

BELLCORE

COMMERCIAL



E Texar Dr | 8,500 AADT

Trulieve

SITE
+/- 5,000 SF
Zoned HC/LI

Access Gate

5,000 SF OFFICE/WAREHOUSE SPACE NEAR I-110

3110 N DAVIS HWY, PENSACOLA, FL 32503



PROPERTY DESCRIPTION

For lease: retail and warehouse space in Pensacola, FL. Located along N. Davis Hwy with 2,900 AADT, this property is just minutes from I-110, which has an AADT of 59,500. The combined warehouse and showroom space totals 5,000 sqft. The warehouse includes two ground-level roll-up doors measuring 9.5 ft x 9.5 ft, making it versatile for different uses. The office is finished as a vanilla box. This property offers great visibility, straightforward access, and plenty of parking available. It is surrounded by a range of businesses and national retailers.

PROPERTY HIGHLIGHTS

- Available retail and warehouse space along N Davis Hwy (2,900 AADT) & E Texar Dr (8,500 AADT)
- Close proximity to the airport, hospital, high school, and national retailers
- Ideally located in the rapidly growing Pensacola trade area

OFFERING SUMMARY

| | |
|---------------|--------------------|
| Lease Rate: | \$8.50 SF/yr (NNN) |
| Available SF: | 5,000 SF |
| Zoning | C-3 |
| Property Type | Industrial |
| Traffic Count | 8,500 |
| Market | Pensacola |



LEASE INFORMATION

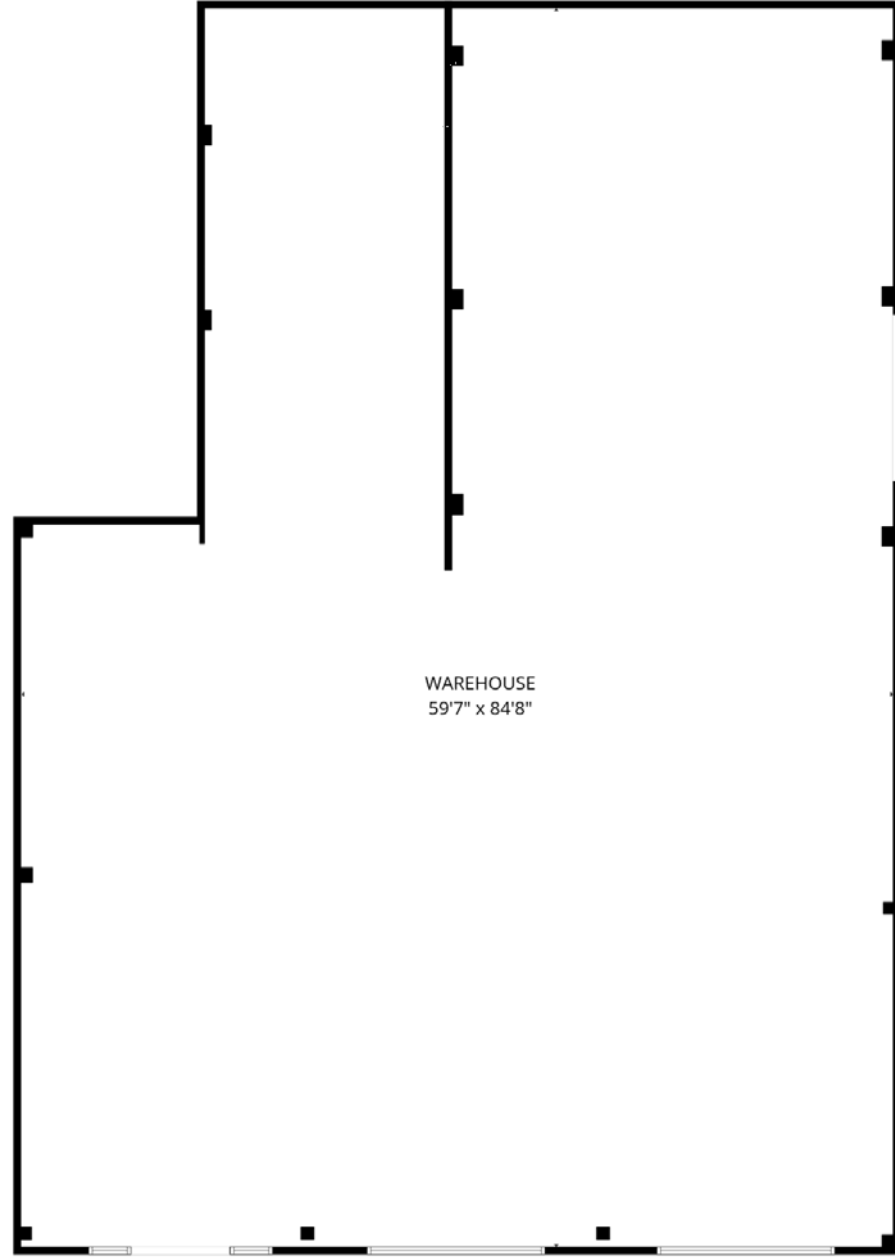
| | | | |
|--------------|----------|-------------|--------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 5,000 SF | Lease Rate: | \$8.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------|-----------|-----------|------------|--------------|---------------------------------|
| 3110 N Davis Hwy | Available | 5,000 SF | NNN | \$8.50 SF/yr | 5,000 SF of warehouse/ showroom |







PENSACOLA, FL

BELLCORE
COMMERCIAL





POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,372 | 57,936 | 131,631 |
| Average Age | 37.2 | 36.4 | 37.7 |
| Average Age (Male) | 31.7 | 33.7 | 35.8 |
| Average Age (Female) | 41.4 | 38.7 | 39.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,902 | 20,771 | 52,130 |
| # of Persons per HH | 3.2 | 2.8 | 2.5 |
| Average HH Income | \$43,770 | \$53,662 | \$53,254 |
| Average House Value | \$133,903 | \$252,217 | \$214,045 |

2020 American Community Survey (ACS)

**ROBERT BELL****Partner, Senior Advisor, & Property Manager**

rob@bellcorecommercial.com

Direct: **850.434.3434** | Cell: **850.232.2587**

FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434