3480 Barrancas Ave

Pensacola, FL 32507



Retail | Office Offering For Sale Or Lease

3480 Barrancas Ave

Pensacola, Florida, 32507



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Property Description

Bring your business to highly traveled Barrancas Avenue with this versatile, move-in ready commercial opportunity in the heart of Pensacola. Spanning just over one-third of an acre across two highly visible parcels, this property offers outstanding exposure along one of the city's primary commercial corridors. The site is improved with a well-maintained 1,631 SF brick building that blends functionality with character, creating an inviting environment for a wide range of business uses.

Inside, large windows provide abundant natural light, complementing the freshly painted interior and refinished bamboo flooring throughout. Major improvements have already been completed, including a newer roof, HVAC system, and water heater, all replaced within the last five years.

The exterior is equally impressive, designed with both visibility and operational convenience in mind. The property features nine paved front parking spaces along with a large dual-sided, LED illuminated programmable monument sign, providing exceptional branding and advertising potential to the steady flow of daily traffic on Barrancas Avenue. A spacious outdoor deck and bar setup creates additional flexibility for entertainment, hospitality, office gathering space, or customer engagement, while the generous yard area allows room for storage, expansion, or additional business operations. An 8-foot privacy fence with a drive-in gate provides security and easy maneuverability throughout the site.

Note: Billboard property has a perpetual easement and does not convey with sale.

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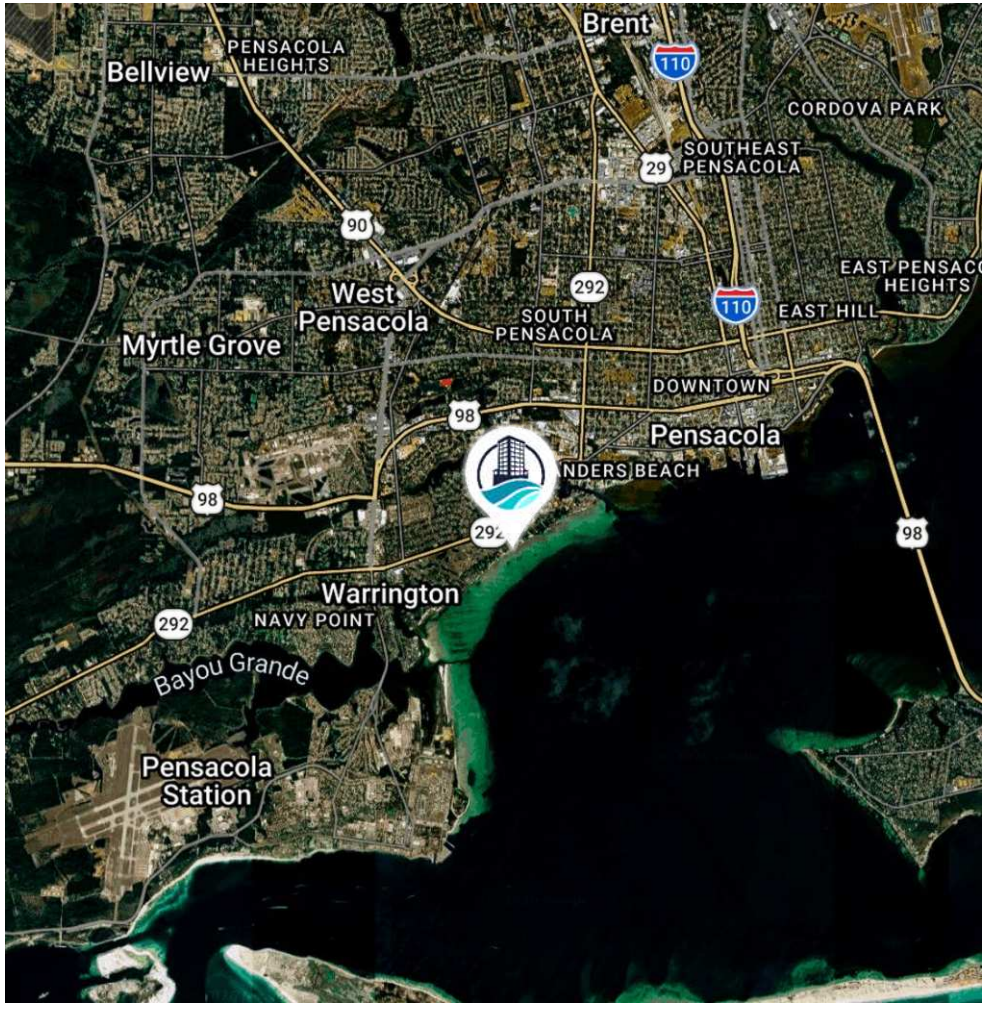
Barrancas Avenue serves as one of Pensacola's primary east-west corridors, connecting Downtown Pensacola to Warrington and Naval Air Station Pensacola while carrying approximately 27,500 vehicles per day. This central location places the property within a well-established commercial and residential corridor known for strong local activity, accessibility, and visibility. The surrounding area has historically been anchored by maritime and industrial businesses tied to Pensacola's waterfront heritage, while redevelopment along Bayou Chico is bringing new luxury waterfront housing, investment, and continued growth to the area.

