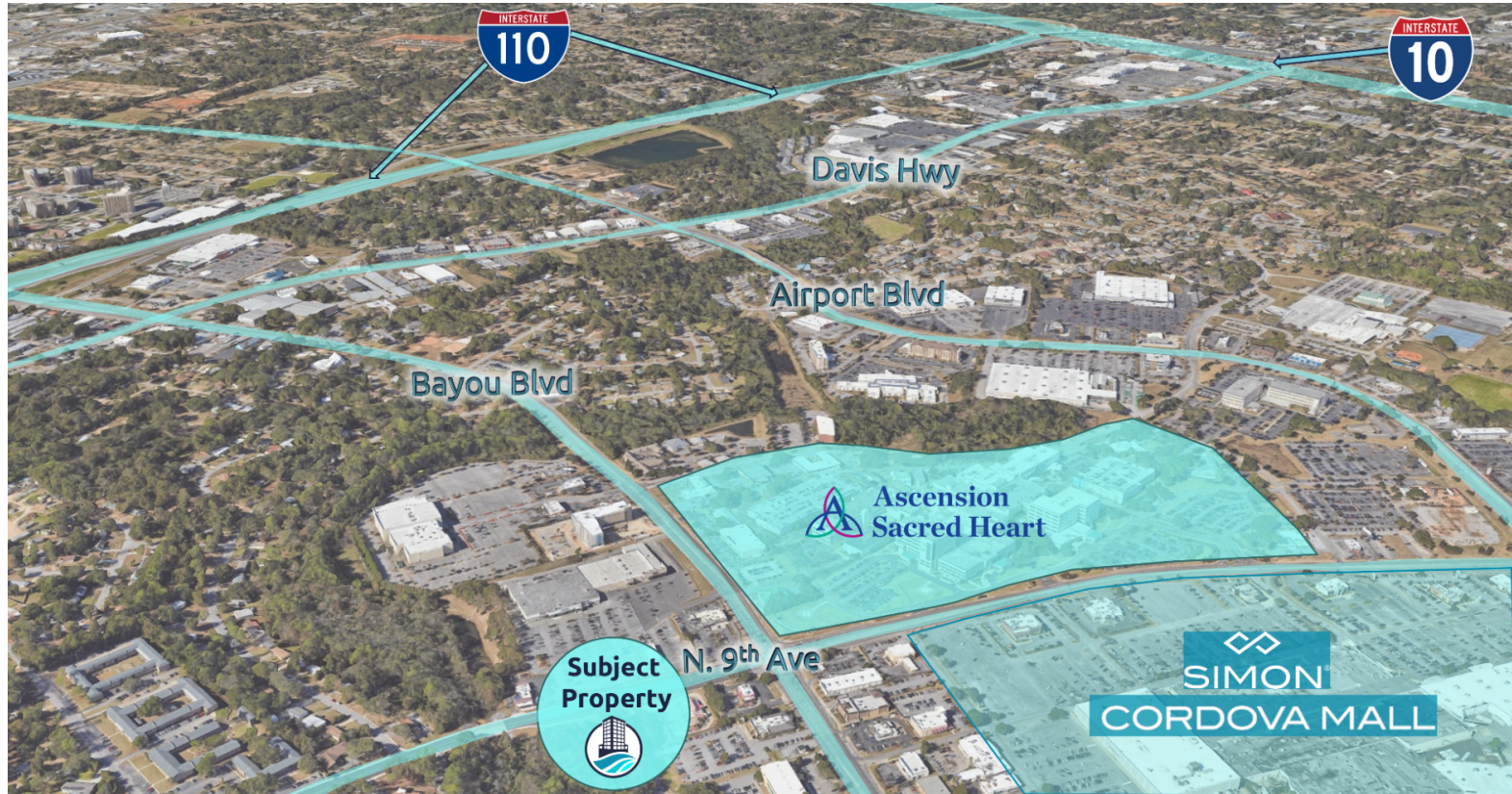


LAND OFFERING FOR SALE

# Vacant Land - Phenomenal Location in Pensacola

5000 Blk N 9th Ave Pensacola, FL 32503



Bay City Realty  
850.764.6800  
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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## Property Description

