# 2171 East Olive Road

Pensacola, FL 32514



RETAIL | OFFICE FOR SALE

# 2171 E Olive Rd

Pensacola, FL 32506



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## Property Description

2171 E Olive Road offers approximately 1.2 acres across three commercial parcels with approximately 216 feet of frontage along one of Pensacola's primary east-west corridors. Located in unincorporated Escambia County, the property is zoned Commercial, providing flexibility for a variety of business and investment opportunities.

The property includes three existing improvements: a 1,234± SF office building, a 936± SF mechanic shop with approximately 14-foot ceilings, and a 3-bedroom, 1-bath residence that may serve as rental income, employee housing, or additional office space, subject to applicable regulations.

With excellent visibility, multiple existing structures, and ample land area, the property is well suited for automotive, contractor, service, office, light commercial, or owner-user operations. Its combination of frontage, accessibility, and development potential creates opportunities for both immediate occupancy and future investment.

## Location Description

Positioned along E Olive Road just east of N Davis Highway, the property benefits from a central Pensacola location with convenient access to Interstate 10, Pensacola International Airport, and many of the area's major employment centers. Olive Road carries approximately 19,000 vehicles per day at the property and approximately 20,000 vehicles per day west of N Davis Highway, providing consistent exposure for businesses that benefit from daily traffic.

The surrounding area includes HCA West Florida Hospital, medical offices, restaurants, retail centers, and established residential neighborhoods. Olive Road serves as a major east-west connector between Palafox Street and Scenic Highway, making the property easily accessible from multiple parts of the Pensacola market.

Recent roadway improvements added bike lanes, sidewalks, and upgraded drainage infrastructure, enhancing both safety and accessibility while supporting continued investment throughout the Ferry Pass area. The combination of strong traffic counts, nearby commercial activity, and proximity to major transportation routes makes this a well-positioned location for a wide range of commercial uses.

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# 2171 E Olive Road

Perfect for Live/Work Setup!

## Sale Price $729,000

## Location Information

| | |
|---|---|
| Building Name | Auto Dealership & Rental Home |
| Street Address | 2171-2177 E Olive Road |
| City, State, Zip | Pensacola, Fl 32514 |
| County | Escambia |
| Market | Ferry Pass |
| Side of the Street | North |
| Nearest Major Hwy | Interstate 10 |
| Nearest Airport | Pensacola International Airport |

## Building Information

| | | | |
|---|---|---|---|
| 3 Buildings Total Size | | | 3,594 SF |
| Mechanic Shop | Year Built: 2020 | - 14' Ceiling | 936 SF |
| Office Building | Year Built: 1976 | - 12' Ceiling | 1234 SF |
| 3/1 Rental Home | Year Built: 1952 | | 1424 SF |

## Utilities

| | |
|---|---|
| Central HVAC | Yes |
| Public Water and Septic Tank | ECUA |

## Property Information

| | |
|---|---|
| Property Type | Retail or Office |
| Property Subtype | Stand Alone |
| Zoning | Commercial |
| Lot Size | 1.29 Acres |
| 2171 E Olive Rd APN # | 181S305201010003 |
| 2173 E Olive Rd APN # | 181S305201009003 |
| 2177 E Olive Rd APN # | 181S305201002003 |
| Lot Frontage | 216ft ± |
| Lot Depth | 255ft ± |
| Traffic Count | 19,000 |
| Traffic Count Street | E Olive Road |
| Amenities | Property Signage<br>Ample Parking<br>Rental Home Income<br>Restaurants & Medical Facilities Nearby |

## Parking

| | |
|---|---|
| Parking Type | Surface |
| Curb Cuts | 2 |
| Dedicated Parking | Yes |

