

LAND OFFERING FOR SALE

# 4035 Pine Forest Road

4035 Pine Forest Road



**Bay City Realty**  
850.764.6800  
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

BayCityRealty.com

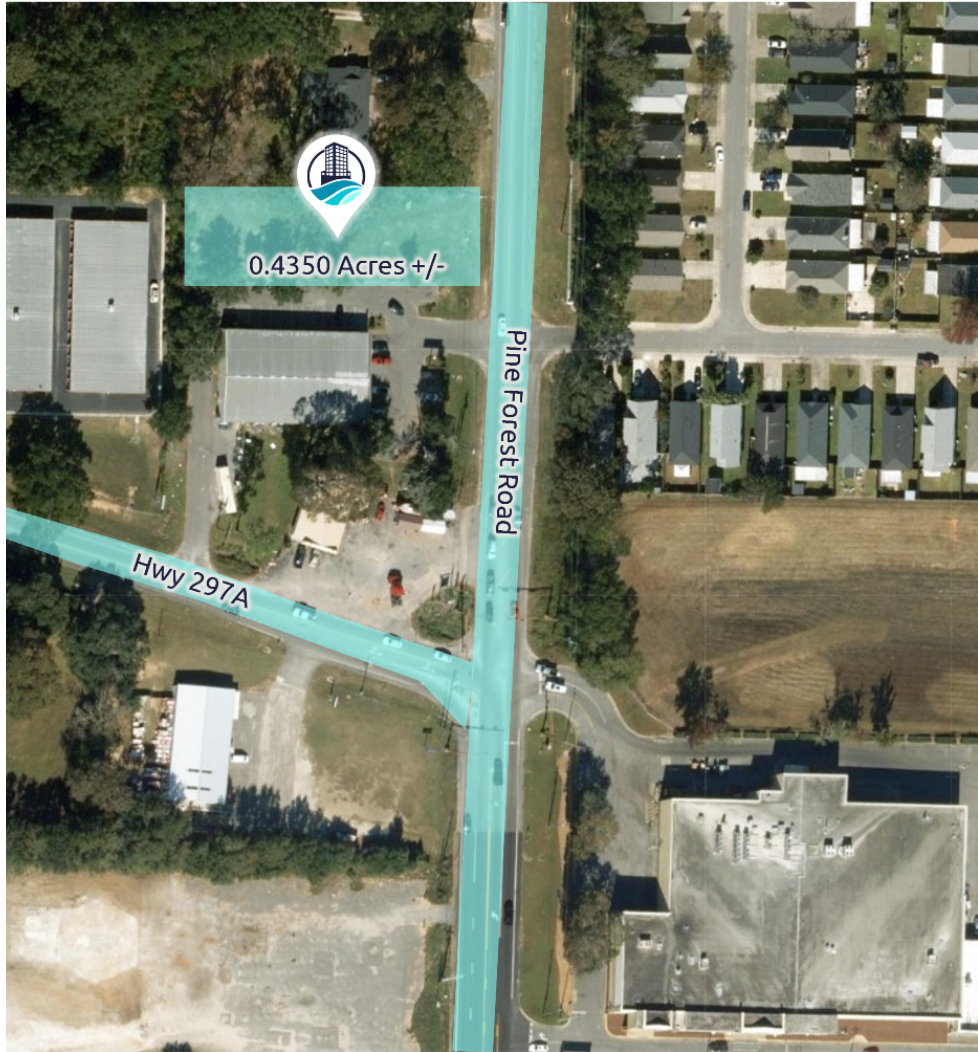




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### Property Description

Here's an awesome opportunity to build your new business at 4035 Pine Forest Road in Cantonment, FL. Highly desired HC/LI zoning (Heavy Commercial/Light Industrial), makes it ideal for a wide range of commercial uses. This parcel has high visibility and this location in Cantonment is thriving! It would be a perfect spot for a drive through restaurant or a food truck park! With a booming population that loves to eat out, this can be a lucrative project. New survey available. Check it out today!

### Location Description

This .435 acre parcel in NW Pensacola is zoned HC/LI and is located right down from Publix and next door to Dollar General on Pine Forest Road. Just a mile and a half north when you take exit 7 from I-10. Daily traffic counts 14,500.