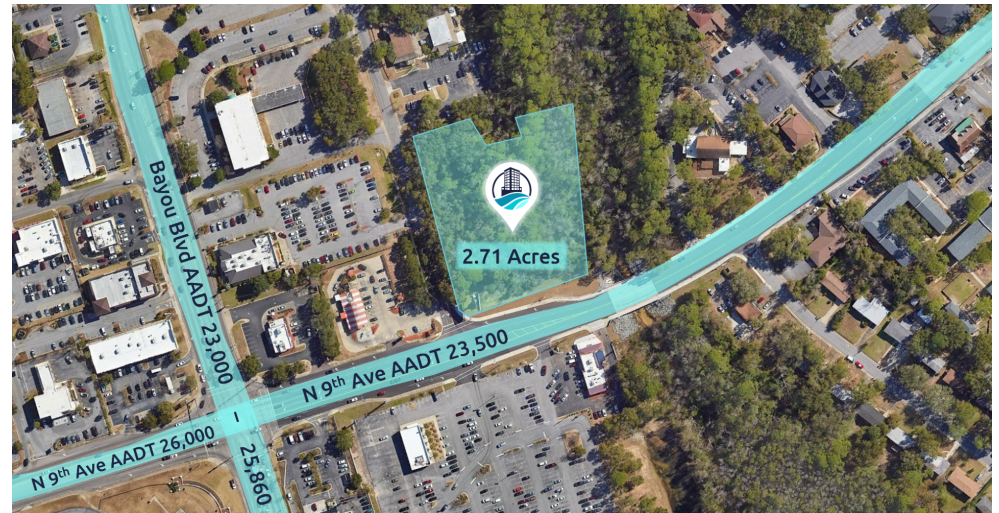
These 2.71 acres on busy N 9th Avenue aren't just a spot on the map. This is the VIP section of the City of Pensacola! Think of it as the Taylor Swift of land - "Parcel of the Year"!

## Location Description

Located on primary travel corridor in Pensacola, FL directly across the street from Publix and Panera Bread. Same side of 9th Ave as Whataburger and KFC, this property is surrounded by strong national retailers like Winn Dixie, Target, Olive Garden, Cordova Mall and more.

## Site Description

This commercial land is located at the corner of N 9th Avenue and Carpenters Creek Dr. on a well-traveled thoroughfare in the heart of the Cordova business district. The site is located near several commercial developments, including grocery stores, mall, retail strip centers, restaurants and businesses.



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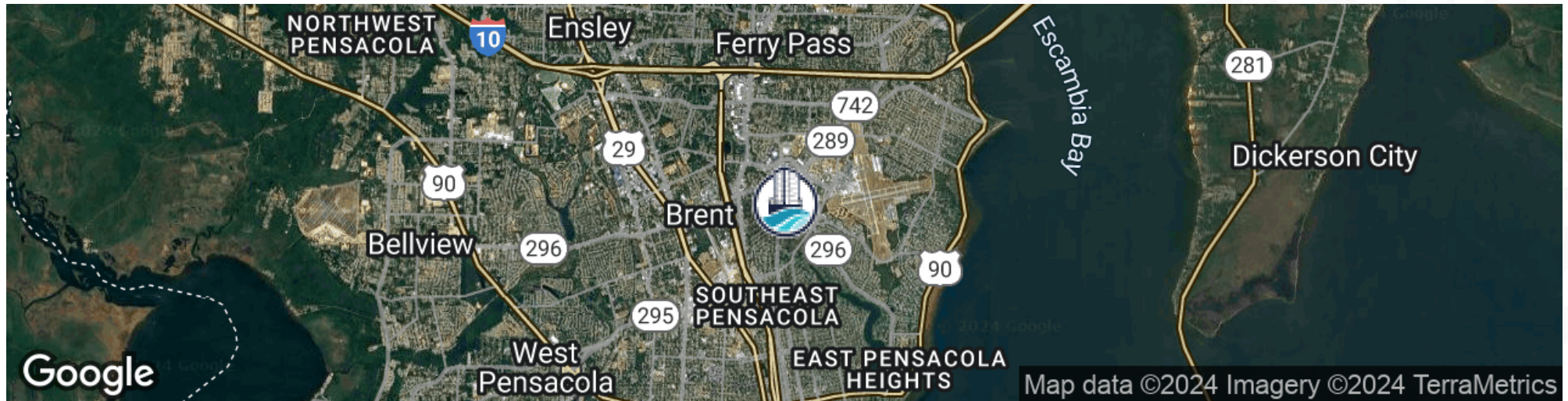




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### Offering Summary

Sale Price:	\$1,290,000
Lot Size:	2.717 Acres
Price / Acre:	\$474,788
Zoning:	C-1
Market:	Pensacola
Traffic Count:	23,500

### Property Highlights

- Prime location in the Cordova Business District
- 2023 Survey Available
- 2023 Protected Tree Inventory Report
- Easy travel to I110 and other nearby highways
- Zoned C1
- Easy ingress/egress.