Nearby, Pensacola Country Club provides waterfront views, golf course scenery, and one of the city's most recognized private clubs, adding to the appeal of the surrounding community. Established local businesses, restaurants, and service providers line Barrancas Avenue, while historic residential neighborhoods sit just north of the corridor, creating a balanced mix of commerce and community. Convenient access to Downtown Pensacola, the Blue Wahoos Stadium waterfront district, and NAS Pensacola further strengthens the area's long-term appeal.

With strong frontage, connectivity to major transportation routes, and zoning flexibility, this property is well-suited for businesses seeking visibility, accessibility, and a location within one of Pensacola's growing corridors.



High-Visibility Barrancas Avenue Commercial Opportunity

3480 Barrancas Ave, Pensacola, FL 32507

Sale Price	$329,000.00
Lease Rate	$19.00 Base + $3.80 NNN

Location Information

Building Name	3480 Barrancas Ave
Street Address	3400 & 3480 Barrancas Ave
City, State, Zip	Pensacola, Fl 32507
County	Escambia
Market	Southwest Pensacola
Cross-Street(s)	Milton Road
Side of the Street	North
Road Type	State Road
Market Type	Small
Nearest Hwy	Directly on Hwy 90
Nearest Airport	Pensacola International Airport

Building Information

Building Size	1631
Tenancy	Single
Year Built	1948
Year Renovated	2026

Property Information

Property Type	Retail | Office
Property Subtype	Stand Alone
Zoning	Commercial
Lot Size	0.037 Acres
APN #	502S305012004028 & 502S305012005028
Lot Frontage	140 ft
Lot Depth	115
Traffic Count	27,500
Traffic Count Street	Barrancas Ave| SR 292
Amenities	Corner Property Large LED Monument Signage Ample Parking 8 FT Privacy Fence

Parking & Land Information

Parking Type	Paved Surface
Dedicated Parking	Yes
Fenced Yard	Drive-in Gate
Curb Cuts	Full Driveway Parking Approach

Utilities

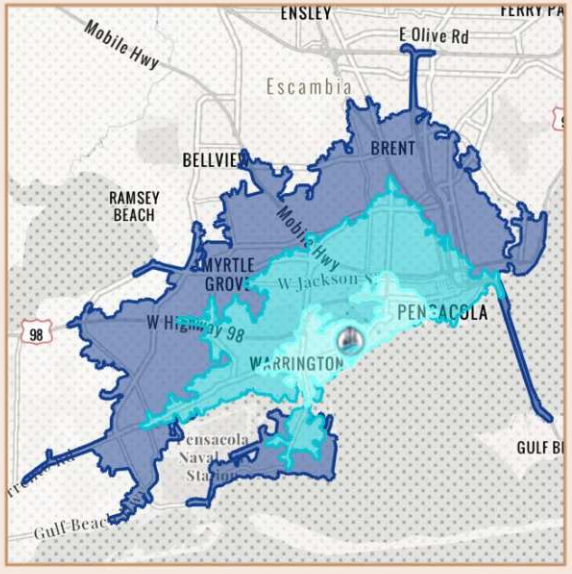
Central HVAC	Yes
Water & Sewer	Peoples Water