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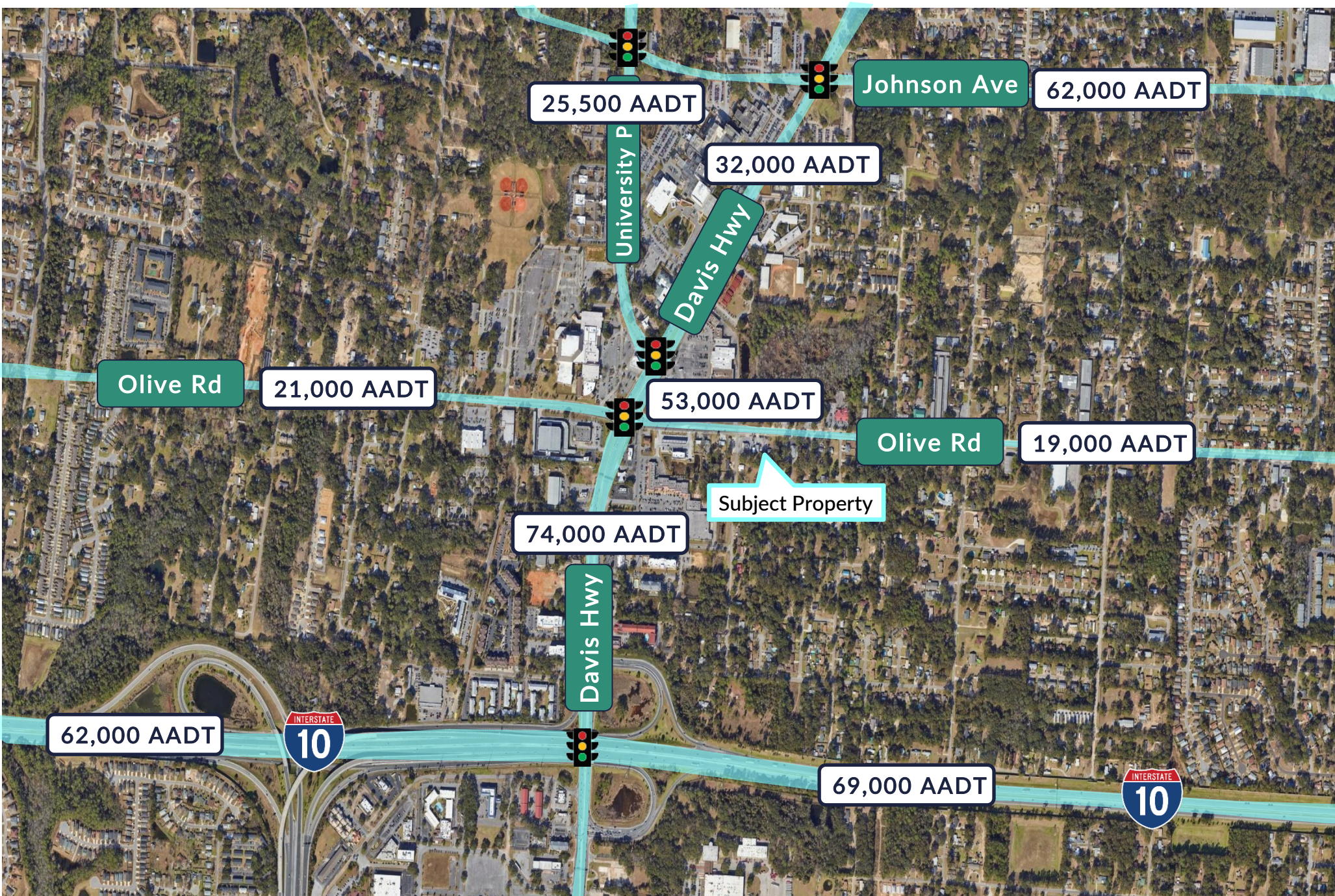
# Retail Map

