

RETAIL OFFERING FOR SALE

6741 Pine Forest Road

Pensacola, FL 32526



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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Offering Summary

Sale Price:	\$850,000
Building Size:	2,400 SF
Lot Size:	0.855 Acres
Year Built:	1987
Zoning:	HC/LI
Market:	Pensacola
Submarket:	Bellview
Traffic Count:	18,000

Property Overview

Fabulous .85 acre site located on the west side of Pine Forest Road just 3 miles south from I10. This property is surrounded by several residential neighborhoods including houses, apartments and townhomes.

Location Overview

Your drive through window of opportunity is available! Will you open it? Seriously though, this is an opportune spot for a drive thru restaurant! According to FloridaWestEDA.com, Food and Beverages is the third largest expenditures only behind shelter and transportation in the Bellview area of Pensacola!

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Sale Price	\$850,000
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Location Information

Building Name	6741 Pine Forest Road
Street Address	6741 Pine Forest Rd
City, State, Zip	Pensacola, FL 32526
County	Escambia
Market	Pensacola
Sub-market	Bellview
Side of the Street	West
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	Directly on State Road 297, US 90 intersection .5 miles, I10 is 3 miles North
Nearest Airport	Pensacola International Airport 12 miles

Building Information

Building Size	2,400 SF
Ceiling Height	12 ft

Property Information

Property Type	Retail
Property Subtype	Restaurant
Zoning	HC/LI
Lot Size	0.855 Acres
APN #	25-1S-31-3404-000-003
Lot Frontage	123 ft
Lot Depth	300 ft
Corner Property	No
Traffic Count	18000
Traffic Count Street	Pine Forest Road
Traffic Count Frontage	123

Amenities

This property is conveniently located on heavily traveled Pine Forest Road with Mobile Hwy intersecting just 60 seconds south. Walmart Neighborhood shopping center, located next door, includes dining, specialty stores, fuel car wash and more.

Power	Yes
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Parking & Transportation

Street Parking	No
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- **Prime Location:** Pine Forest Road and Mobile Hwy in Pensacola, this commercial property offers exceptional visibility and accessibility, making it an ideal spot for businesses seeking high foot traffic with sidewalks all the way from Mobile Hwy to Longleaf Dr.
- **Versatile Space:** With a spacious layout and flexible zoning, this property is suitable for a wide range of businesses, from retail and restaurants to offices and service providers.
- **Ample Parking:** A generous parking area ensures convenience for customers and employees, making it easier to attract and retain visitors.
- **Growing Community:** Pensacola's Mobile Highway corridor is experiencing significant growth and development, providing ample opportunities for businesses to thrive in this expanding market.
- **Established Infrastructure:** Benefit from existing infrastructure, including utilities and well-maintained facilities, reducing startup costs for your business.
- **Proximity to Amenities:** Conveniently located near shopping centers, schools, and residential neighborhoods, this property is well-positioned to capture a diverse customer base.
- **Strategic Access:** Easy access to major roadways and highways, including I-10, enhances connectivity and ensures that your business is accessible to a broader audience.

