

HISTORIC CHARACTER. MODERN BUSINESS POTENTIAL.

502 S Navy Blvd. | Pensacola, FL. 32507



- Excellent opportunity for an owner-user
- No shared entrances, common areas, or neighboring suites
- Strong identity and visibility in a historic commercial corridor
- A distinctive alternative to conventional office inventory
- Newly repositioned at a market-aligned price

AN OFFICE OPPORTUNITY THAT REFUSES TO FEEL ORDINARY

For Sale

502 South Navy Blvd presents a rare opportunity to occupy a character-rich commercial building in one of Pensacola's most distinctive waterfront-adjacent submarkets.

Positioned along the primary approach to NAS Pensacola and just minutes from Downtown, this stand-alone property offers the kind of charm and identity that is increasingly difficult to find in conventional office inventory.



~~\$450,000~~

\$324,000

PRICE DROP

For more information

Jenny Pittman

Commercial Broker Associate

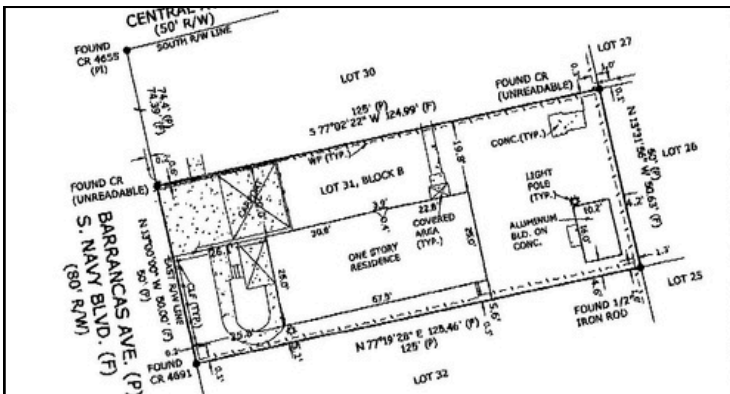
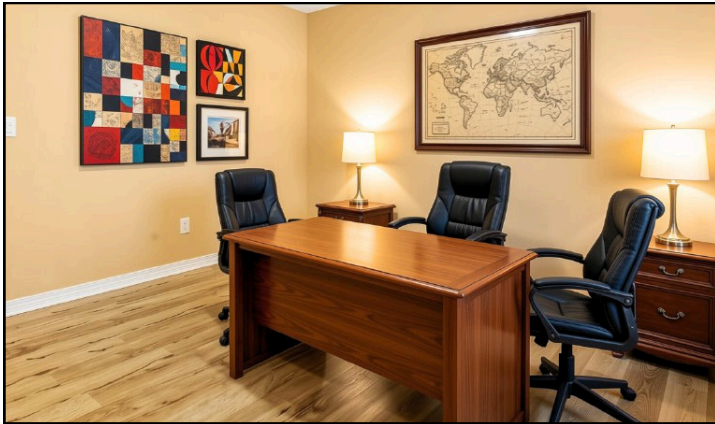
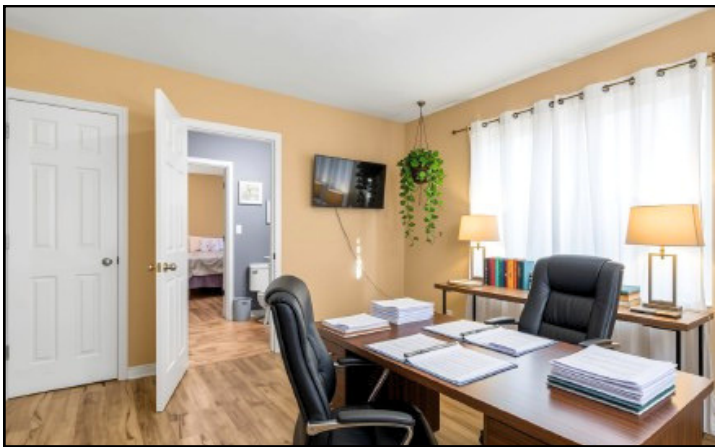
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502 S Navy Blvd.

Character-Rich Commercial Space Near NAS Pensacola

502 South Navy Blvd is a thoughtfully updated 1940 cottage-style commercial building offering charm, functionality, and an excellent South Navy location. With three private rooms, two full bathrooms, and a full kitchen, this stand-alone property is well suited for office or boutique commercial use in one of Pensacola's most established and character-rich corridors.



Building Information

- Stand-alone ±1,500 SF commercial building
- Prominent location along South Navy Boulevard
- Immediate to the NAS Pensacola Main Gate
- Minutes from Downtown Pensacola
- Updated 1940s architecture
- 3 private rooms ideal for offices or treatment space
- Two full bathrooms
- Full kitchen for staff convenience
- Welcoming front porch and residential-style appeal
- Flexible layout for professional office or service-based users

Land Information.