2171 E Olive Rd, Pensacola, FL 32514



# Traffic Map

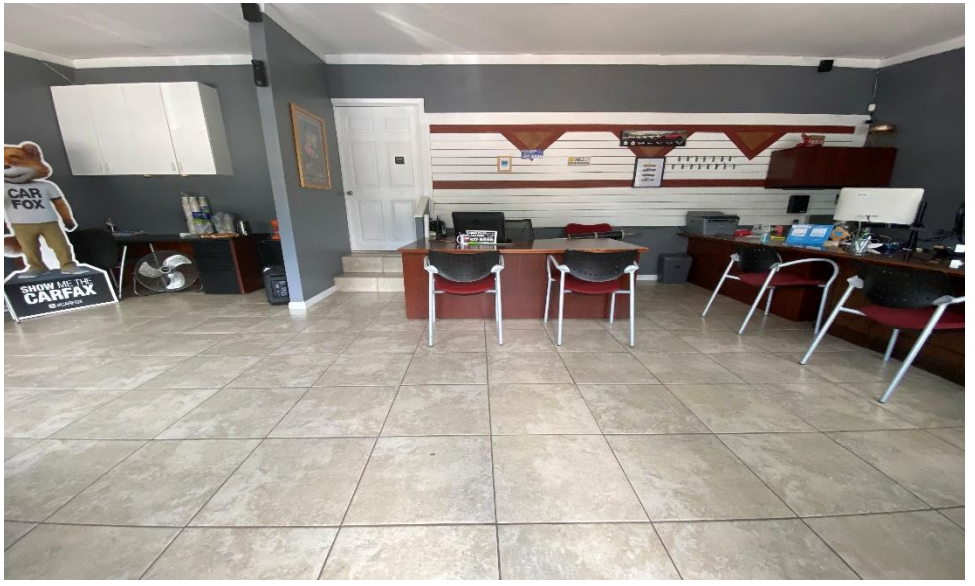
2171 E Olive Rd, Pensacola, FL 32514



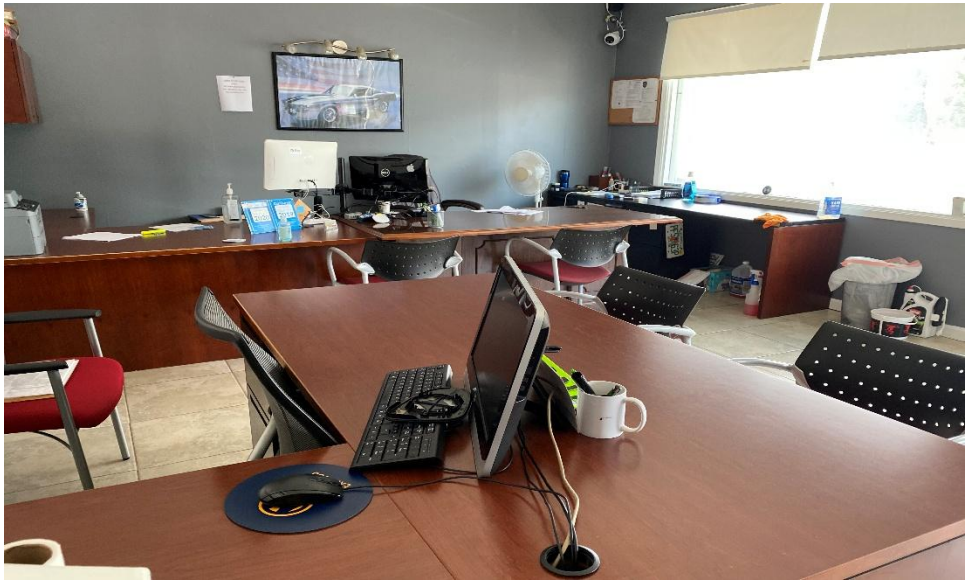
# Photos

## 2171 E Olive Rd, Pensacola, FL 32514







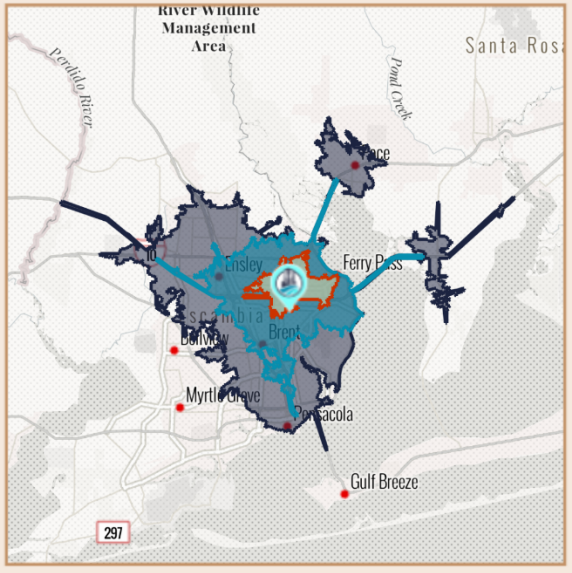



# Demographics

## Benchmark Demographics

*2170 E Olive Rd, Pensacola, Florida, 32514*

*Drive time of 5 mins, 10 mins, & 15 mins*




*Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS*

*Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)*

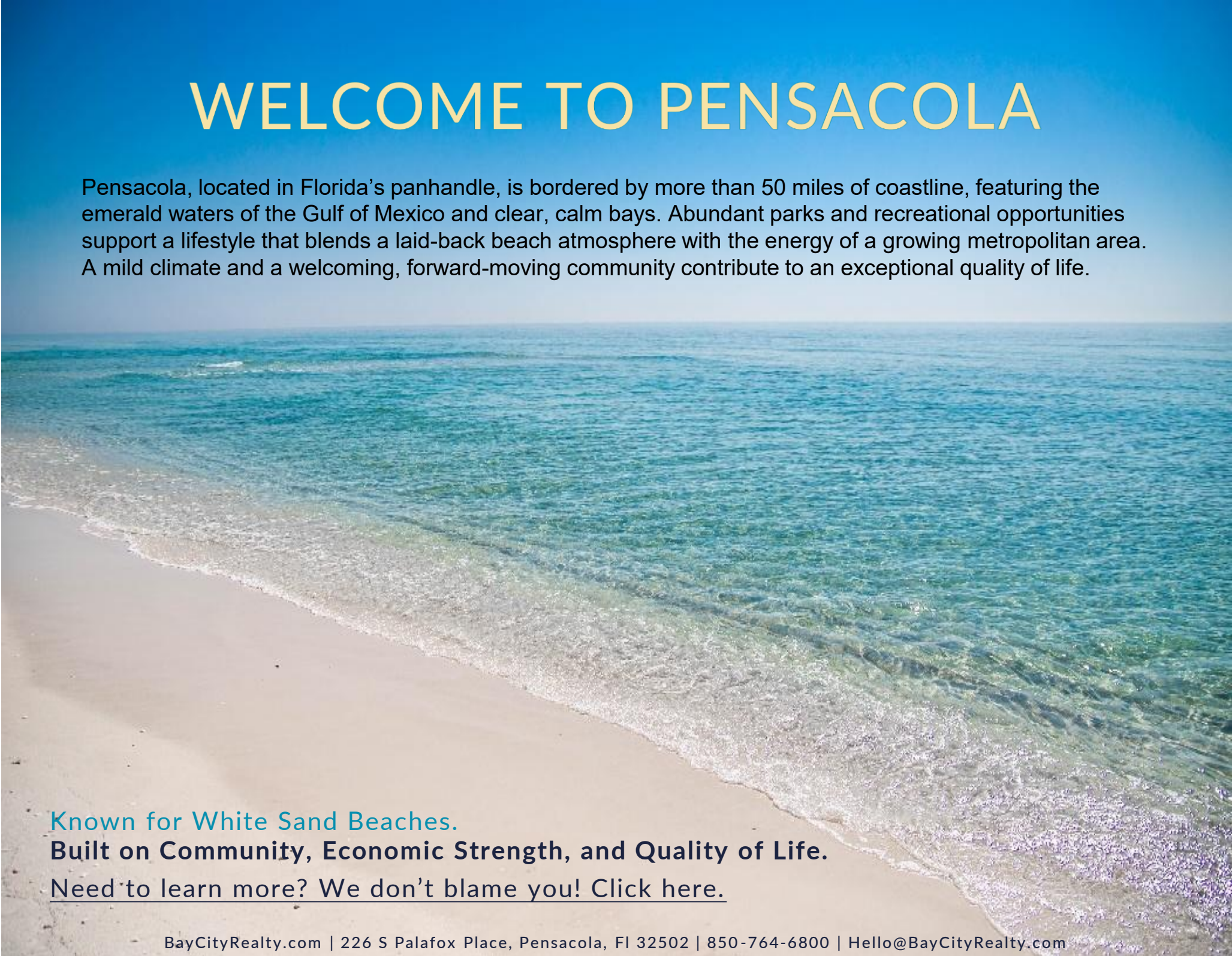
THE CCIM INSTITUTE

esri

| | DRIVE TIME | | | GEOGRAPHY | | | |
|---|---|---|---|---|---|---|---|
| | | | | Counties | CBSAs | States | |
| AGE SEGMENTS | 5 mins | 10 mins | 15 mins | Escambia County | Pensacola-Ferry Pass-Brent, FL | Florida | USA |
| 0 - 4 | 4.79% | 4.89% | 5.15% | 5.20% | 5.29% | 4.68% | 5.39% |
| 5 - 9 | 4.92% | 4.86% | 5.15% | 5.36% | 5.56% | 4.97% | 5.68% |
| 10 - 14 | 4.48% | 4.68% | 5.23% | 5.38% | 5.75% | 5.32% | 5.93% |
| 15 - 19 | 4.72% | 6.79% | 6.11% | 6.37% | 6.28% | 5.81% | 6.43% |
| 20 - 34 | 26.12% | 25.82% | 21.63% | 20.93% | 19.79% | 18.48% | 20.35% |
| 35 - 54 | 22.92% | 21.60% | 23.12% | 23.37% | 24.52% | 24.37% | 25.21% |
| 55 - 74 | 21.39% | 20.94% | 23.23% | 24.01% | 24.12% | 25.43% | 22.77% |
| 75+ | 10.71% | 10.40% | 10.37% | 9.35% | 8.74% | 10.91% | 8.23% |