Drive Time Demographics

Benchmark Demographics

3480 Barrancas Ave, Pensacola, Florida, 32507

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 Metropolitan Statistical Area	Florida	USA
0 - 4	5.25%	5.58%	5.63%	5.21%	5.28%	4.69%	5.39%
5 - 9	5.45%	5.42%	5.35%	5.39%	5.62%	5.03%	5.75%
10 - 14	4.67%	5.16%	5.36%	5.38%	5.76%	5.34%	5.98%
15 - 19	5.39%	7.78%	8.44%	6.33%	6.27%	5.84%	6.47%
20 - 34	17.96%	22.84%	26.35%	20.93%	19.71%	18.43%	20.33%
35 - 54	24.16%	22.70%	20.87%	23.34%	24.43%	24.41%	25.20%
55 - 74	27.19%	23.11%	20.64%	24.24%	24.31%	25.55%	22.82%
75+	9.95%	7.37%	7.34%	9.21%	8.59%	10.74%	8.05%
HOUSEHOLD INCOME							
<$15,000	8.7%	14.6%	8.7%	7.4%	6.2%	8.0%	8.3%
$15,000-$24,999	7.3%	10.4%	7.4%	6.0%	5.7%	5.8%	5.9%
$25,000-$34,999	10.7%	9.2%	8.8%	7.1%	6.0%	6.7%	6.3%
$35,000-$49,999	11.8%	15.0%	13.2%	11.4%	9.9%	10.5%	9.8%
$50,000-$74,999	17.3%	17.1%	18.4%	17.6%	17.0%	16.9%	15.6%
$75,000-$99,999	11.5%	11.1%	13.1%	13.7%	16.0%	12.9%	12.5%
$100,000-$149,999	14.7%	12.7%	17.6%	19.4%	19.4%	18.4%	17.8%
$150,000-$199,999	8.0%	4.1%	5.2%	7.7%	8.9%	8.7%	9.8%
$200,000+	10.0%	5.8%	7.7%	9.8%	10.8%	12.1%	14.0%
KEY FACTS							
Population	10,166	43,028	66,089	330,238	539,942	23,027,836	339,887,819
Daytime Population	10,975	67,398	62,960	350,768	519,178	22,846,618	338,218,372
Employees	5,067	16,902	29,227	154,301	245,730	10,832,721	167,630,539
Households	4,842	17,197	24,788	135,067	213,949	9,263,074	132,422,916
Average HH Size	2.08	2.22	2.34	2.31	2.41	2.43	2.50
Median Age	43.6	37.4	34.1	40.3	40.6	43.6	39.6
HOUSING FACTS							
Median Home Value	252,489	192,491	278,020	314,014	342,653	416,969	370,578
Owner Occupied %	58.3%	48.5%	59.3%	65.2%	70.5%	67.2%	64.2%
Renter Occupied %	41.7%	51.5%	40.7%	34.8%	29.4%	32.8%	35.8%
Total Housing Units	5,738	20,150	27,561	152,175	237,346	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	$67,097	$51,257	$65,121	$75,818	$81,330	$78,205	$81,624
Per Capita Income	$48,116	$31,373	$35,482	$42,105	$42,620	$44,891	$45,360
Median Net Worth	$162,192	$63,522	$148,884	$219,235	$271,070	$253,219	$228,144

Interior Photos

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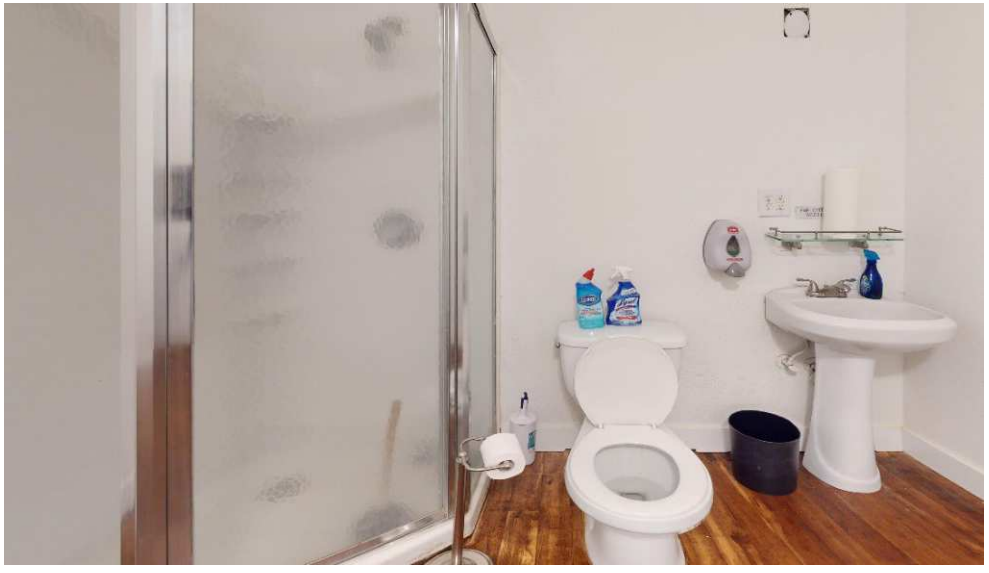

