

PROPERTY SUMMARY | 8441 Pensacola Blvd.

Price Reduced to \$450,000 | High-Exposure Pensacola Blvd Opportunity

NAIPensacola



48,000 CPD. | .4209± AC. | HC/LI ZONING

PRIME PENSACOLA BLVD COMMERCIAL OPPORTUNITY

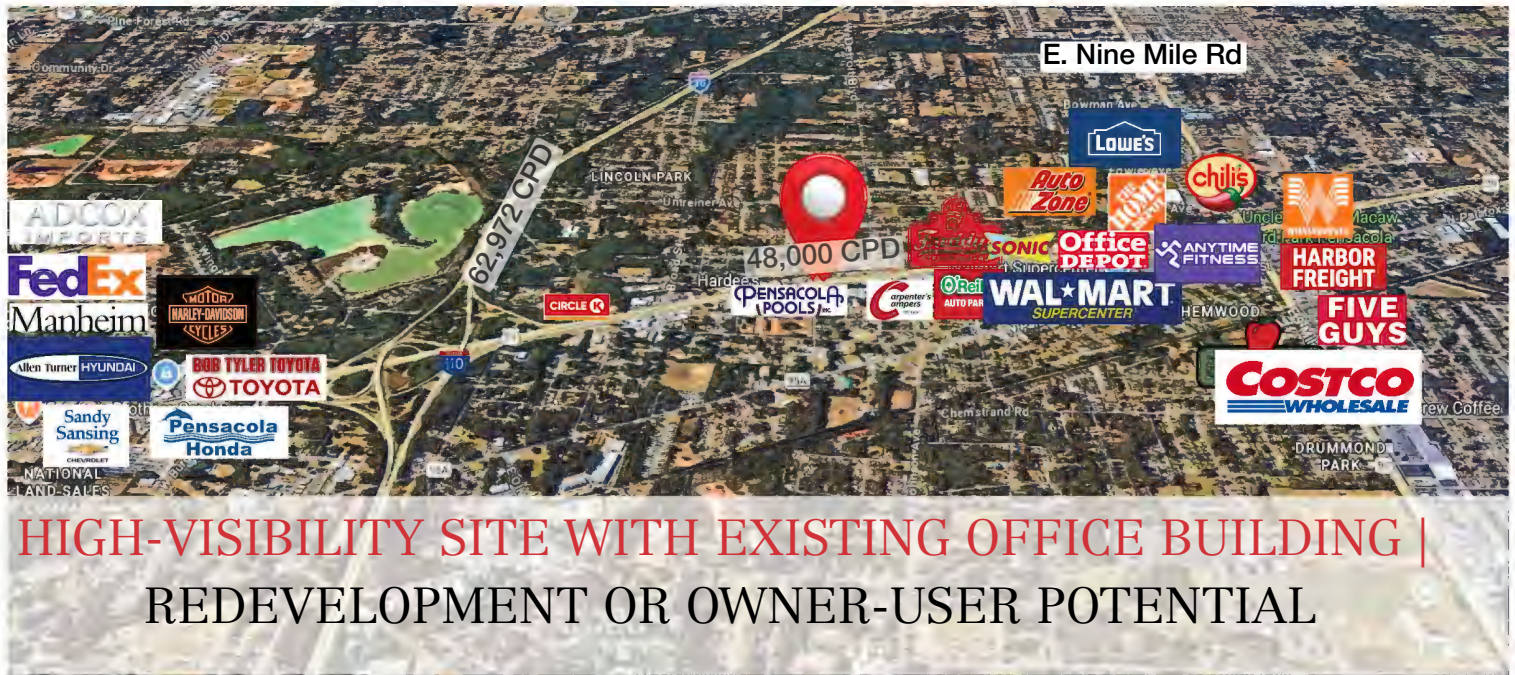
150' FRONTAGE | JUST NORTH OF CAR CITY

Strong 5-Mile Demographics with 129,844 residents, 131,965 daytime population, 70,994 employees, 5,594 businesses, and \$12.603B in total sales

FOR SALE ~~\$525,000~~ \$450,000

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8441 Pensacola Blvd presents an outstanding opportunity to secure a high-visibility commercial site along one of Pensacola's most established business corridors. Located just north of Car City, this property offers a 1,449 SF modular office building situated on ± 0.4209 acres with approximately 151.19 feet of frontage on Pensacola Blvd, where traffic counts reach 48,000 cars per day. With excellent access, strong exposure, and immediate proximity to Interstate 10, the site is well positioned for redevelopment or a business seeking a highly visible corridor location.

Adding to the momentum, Pensacola's new 186,000 SF Costco warehouse at 225 E. Nine-Mile Rd. opening June 2026 is approximately 1.8 miles from the site, creating another strong regional retail draw near the property.

The surrounding market fundamentals are strong.