| **HOUSEHOLD INCOME** | | | | | | | |
| <$15,000 | 9.1% | 9.2% | 9.0% | 8.0% | 7.1% | 7.7% | 8.0% |
| $15,000-$24,999 | 6.6% | 6.6% | 7.3% | 6.7% | 6.1% | 5.6% | 5.5% |
| $25,000-$34,999 | 6.5% | 6.9% | 6.8% | 6.8% | 6.1% | 6.1% | 5.8% |
| $35,000-$49,999 | 15.2% | 13.5% | 12.6% | 12.8% | 10.9% | 9.9% | 9.3% |
| $50,000-$74,999 | 16.9% | 19.0% | 18.1% | 17.9% | 16.9% | 16.0% | 15.1% |
| $75,000-$99,999 | 13.7% | 14.5% | 13.7% | 14.1% | 13.6% | 12.8% | 12.4% |
| $100,000-$149,999 | 18.9% | 18.0% | 17.9% | 17.5% | 19.3% | 18.8% | 18.0% |
| $150,000-$199,999 | 7.3% | 6.1% | 6.7% | 7.7% | 9.3% | 9.6% | 10.4% |
| $200,000+ | 5.8% | 6.2% | 8.0% | 8.5% | 10.6% | 13.5% | 15.4% |
| **KEY FACTS** | | | | | | | |
| Population | 18,715 | 74,258 | 171,866 | 332,862 | 545,878 | 23,597,813 | 343,528,394 |
| Daytime Population | 21,070 | 86,457 | 197,201 | 353,451 | 525,042 | 23,413,280 | 341,846,552 |
| Employees | 9,395 | 36,516 | 81,463 | 151,009 | 242,373 | 11,049,242 | 168,700,572 |
| Households | 8,885 | 31,092 | 72,525 | 136,661 | 217,013 | 9,529,651 | 134,397,562 |
| Average HH Size | 2.03 | 2.17 | 2.23 | 2.30 | 2.40 | 2.43 | 2.49 |
| Median Age | 38.5 | 37.4 | 40.1 | 40.2 | 40.6 | 43.6 | 39.6 |
| **HOUSING FACTS** | | | | | | | |
| Median Home Value | 260,541 | 286,601 | 309,845 | 319,340 | 347,864 | 421,319 | 376,272 |
| Owner Occupied % | 45.2% | 53.7% | 59.4% | 63.7% | 69.5% | 66.6% | 64.0% |