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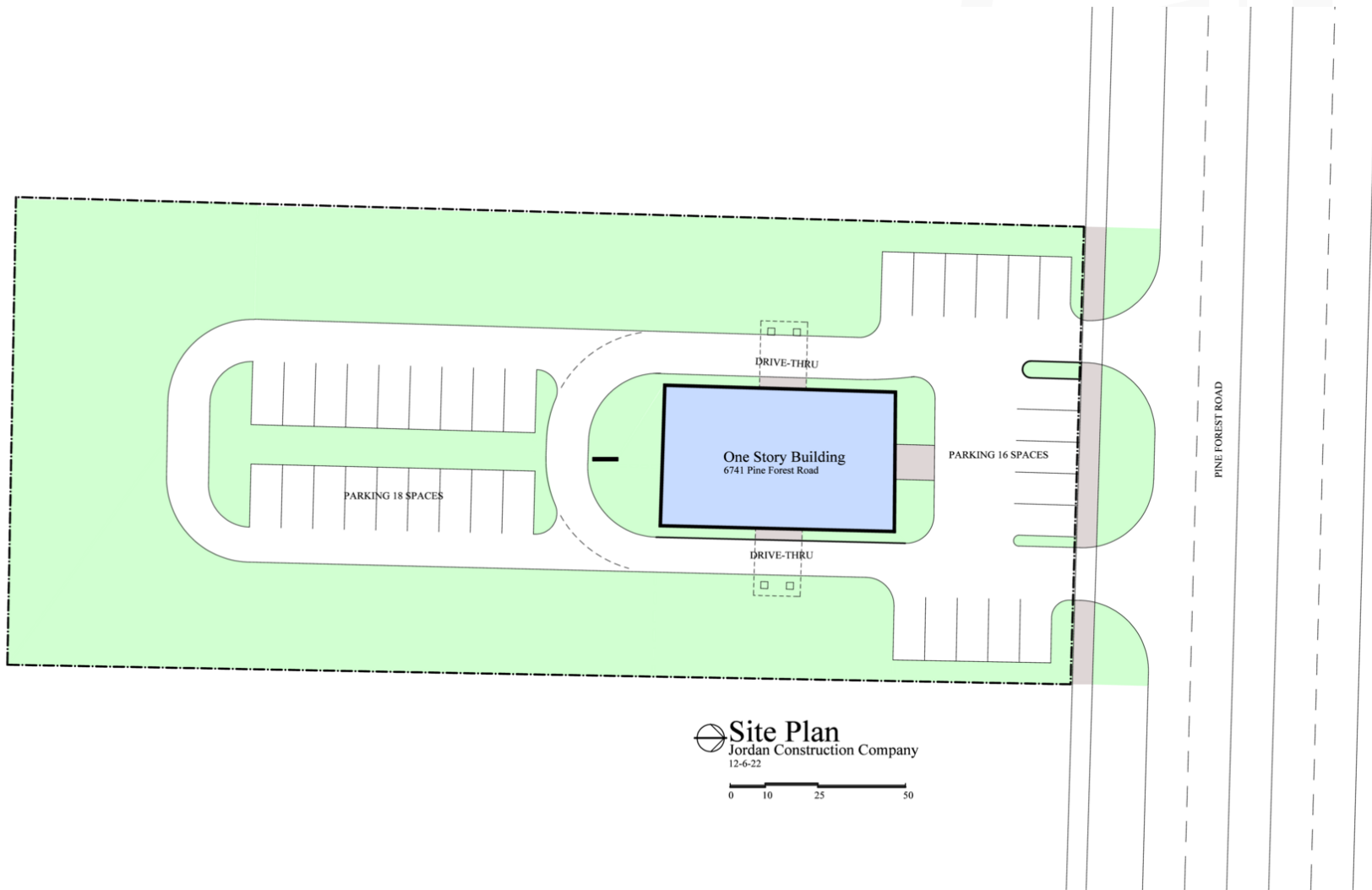
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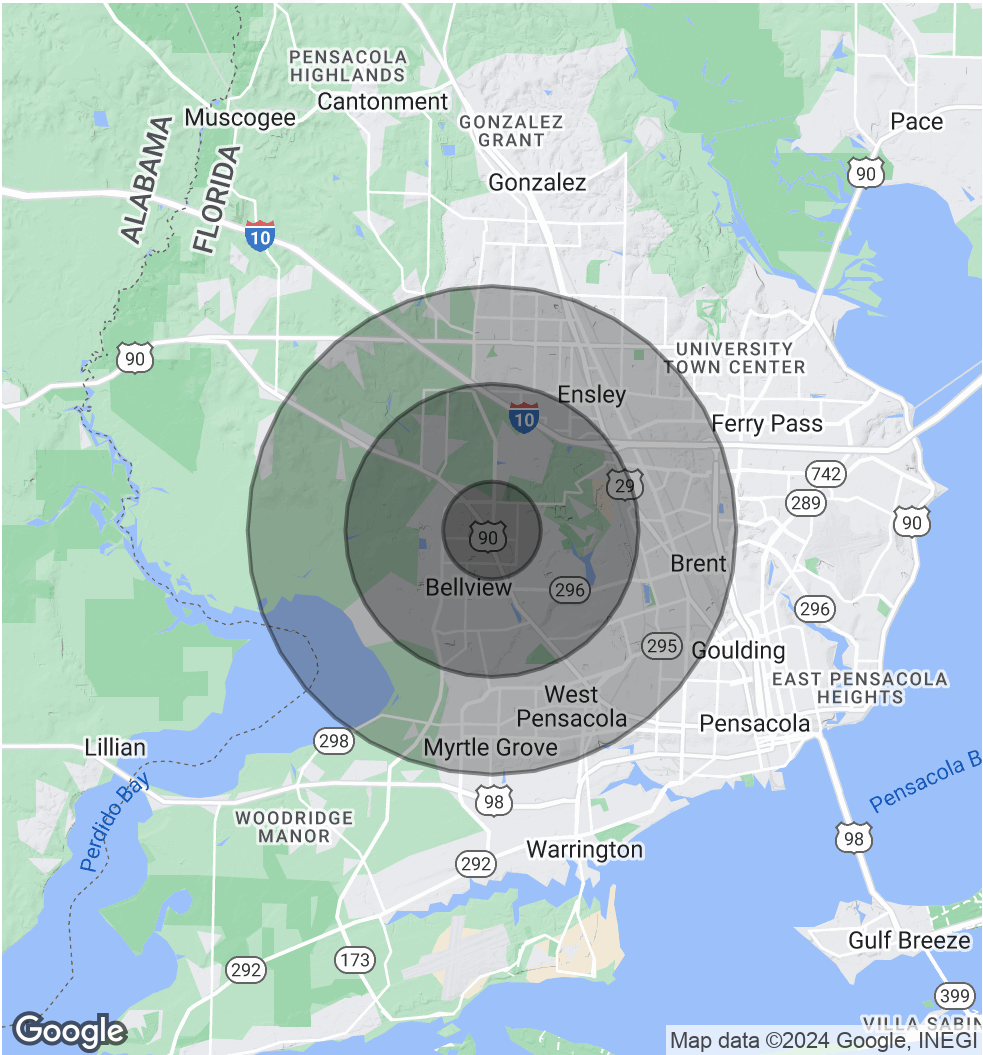
Population	1 Mile	3 Miles	5 Miles
Total Population	5,402	38,211	106,026
Average Age	44.7	43.1	40.5
Average Age (Male)	43.2	40.2	38.0
Average Age (Female)	45.5	45.7	43.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,389	17,136	47,249
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$58,311	\$56,658	\$52,811
Average House Value	\$133,853	\$140,877	\$126,038

Traffic Counts

PINE FOREST ROAD	18,000/day
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* Demographic data derived from 2020 ACS - US Census



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Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.