- 2025 population of 129,844
- Daytime population of 131,965
- 70,994 employees,
- 5,594 businesses,
- \$12.603 billion in total sales within a 5-mile radius

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Property Type: HCLI Commercial

Pensacola Blvd Frontage with Strong Access & Exposure



8441 Pensacola Blvd.

- 1,449 SF modular office building
- ±0.4209 AC parcel
- Approximately 151.19 feet of frontage on Pensacola Blvd
- Parcel dimensions: 151.19' x 129.44' x 150' x 109.53'
- 48,000 CPD (2025)
- Located just north of Car City
- Immediate access to Interstate 10
- Surrounded by national and regional brands
- Ideal for redevelopment, owner-user occupancy, or repositioning
- Strong corridor exposure along a major Pensacola commercial artery



The property is supported by strong five-mile demographics that reflect the depth and stability of the surrounding trade area. With a 2025 population of 129,844, daytime population of 131,965, 70,994 employees, and 5,594 businesses, the corridor benefits from a substantial built-in customer and workforce base. More than \$12.603 billion in total sales further underscores the area's consumer strength and commercial relevance, while projected population growth through 2030 adds long-term support for future business investment.

Jenny Pittman
Senior Broker Associate

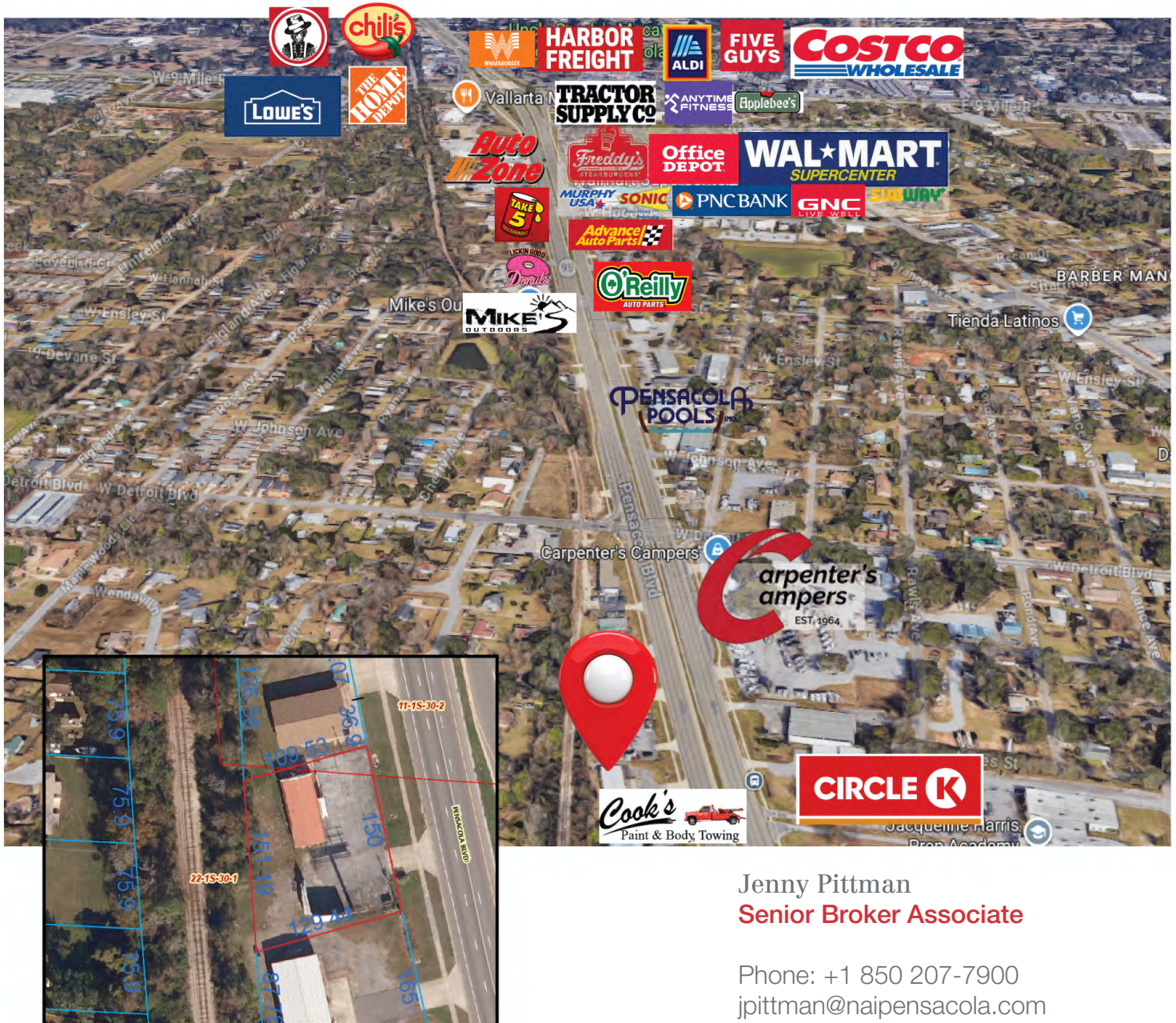
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Prime Commercial Site Just North of Car City

Supported by strong local demographics and spending power



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