Exterior Photos

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Floor Plan

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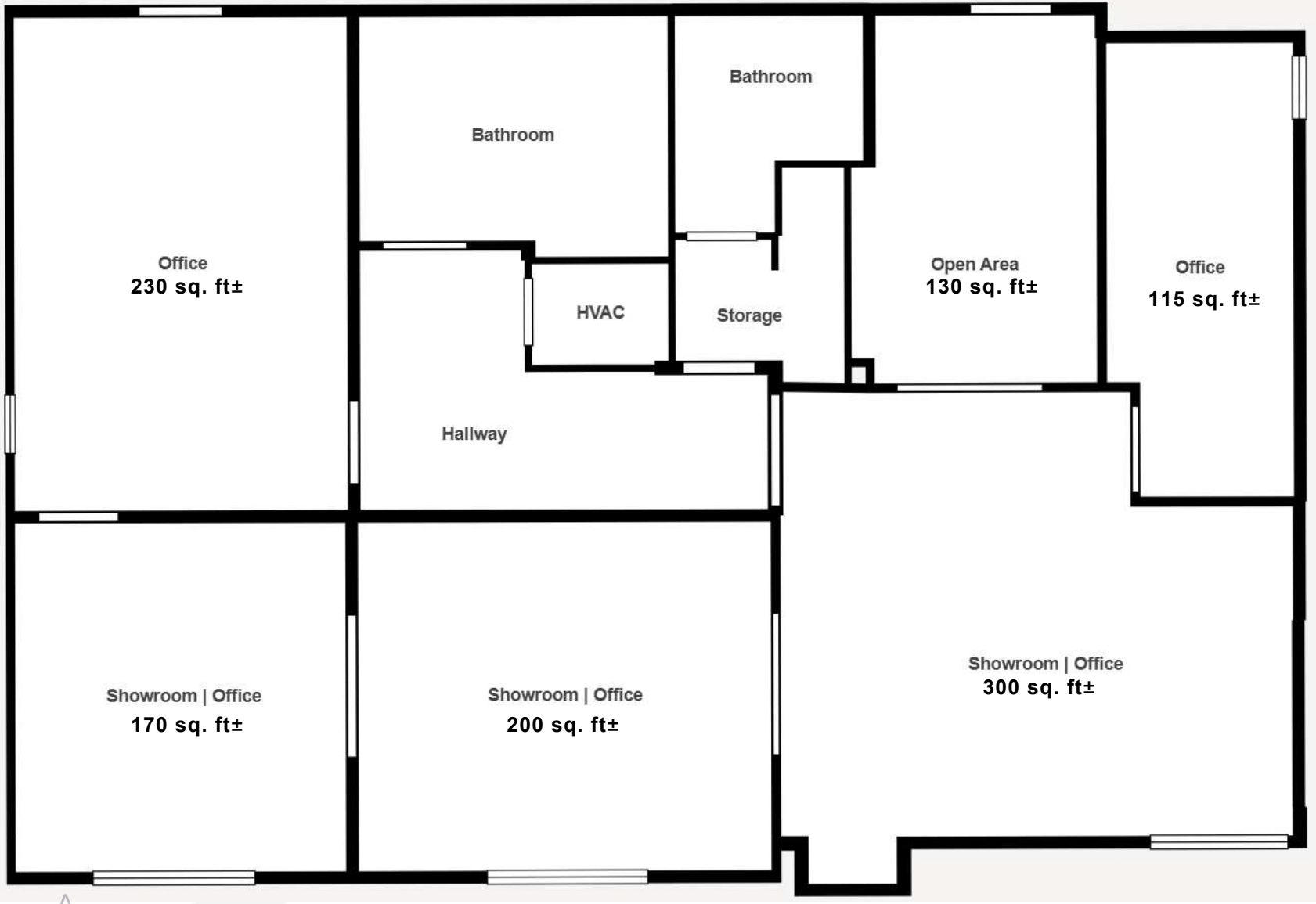