### Site Description

.46 which vacant and cleared land for sale close to several retailers.

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Sale Price	\$249,000
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Location Information

Street Address	4035 Pine Forest Road
City, State, Zip	Cantonment, FL 32533
County	Escambia
Side of the Street	West
Road Type	Highway
Market Type	Small
Nearest Highway	Hwy 90   .3 Miles, I10   1 Mile
Nearest Airport	Pensacola International Airport   10 Miles

Property Information

Property Type	Land
Property Subtype	Retail
Zoning	HC/LI
Lot Size	0.435 Acres
APN #	021S314402002001
Lot Frontage	76 ft
Lot Depth	250 ft
Traffic Count	14500
Traffic Count Street	Pine Forest Road

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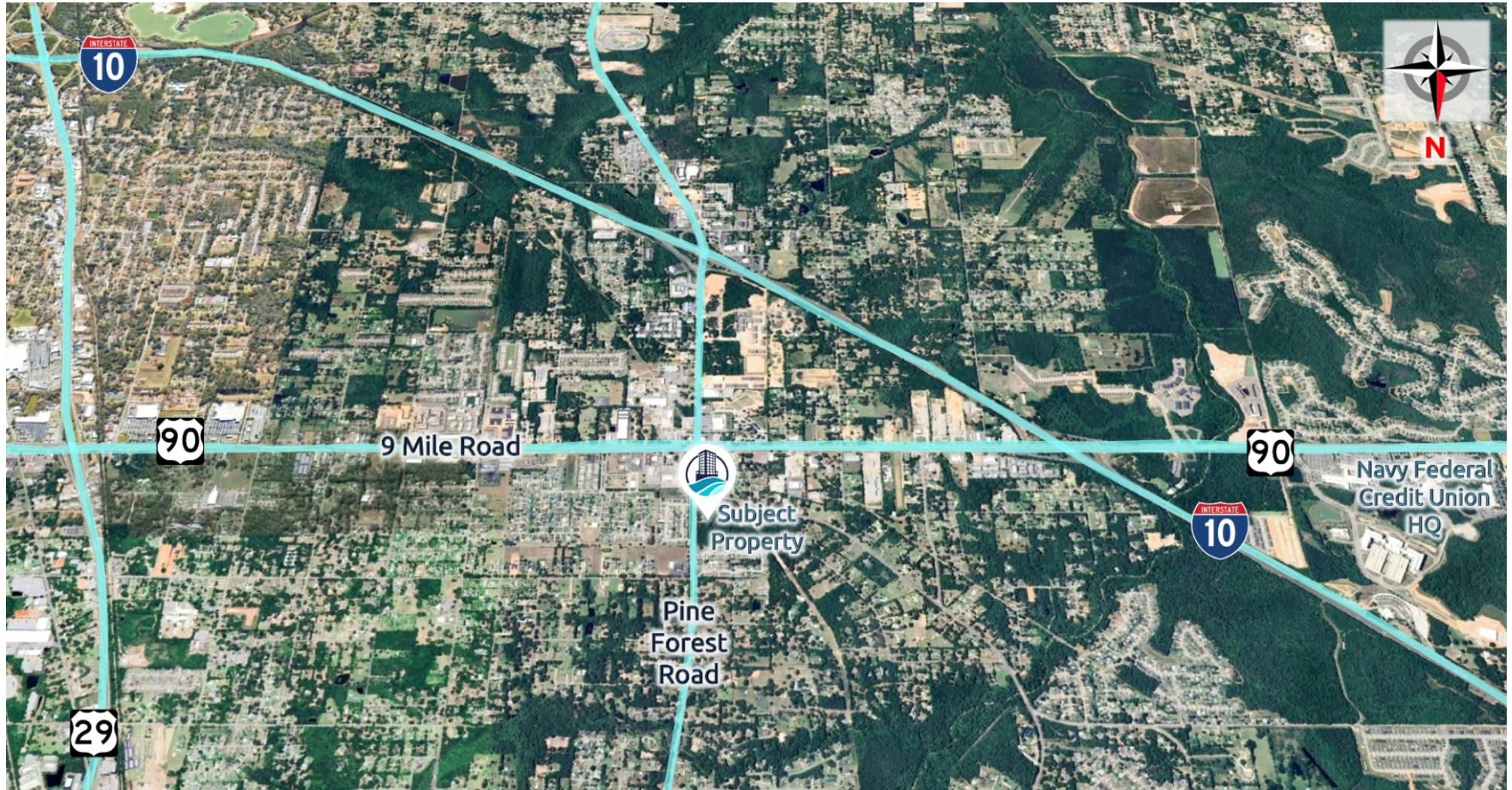




