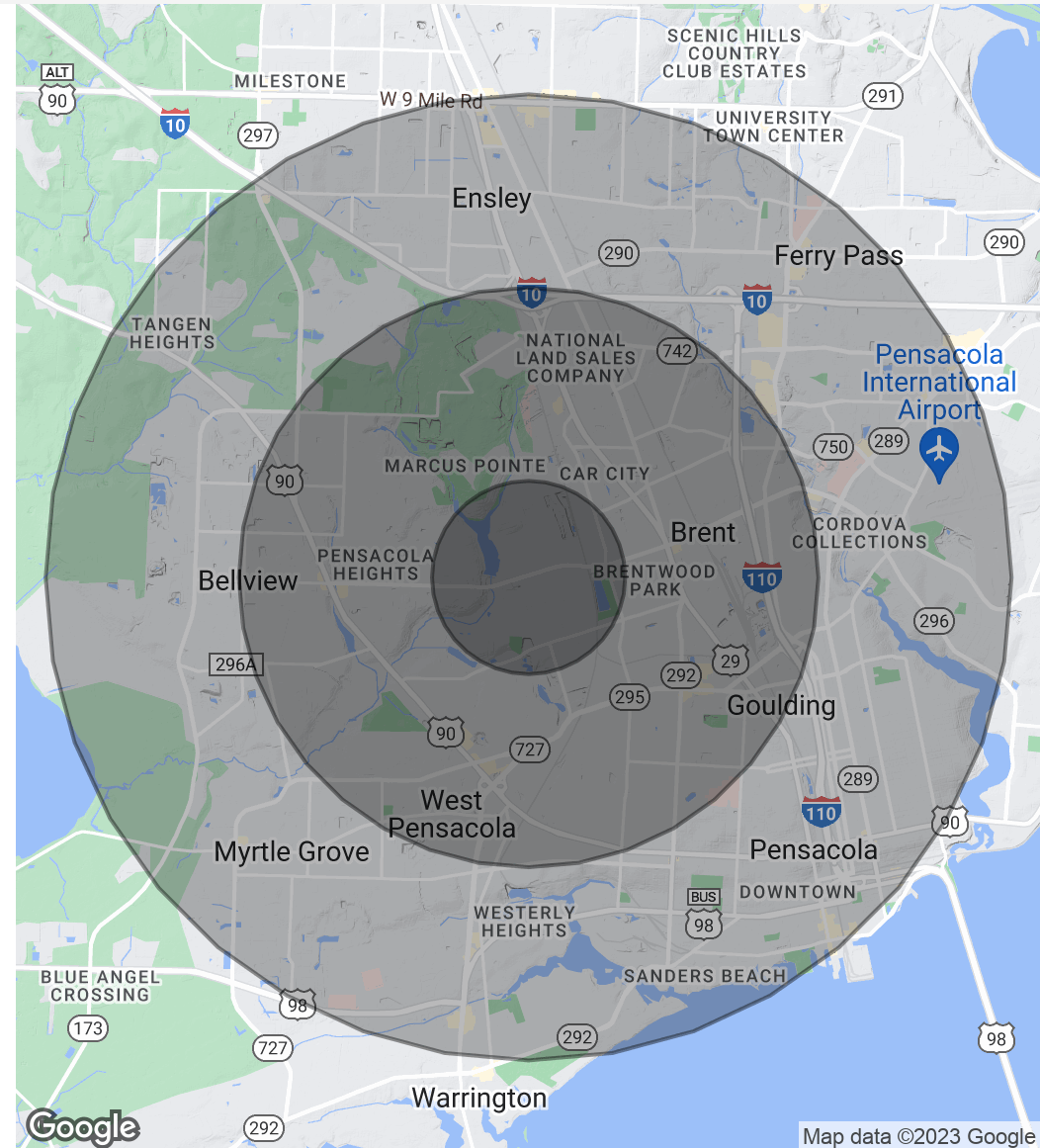
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,193	66,831	157,734
Average Age	34.7	34.5	36.3
Average Age (Male)	35.6	33.8	34.6
Average Age (Female)	34.5	35.8	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,927	22,926	59,746
# Of Persons Per HH	2.8	2.9	2.6
Average HH Income	\$45,949	\$44,806	\$47,187
Average House Value	\$120,899	\$141,661	\$155,409

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



### Phil Sherrill

Agent

psherrill@beaubox.com

**Direct:** 850.972.0360 | **Cell:** 850.225.0083

### 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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