



5600 N DAVIS HWY (34,500 SF RETAIL/OFFICE/WHSE-2 BLDGS ON 2.35 ACRES, ZONED COM)

5600 N DAVIS HWY
PENSACOLA, FL 32503

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Property Summary



OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	2.35 Acres
Year Built:	1989
Building Size:	34,500 SF
Zoning:	Com
Market:	Central Pensacola
Price / SF:	\$95.65

PROPERTY OVERVIEW

Two buildings, First is 30,000 SF, of which 21,500 SF is air-conditioned retail/showroom/office space, and the remaining 8,500 SF is warehouse with three loading doors - with one 10' x 12' dock-high and two 10' x 12' ramped on-grade door. 400 Amp, 3-Phase power and fire suppression system in place. Second Building is 4,500 SF metal warehouse with 16' eave height and ramped on-grade 12' x 10' roll-up door.

PROPERTY HIGHLIGHTS

- 2 Buildings
- Bldg 1-30,000 SF Office/Showroom/Whse
- Bldg 2-4,500 SF Warehouse
- 2.35 Acres, Zoned Com
- 147.6' Frontage on Davis Hwy
- Traffic Count of 33,000 cars per day
- Water/Sewer both on site
- 400 Amp/Three-Phase pwr

Additional Photos



Interior Photos-Front Bldg 1

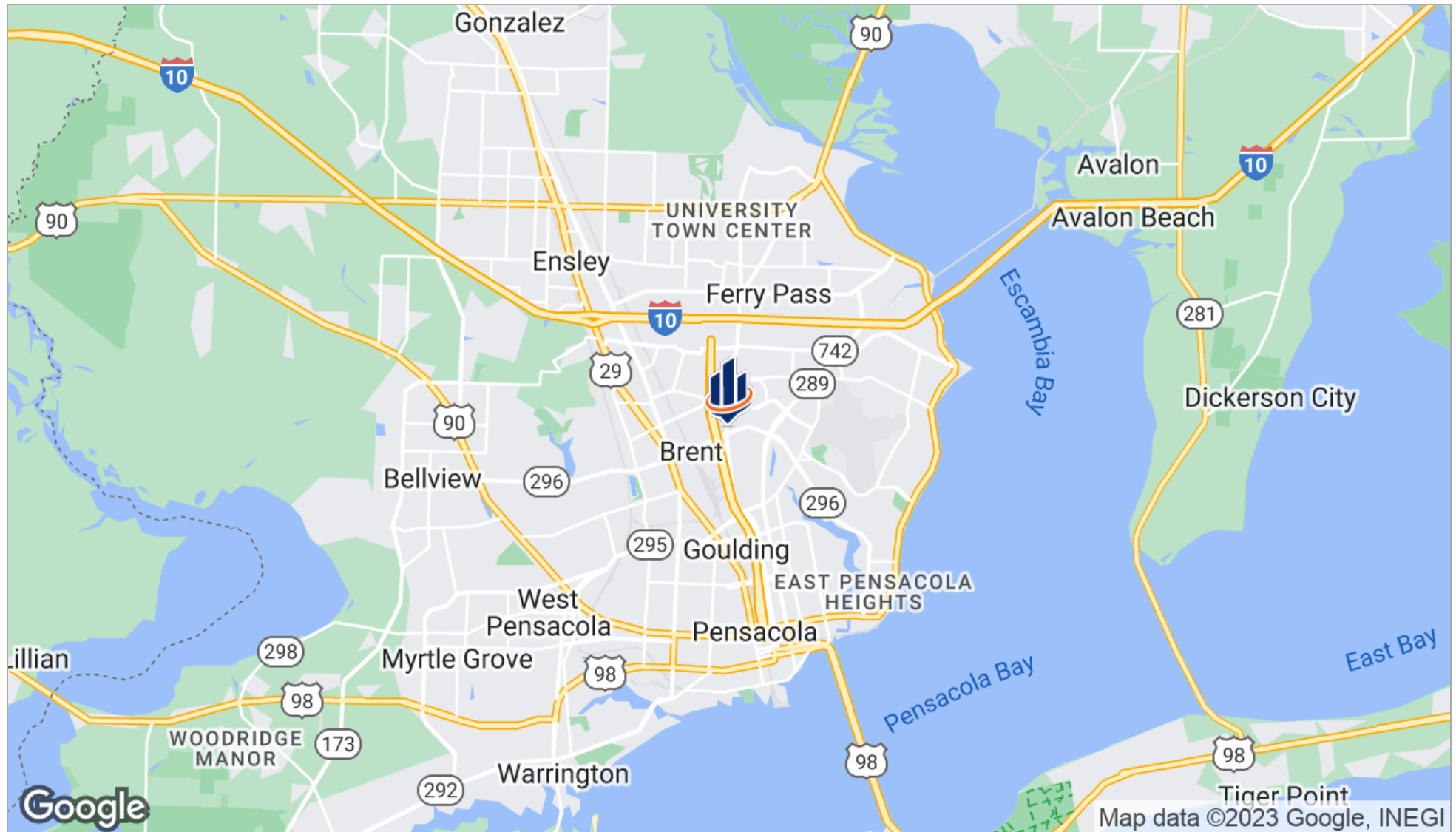


Interior Photos-Front Bldg 2





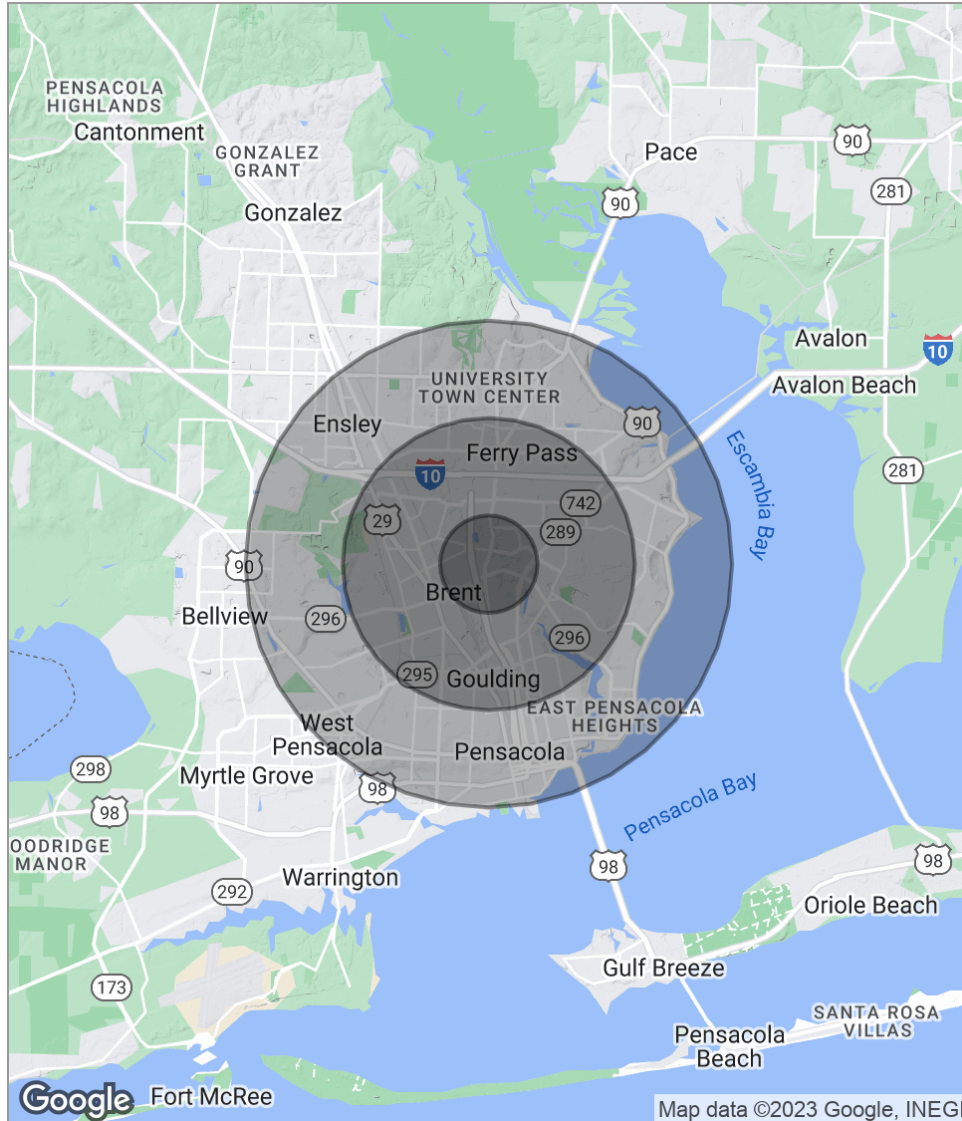
Location Maps



Aerial Showing Location



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,923	58,654	143,830
Median age	31.4	35.1	37.4
Median age (Male)	29.5	32.9	35.7
Median age (Female)	32.8	37.5	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,470	21,200	56,828
# of persons per HH	2.8	2.8	2.5
Average HH income	\$47,922	\$50,170	\$54,223
Average house value		\$195,844	\$193,931

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Bill Ogburn is a Real Estate Broker with nearly 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:

- Top Sales Producer in September 2019
- Broker-Owner of Ogburn Realty
- Obtained one of the largest commercial sales in Gulf Breeze, FL
- 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)

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