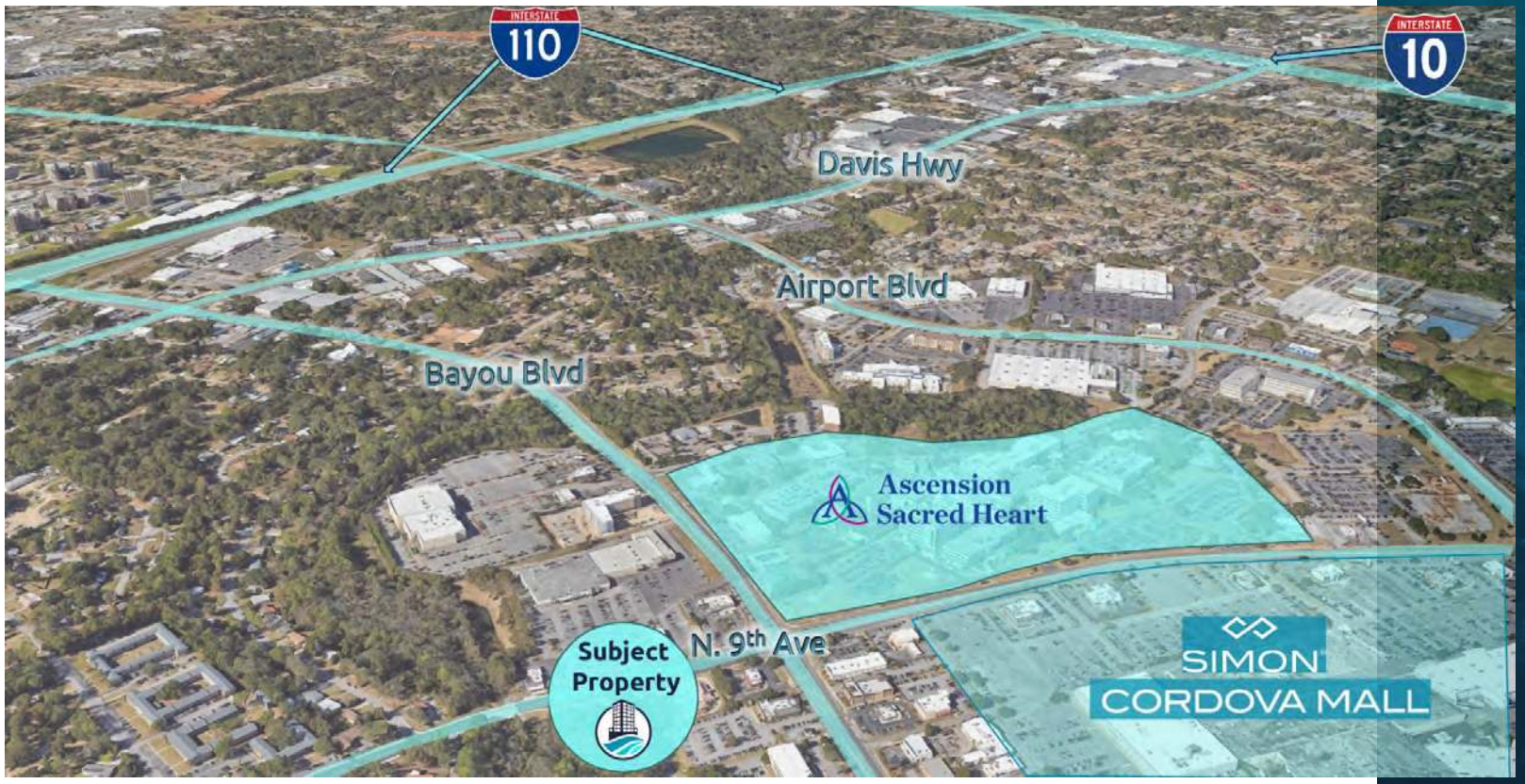
LAND OFFERING FOR SALE

Vacant Land - Phenomenal Location in Pensacola

5000 Blk N 9th Ave Pensacola, FL 32503



Bay City Realty
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Property Description