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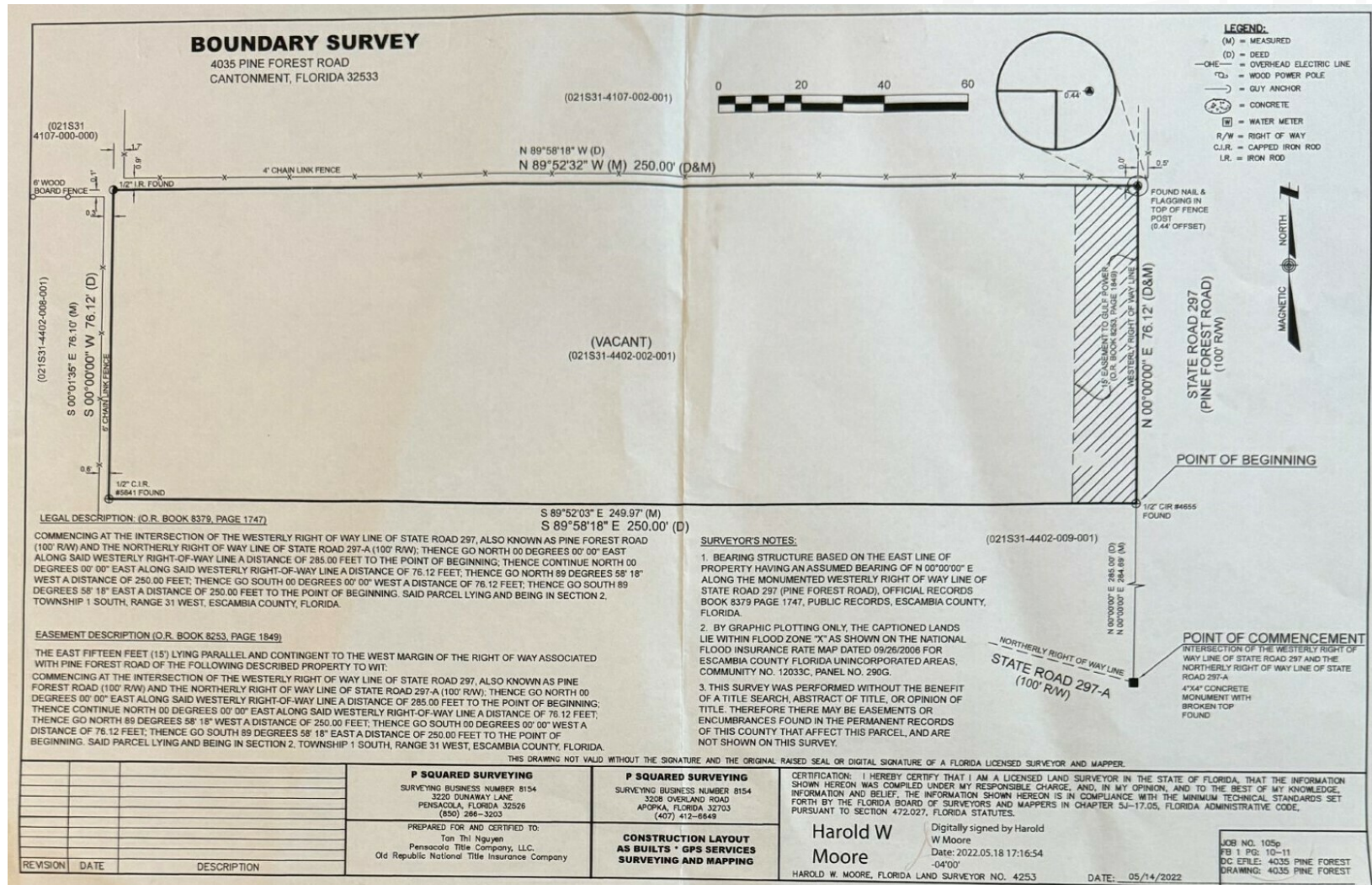
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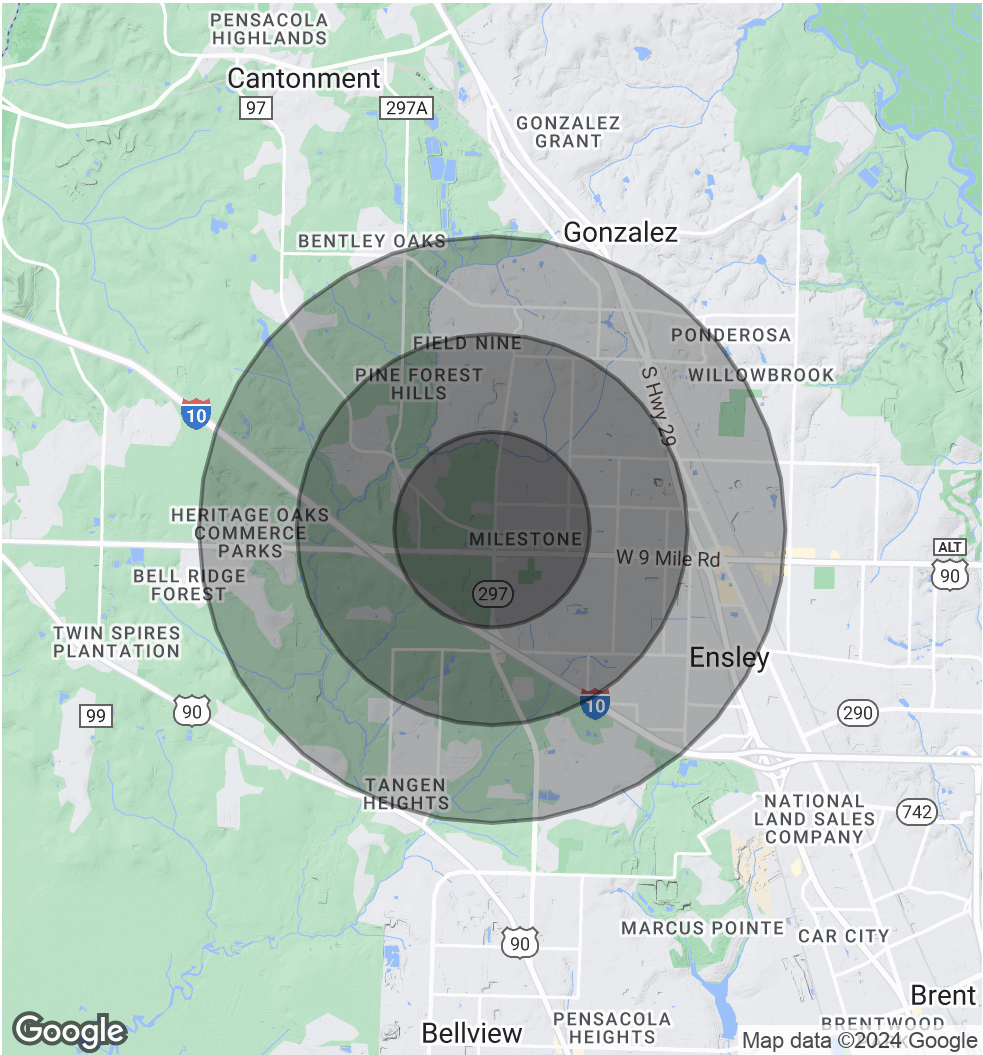
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Population	1 Mile	2 Miles	3 Miles
Total Population	3,713	13,633	28,701
Average Age	44.8	46.2	44.4
Average Age (Male)	42.6	44.0	41.9
Average Age (Female)	48.7	49.4	46.5

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,032	6,285	12,659
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$76,727	\$75,690	\$73,760
Average House Value	\$158,971	\$162,408	\$173,163

Traffic Counts
14,500/day

2020 American Community Survey (ACS)



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## 4035 Pine Forest Road

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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.