- 0.1435 AC +/-
- Zoned COM
- Dimensions 50' x 125'
- 50' Frontage
- PID 512S307062031036
- Built in 1940 | Updated in 2023

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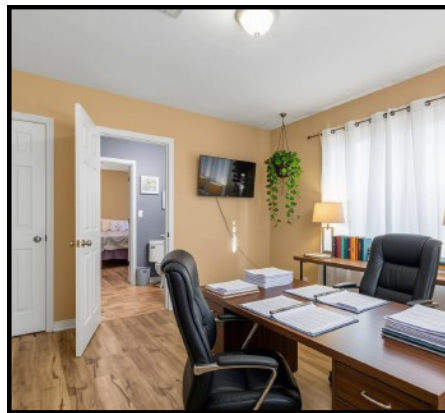
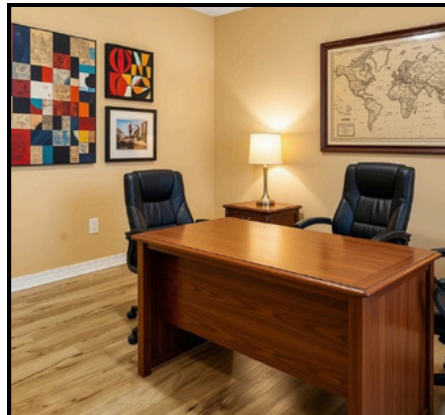
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Pensacola, FL 32507



Historic Character. Professional Presence.



Conceptual Rendering Disclaimer: Select images have been digitally staged to illustrate the property's potential use as professional office space. Furnishings, décor, and certain visual elements are conceptual and are not included in the sale.



This corridor offers a setting that feels distinct from conventional office locations. Charming historic homes, cottage-style commercial buildings, waterfront parks, boat access, walking and cycling routes, and a close-knit neighborhood atmosphere all contribute to the area's growing appeal. The result is a location that offers both convenience and character for businesses seeking a more inviting environment for clients, staff, and visitors.

2025 Demographics

- **Daytime Population: 121,478**
- **Population: 83,093**
- **Total Employees: 79,380**
- **Total Sales: \$7.77 Billion**
- **Employee/Population Ratio: 95.53**
- **Total Number of Businesses: 4,155**

5-Mile Radius

These metrics reflect a well-established trade area with meaningful daytime activity, a strong employment base, and broad commercial support. For office and service-oriented users, the location offers access to a stable surrounding customer base while benefiting from the visibility and identity of a corridor deeply tied to Pensacola's military and neighborhood fabric.

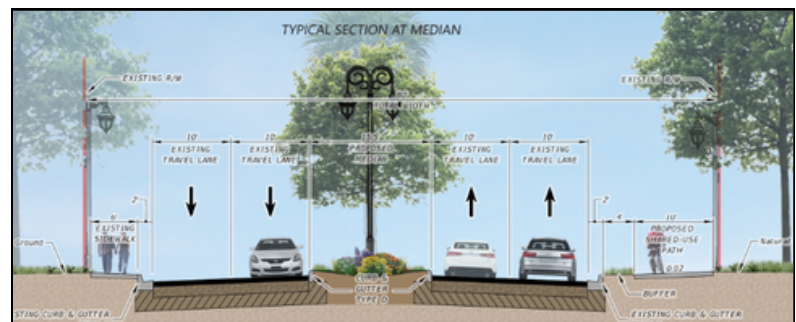


Your Business Deserves a Place with Personality

A Distinctive Office Setting in a Historic Pensacola Corridor

The broader Warrington and Navy Point area is recognized for its historic character, waterfront amenities, and close-knit community atmosphere, all of which continue to support growing interest from residents and businesses alike. South Navy Boulevard remains a focus of ongoing public-sector planning as a key gateway corridor, with a multi-agency improvement initiative now advancing along approximately one mile of the corridor from Barrancas Avenue to the bridge at NAS Pensacola. Planned enhancements include landscaping, medians, signage, improved lighting, safer traffic flow, upgraded access points, and better pedestrian infrastructure. The project is estimated at approximately \$13 million, with federal funding (in place) contributing to the overall effort.

The corridor improvement effort is focused on approximately one mile of South Navy Boulevard, from Barrancas Avenue south to the bridge approach serving NAS Pensacola.



A Distinctive Office Setting in a Historic Pensacola Corridor

Positioned along South Navy Boulevard, this updated 1940 cottage-style property offers a rare blend of charm, utility, and proximity to NAS Pensacola.

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Demand Drivers

The South Navy Boulevard corridor is supported by strong surrounding market fundamentals and a steady mix of military, residential, and local business activity. Its location near NAS Pensacola places the property within an area shaped by one of the region's most significant employment and economic drivers, while the surrounding neighborhoods continue to attract interest for their history, livability, and waterfront access.

For more information

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