This exceptional property is in the heart of Pensacola's sought-after Cordova Business District, offering a prime location with C-1 zoning. With easy access to I-110 and other major highways, it ensures smooth connectivity for businesses and customers alike. A recent 2023 survey and protected tree inventory report provide added clarity for investors, making planning and development even more seamless. Featuring convenient ingress and egress, this site is ideal for retail or land development, offering endless possibilities in a thriving commercial hub. Don't miss out on this incredible opportunity to bring your vision to life!

Location Description

Prime commercial opportunity on one of Pensacola's busiest thoroughfares! This exceptional property boasts a high-visibility location directly across from Publix and Panera Bread, ensuring a steady flow of consumer traffic. Positioned on the same side of 9th Avenue as Whataburger and KFC, it sits at the heart of a thriving retail hub, surrounded by major national brands such as Winn Dixie, Target, Olive Garden, Chick-Fil-A, Starbucks and more. A premier setting for businesses looking to capitalize on strong neighboring anchors and unbeatable exposure.

Site Description





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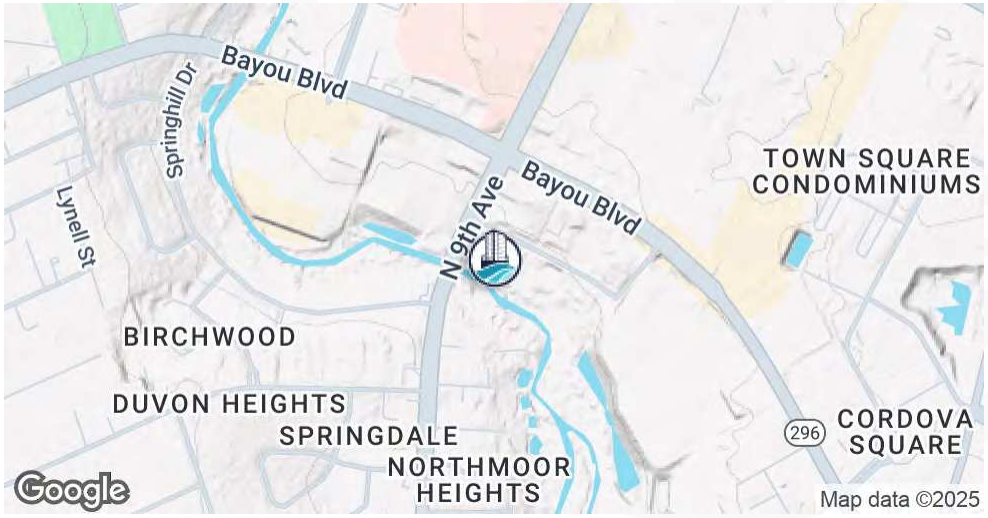

Offering Summary

Sale Price:	$1,290,000
Lot Size:	2.717 Acres | 1.8 Uplands
Price / Acre:	$474,788
Zoning:	C-1
Market:	Pensacola
Traffic Count:	23,500

Property Highlights

- Prime location in the Cordova Business District
- 2023 Survey Available
- 2023 Protected Tree Inventory Report
- Easy travel to I110 and other nearby highways
- Zoned C1
- Easy ingress/egress.