| Renter Occupied % | 54.8% | 46.3% | 40.6% | 36.3% | 30.5% | 33.4% | 36.0% |
| Total Housing Units | 9,647 | 34,246 | 80,183 | 154,273 | 241,178 | 10,955,223 | 149,274,959 |
| **INCOME FACTS** | | | | | | | |
| Median HH Income | $67,764 | $67,053 | $69,168 | $71,450 | $79,185 | $82,707 | $85,893 |
| Per Capita Income | $41,202 | $36,739 | $39,921 | $39,969 | $42,479 | $47,873 | $48,241 |
| Median Net Worth | $91,104 | $130,476 | $177,771 | $217,607 | $279,630 | $292,996 | $276,821 |

# WELCOME TO PENSACOLA

Pensacola, located in Florida's panhandle, is bordered by more than 50 miles of coastline, featuring the emerald waters of the Gulf of Mexico and clear, calm bays. Abundant parks and recreational opportunities support a lifestyle that blends a laid-back beach atmosphere with the energy of a growing metropolitan area. A mild climate and a welcoming, forward-moving community contribute to an exceptional quality of life.



Known for White Sand Beaches.

**Built on Community, Economic Strength, and Quality of Life.**

Need to learn more? We don't blame you! Click here.

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# Meet the Team



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

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
Realtor | Partner
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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.