

PROPERTY SUMMARY



Property Description

This prime 16,500 SF building sits in the retail corridor of Pensacola, FL on 1.10 acres. Located right off N. Davis Highway, this 16,500 SF building includes: a +/- 12,947 showroom, 1,317 office, and a 1,936 warehouse. The immaculate glass storefront allows for lots of natural light while the warehouse has a roll up door with a loading dock

Property Highlights

- 16,500 SF building
- Just installed, new, 40-year corrugated metal roof
- 1.10 acre lot
- Includes: +/- 12,947 showroom, 1,317 office, and a 1,936 warehouse
- Glass storefront

Bill Ogburn

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Offering Summary

Sale Price:	\$1,350,000
Number Of Units:	1
Lot Size:	1.1 Acres
Building Size:	16,500 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,579	21,284	53,190
Total Population	5,510	53,009	136,067
Average HH Income	\$45,136	\$51,942	\$55,928



6645 N Davis Hwy
Pensacola, FL 32504

LOCATION MAP



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ADDITIONAL PHOTOS



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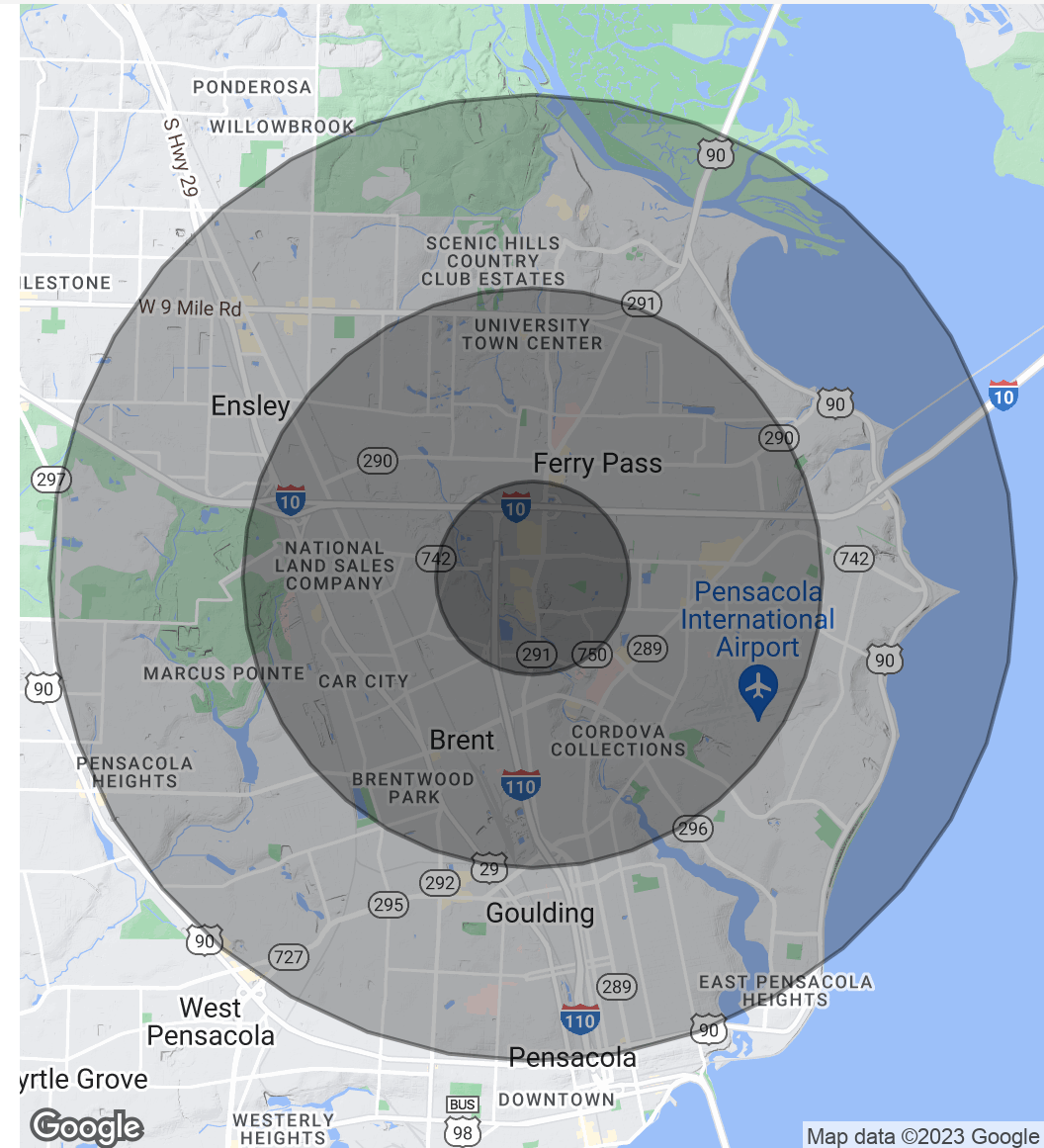


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,510	53,009	136,067
Average Age	35.5	35.1	37.4
Average Age (Male)	33.4	32.9	35.7
Average Age (Female)	36.7	37.7	39.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,579	21,284	53,190
# Of Persons Per HH	2.1	2.5	2.6
Average HH Income	\$45,136	\$51,942	\$55,928
Average House Value	\$151,755	\$174,374	\$193,571

** Demographic data derived from 2020 ACS - US Census*



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ADVISOR BIO



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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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