

RETAIL OFFERING FOR SALE

1917 W Cervantes St

Pensacola, FL 32501



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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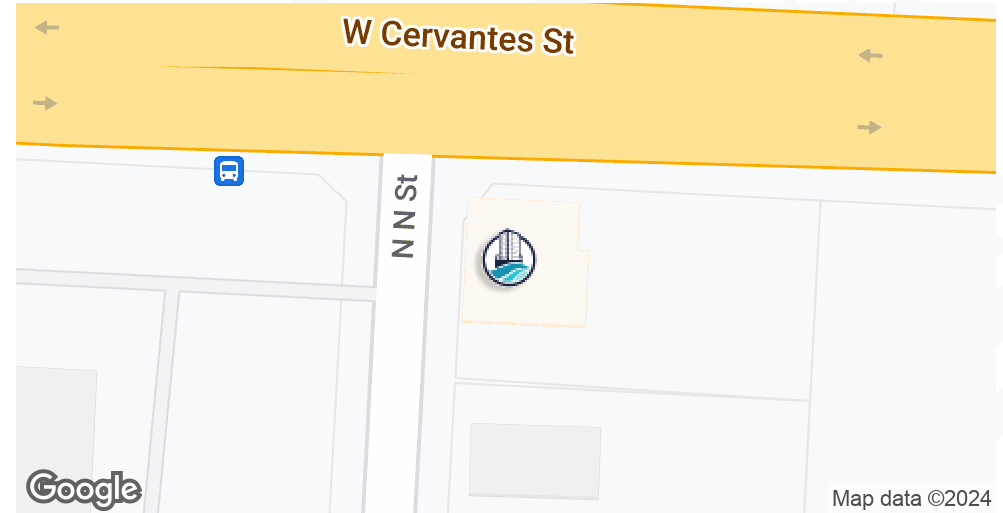
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Offering Summary

Sale Price:	\$329,000
Building Size:	2,564 SF
Lot Size:	2.894 Acres
Price / SF:	\$128.32
Year Built:	1964
Zoning:	C-1
Market:	Pensacola
Traffic Count:	18,500

Property Overview

This former liquor store is located in a busy sector near downtown Pensacola. It is highly visible from all directions. This area is located in the of the Urban Design Overlay District of the City of Pensacola's Community Redevelopment Area. If you'd like to learn more about that copy and paste this link: <http://tinyurl.com/PensacolaCRA> and <http://tinyurl.com/MorePensacolaCRA>.

Property Highlights

- Ample Parking
- Versatile Space
- High Traffic
- High Visibility
- Convenient Location
- Easily Accessible

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Location Description

This prime retail development is located on the corner of W Cervantes Street and North N Street in Pensacola. With 0.28 acres this could be a new restaurant, retail or even office space. The property occupies half of the frontage of busy Cervantes St. (150 feet)! Also known as Hwy 90, this former liquor store is catty corner from Circle K and right next door to Walgreens. There is a CVS one block to the West.

Site Description

This corner property has a 2564 sf stand alone building on the 0.28 acres on Cervantes St.

Exterior Description

Concrete block building with metal/modular veneer with 188 ft canopy.

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Location Information

Street Address	1917 W Cervantes St
City, State, Zip	Pensacola, FL 32501
County	Escambia
Market	Pensacola
Cross-Streets	Cervantes and N Streets
Side of the Street	South
Road Type	Highway
Market Type	Medium
Nearest Highway	Interstate 110 1.6 Miles East,
Nearest Airport	Pensacola International Airport 5.6 Miles

Building Information

Building Size	2,564 SF
Ceiling Height	10 ft
Number of Floors	1
Year Built	1964

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	C-1
Lot Size	2.894 Acres
APN #	000S009060009125
Lot Frontage	150 ft
Lot Depth	85 ft
Traffic Count	18500
Traffic Count Street	W Cervantes
Traffic Count Frontage	150

Amenities

Great Visibility
Ample Paved Parking
Two entrances/exits
Major retail close by
Walk in Cooler
Fast Growing Area