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Barrancas Ave

Location Map

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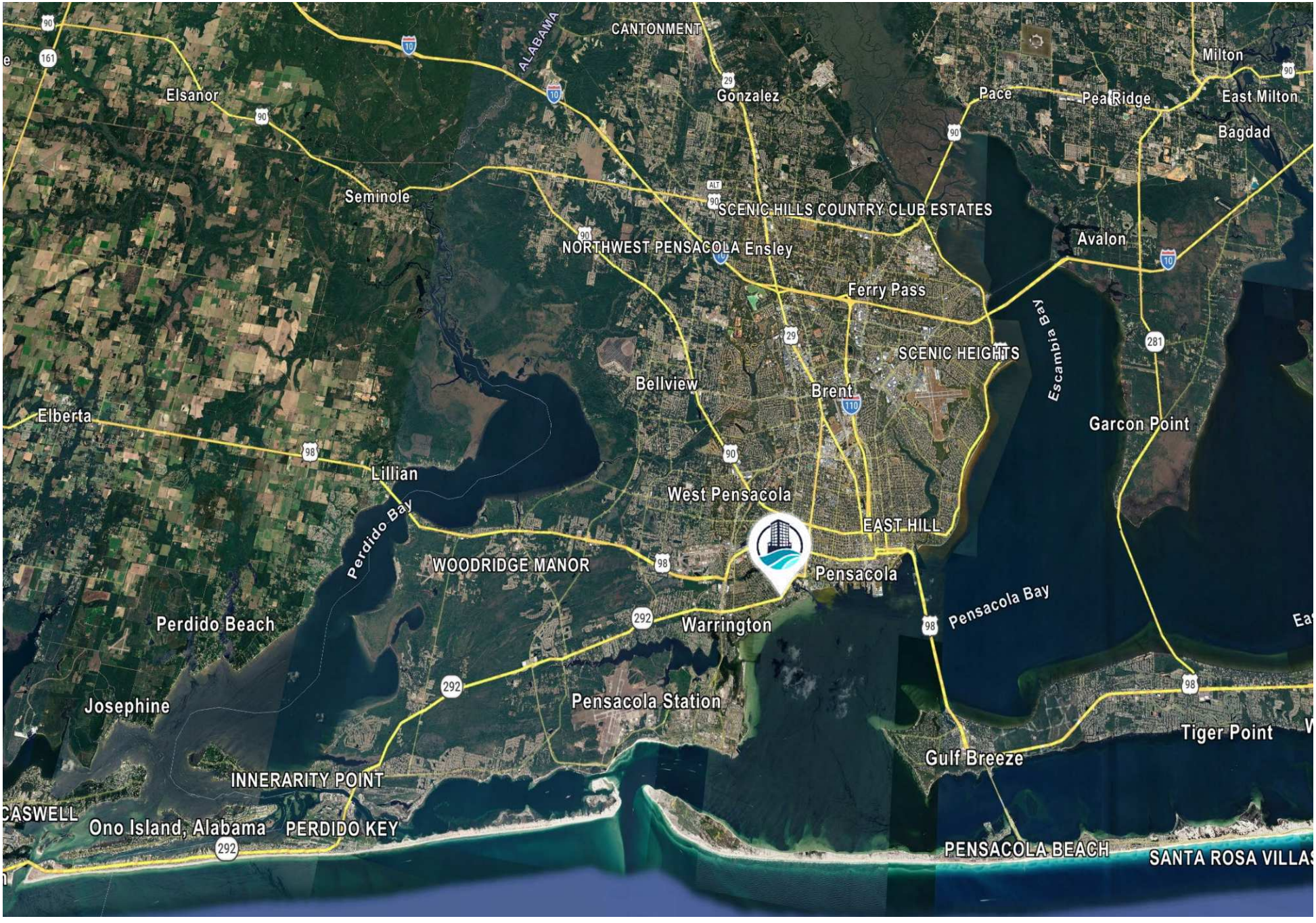
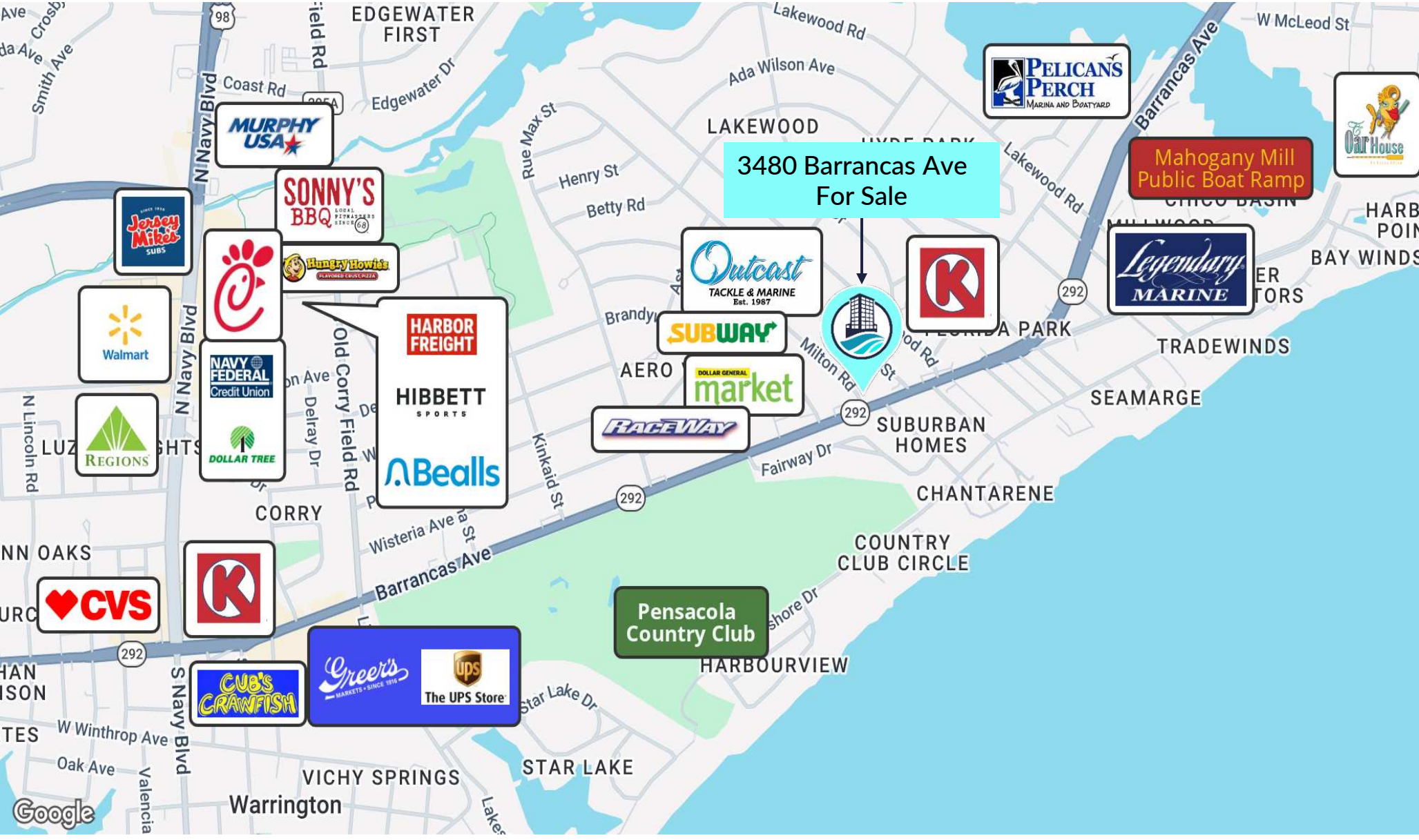


Retail Map

Barrancas Avenue Area | Pensacola, FL



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
(850) 712-7567
Wendi@BayCityRealty.com

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.