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Sale Price	$1,290,000

Location Information

Name	Vacant Land - Phenomenal Location in Pensacola
Street Address	5000 Blk N 9th Ave
City, State, Zip	Pensacola, FL 32503
County	Escambia
Market	Pensacola
Cross-Streets	One block South of 9th Ave & Bayou Blvd
Side of the Street	East
Road Type	Highway
Market Type	Medium
Nearest Highway	State Rd 289 aka N 9th Ave
Nearest Airport	Pensacola International Airport 1.3 Miles

Additional Information

Number of Lots	1
Best Use	Car Wash, Hotel, Restaurant

Property Information

Property Type	Land
Property Subtype	Retail
Zoning	C-1
Lot Size	2.717 Acres
APN #	33-1S-30-7200-000-027
Lot Frontage	282 ft
Lot Depth	410 ft
Corner Property	Yes
Traffic Count	23500
Traffic Count Street	9th Avenue
Traffic Count Frontage	282
Amenities	Nearby Amenities Include: Grocery stores, such as Publix and Winn-Dixie Restaurants and fast food chains Coffee shops Retail shops and shopping centers Gas stations Banks and ATMs Parks and recreational areas Hospitals and medical centers

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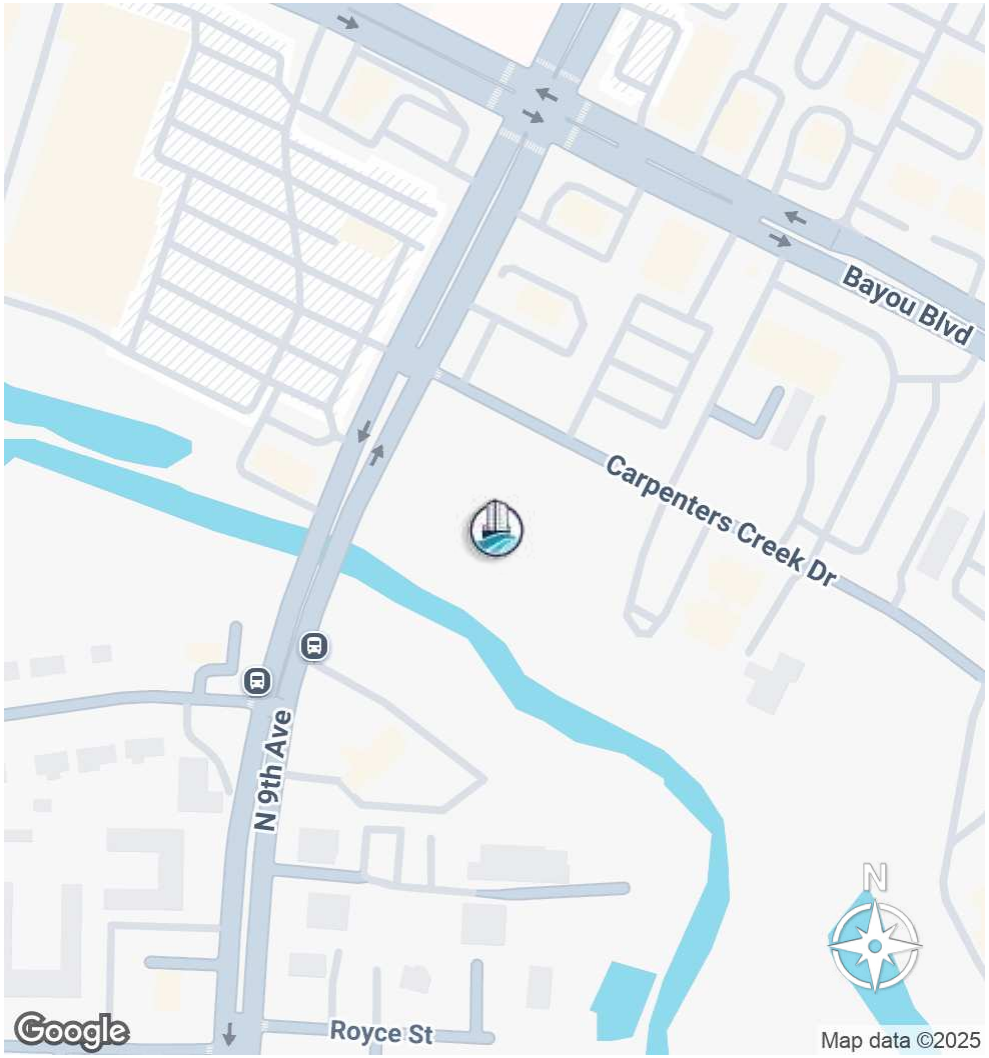