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Sale Price	\$1,290,000
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## Location Information

Building Name	Vacant Land - Phenomenal Location in Pensacola
Street Address	5000 Blk N 9th Ave
City, State, Zip	Pensacola, FL 32503
County	Escambia
Market	Pensacola
Cross-Streets	One block South of 9th Ave & Bayou Blvd
Side of the Street	East
Road Type	Highway
Market Type	Medium
Nearest Highway	State Rd 289 aka N 9th Ave
Nearest Airport	Pensacola International Airport 1.3 Miles

## Additional Information

Number of Lots	1
Best Use	Car Wash, Hotel, Restaurant

## Property Information

Property Type	Land
Property Subtype	Retail
Zoning	C-1
Lot Size	2.717 Acres
APN #	33-1S-30-7200-000-027
Lot Frontage	282 ft
Lot Depth	410 ft
Corner Property	Yes
Traffic Count	23500
Traffic Count Street	9th Avenue
Traffic Count Frontage	282

## Amenities

Nearby Amenities Include:  
Grocery stores, such as Publix and Winn-Dixie  
Restaurants and fast food chains  
Coffee shops  
Retail shops and shopping centers  
Gas stations  
Banks and ATMs  
Parks and recreational areas  
Hospitals and medical centers

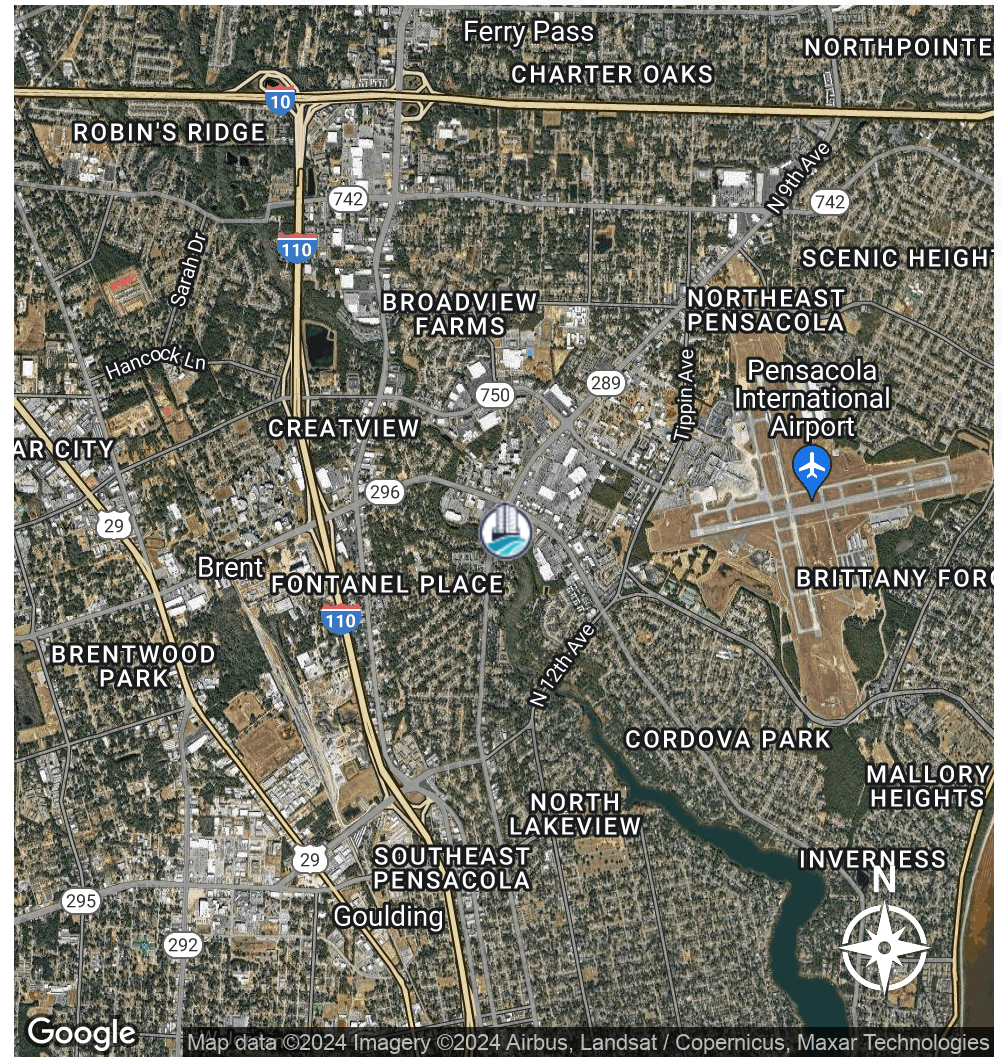
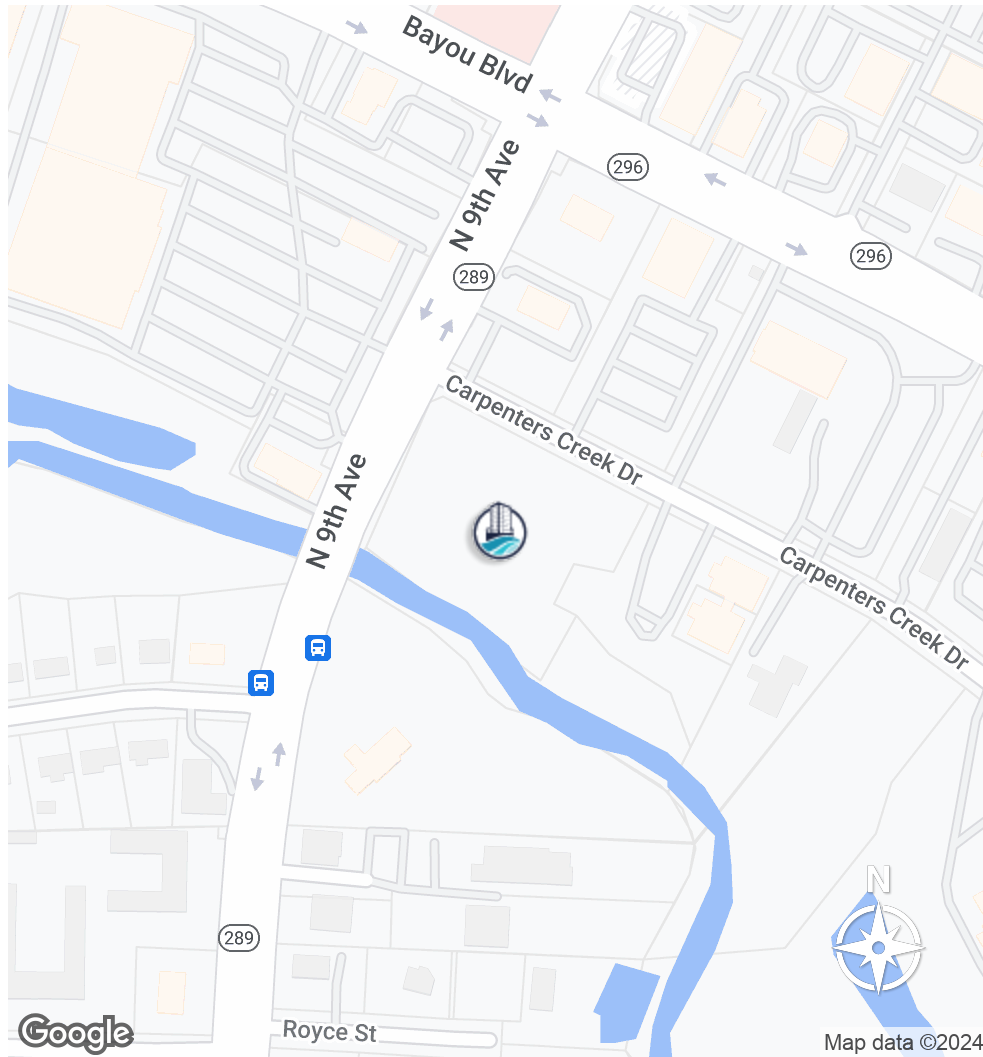