Parking & Transportation

Street Parking	No
Parking Type	Surface

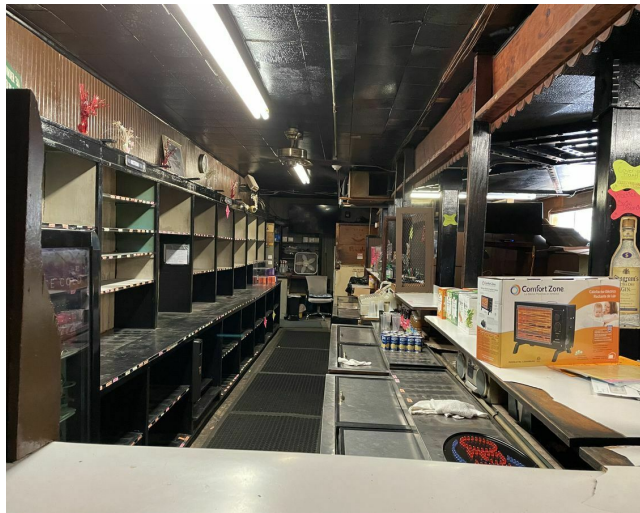
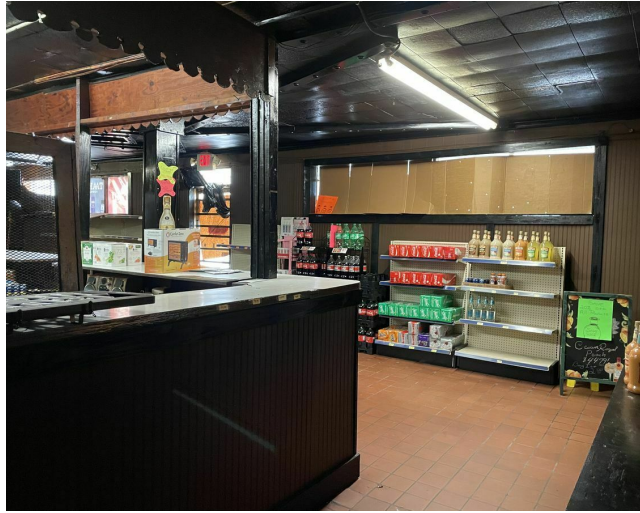
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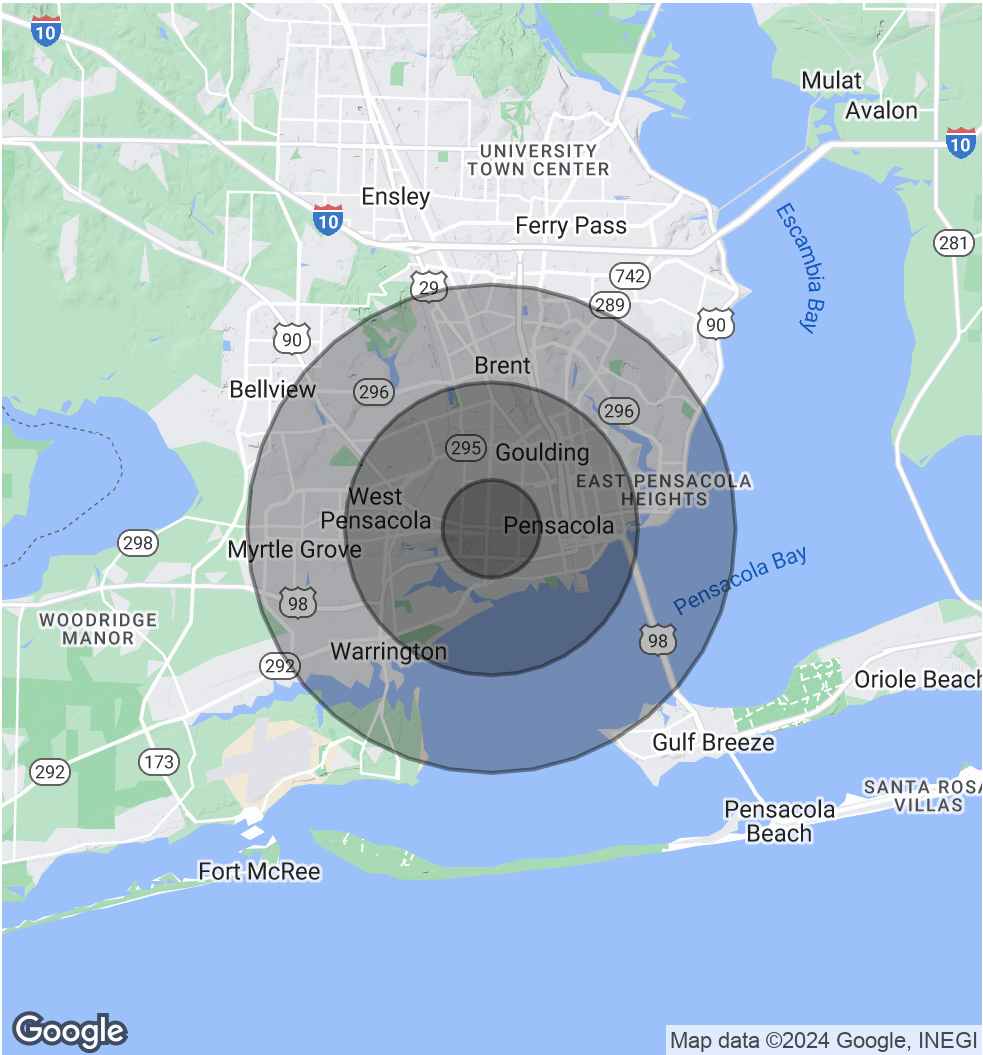
Population	1 Mile	3 Miles	5 Miles
Total Population	9,182	55,745	126,075
Average Age	38.3	38.1	38.5
Average Age (Male)	37.3	35.6	35.7
Average Age (Female)	39.0	40.7	41.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,393	26,922	57,609
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$31,898	\$45,515	\$55,643
Average House Value	\$118,557	\$127,132	\$150,122

Traffic Counts

Cervantes and N Streets	18,500/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.