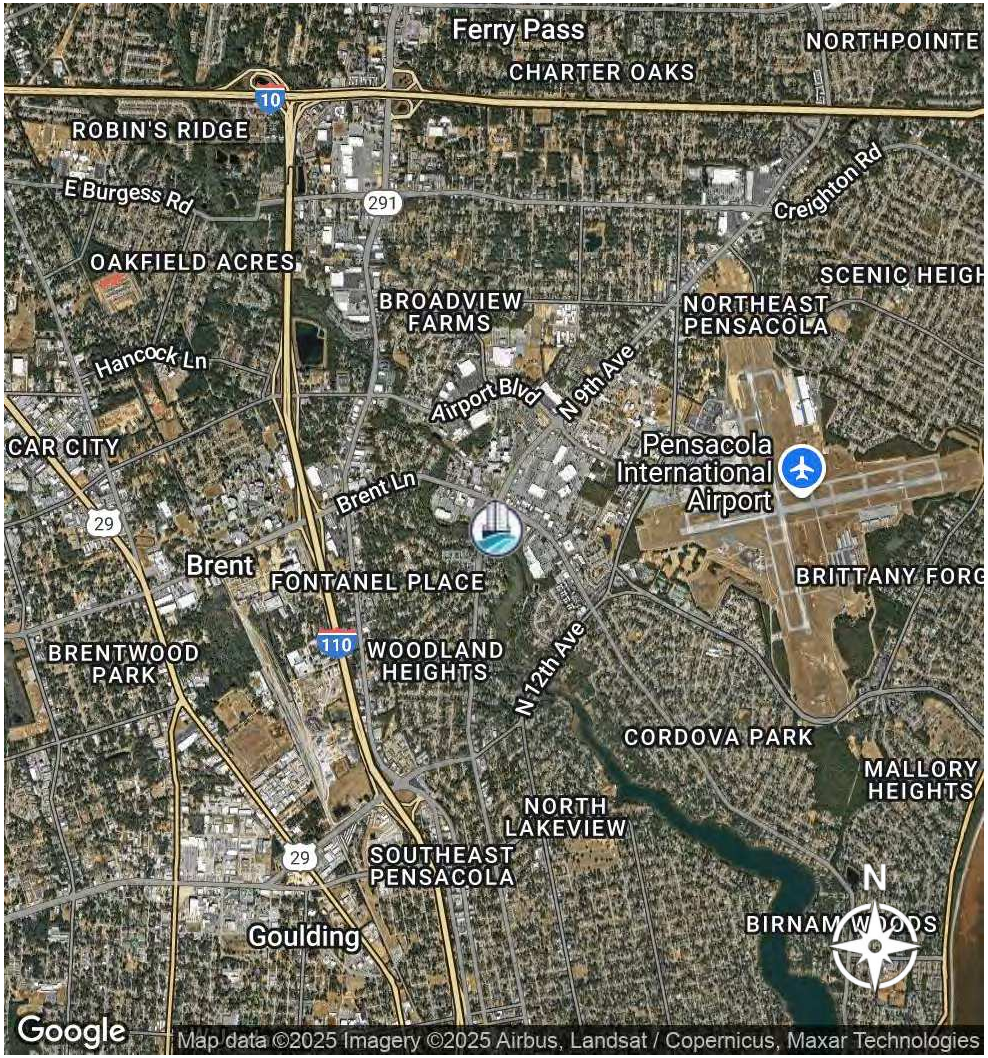

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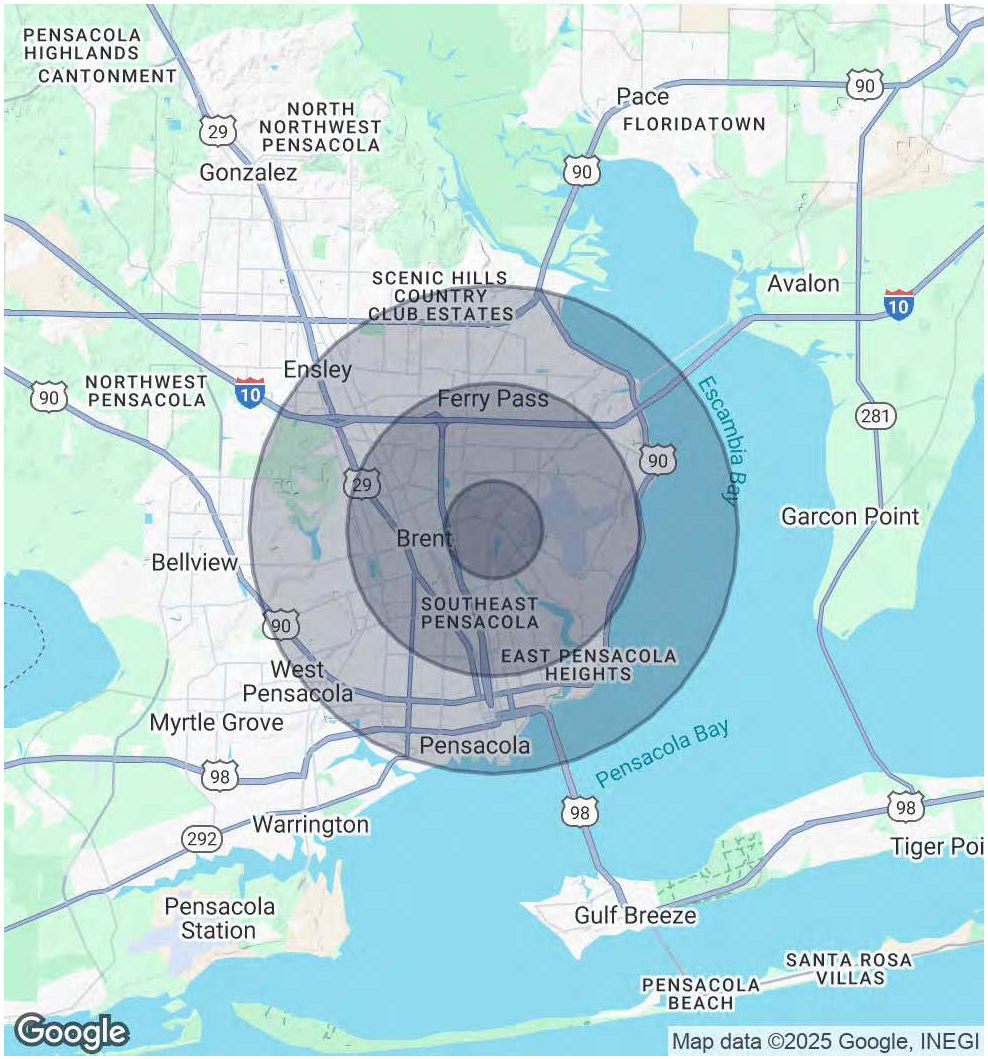
Population	1 Mile	3 Miles	5 Miles
Total Population	6,136	61,897	137,261
Average Age	35.1	36.6	37.9
Average Age (Male)	35.3	35.0	35.8
Average Age (Female)	33.2	39.2	40.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,870	26,126	62,821
# of Persons per HH	2.1	2.4	2.2
Average HH Income	$59,072	$62,730	$58,592
Average House Value	$177,680	$162,580	$155,040

Traffic Counts	
One block South of 9th Ave & Bayou Blvd	23,500/day

2020 American Community Survey (ACS)



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About Us



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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.