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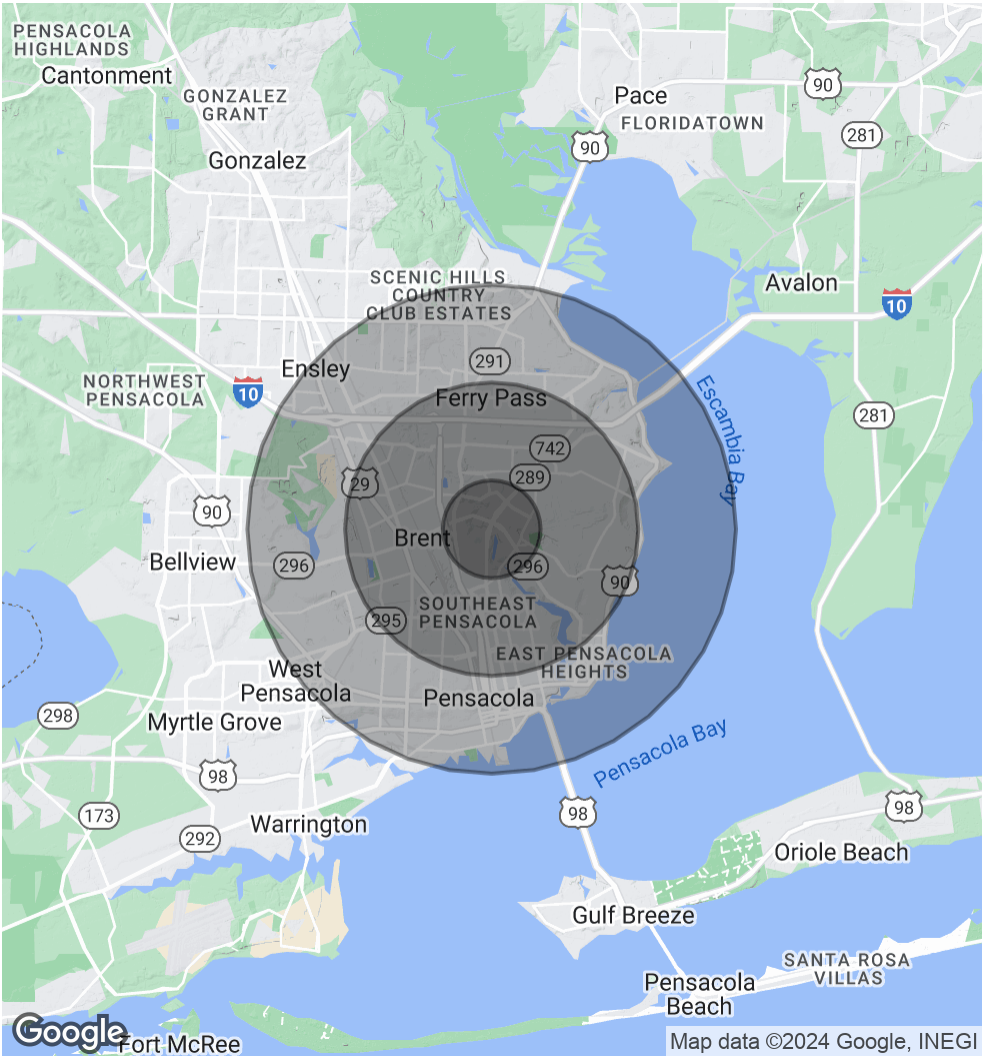
Population	1 Mile	3 Miles	5 Miles
Total Population	6,136	61,897	137,261
Average Age	35.1	36.6	37.9
Average Age (Male)	35.3	35.0	35.8
Average Age (Female)	33.2	39.2	40.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,870	26,126	62,821
# of Persons per HH	2.1	2.4	2.2
Average HH Income	\$59,072	\$62,730	\$58,592
Average House Value	\$177,680	\$162,580	\$155,040

Traffic Counts

One block South of 9th Ave & Bayou Blvd	23,500/day
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2020 American Community Survey (ACS)



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## Vacant Land - Phenomenal Location in Pensacola

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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.