Gaslight Square

5700 N Davis Hwy, Pensacola, FL 32503



Office Suites For Lease

5700 N Davis Hwy

Pensacola, FL 32503



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Office Space For Lease

5700 N Davis Hwy

Pensacola, Florida 32503

Property Description

The suites at Gaslight Square offer an outstanding leasing opportunity along highly traveled North Davis Highway, one of Pensacola's primary commercial corridors connecting the city's retail, medical, and residential districts. The space features easy accessibility, generous parking, flexible floor plans, and a professionally maintained exterior designed to support a wide range of office or service-based users.

A new pylon sign is coming soon, providing enhanced visibility and exposure to the constant daily traffic along N Davis Highway. Surrounded by an established mix of professional offices, retailers, restaurants, and service businesses, the property benefits from strong consumer activity and a central location convenient to both downtown Pensacola and the growing northern submarkets.

Located within the well-known Gaslight Square center, these suites offers businesses the opportunity to establish a presence in one of Pensacola's most recognized commercial corridors while providing clients and employees with convenient access and a polished, welcoming environment.

Location Description

5700 N Davis Highway is located in the heart of Pensacola's primary commercial corridor, less than a mile from Interstate 110. This stretch of Davis Highway is a major retail and commuter thoroughfare, offering direct access to dense residential neighborhoods, business centers, and medical campuses.

The property sits on the east side of Davis Highway with easy ingress and egress. It is one of the most heavily trafficked areas in Escambia County and is surrounded by a robust mix of national retailers, restaurants, banks and service providers. Across the street are national chains such as Home Depot, 7 Brew, Smalls Sliders, and West Marine, as well as Pensacola's local gems such as Sky's Pizza, Craft Bakery, and Ichiban.

This central location provides exceptional visibility and connectivity, making it a strategic choice for tenants seeking exposure to both local and destination consumers. The area benefits from a stable population base, and strong daytime employment.

Excellent Location!

5700 N Davis Hwy

Pensacola, FL 32503

Lease Rate or Sale Price	$17.50 Sf/Yr
NNN Rate	$3.50 Sf/Yr

Location Information

Building Name	Gaslight Square
Street Address	5700 N Davis Hwy
City, State, Zip	Pensacola, Fl 32503
County	Escambia
Market	Northeast Pensacola
Side of the Street	East
Road Type	Highway
Market Type	Medium
Nearest Hwy	I-110 – 0.5 Miles
Nearest Airport	Pensacola International Airport

Building Information

Building Size	10,740
Available Square Feet	1452 - 2904
Year Built	1987
Tenancy	Multiple
Private Office Space	Yes
Number of Floors or Restrooms	1

Drone Video Link on YouTube

Property Information

Property Type	Retail | Office
Property Subtype	Strip Center
Zoning	Commercial
Lot Size	1.89 Acres
APN #	481S307224002002
Lot Frontage	179 ft ±
Lot Depth	564 ft ±
Traffic Count	28,000
Traffic Count Street	North Davis Hwy | SR 291
Amenities	Large Pylon Signage Ample Parking Close to Several Restaurants Plenty of Offices and Retail Nearby

Parking

Parking Type	Surface
Curb Cuts	2
Dedicated Parking	Yes

Utilities

Central HVAC	Yes
Water & Sewer	ECUA

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Site Plan

5700 N Davis Hwy, Pensacola, FL 32503



Photos

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Retail Map

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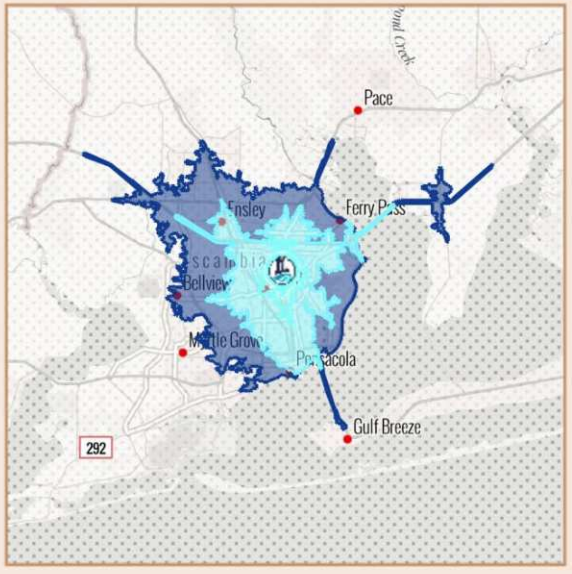
STERLING HILLS APARTMENTS
THE BLAKE ASSISTED LIVING
AIRPORT BLVD AADT 30,000
INTERSTATE 110
I-110 AADT 72,610
DAVIS TOWER SHOPPING CENTER
PENSACOLA CHRISTIAN COLLEGE
GASLIGHT SQUARE
HOME DEPOT
WEST MARINE
DISCOUNT TIRE
TIDAL WAVE
7 BREW COFFEE
SMALLS SLIDERS
RACEWAY
N DAVIS HWY AADT 28,000
SPRINGDALE PARK
AADT 43,000
BAYOU BLVD AADT 26,764
ASCENSION SACRED HEART HOSPITAL
BAPTIST HOSPITAL

Pensacola Demographics

Benchmark Demographics

5700 N Davis Hwy, Pensacola, Florida, 32503

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)

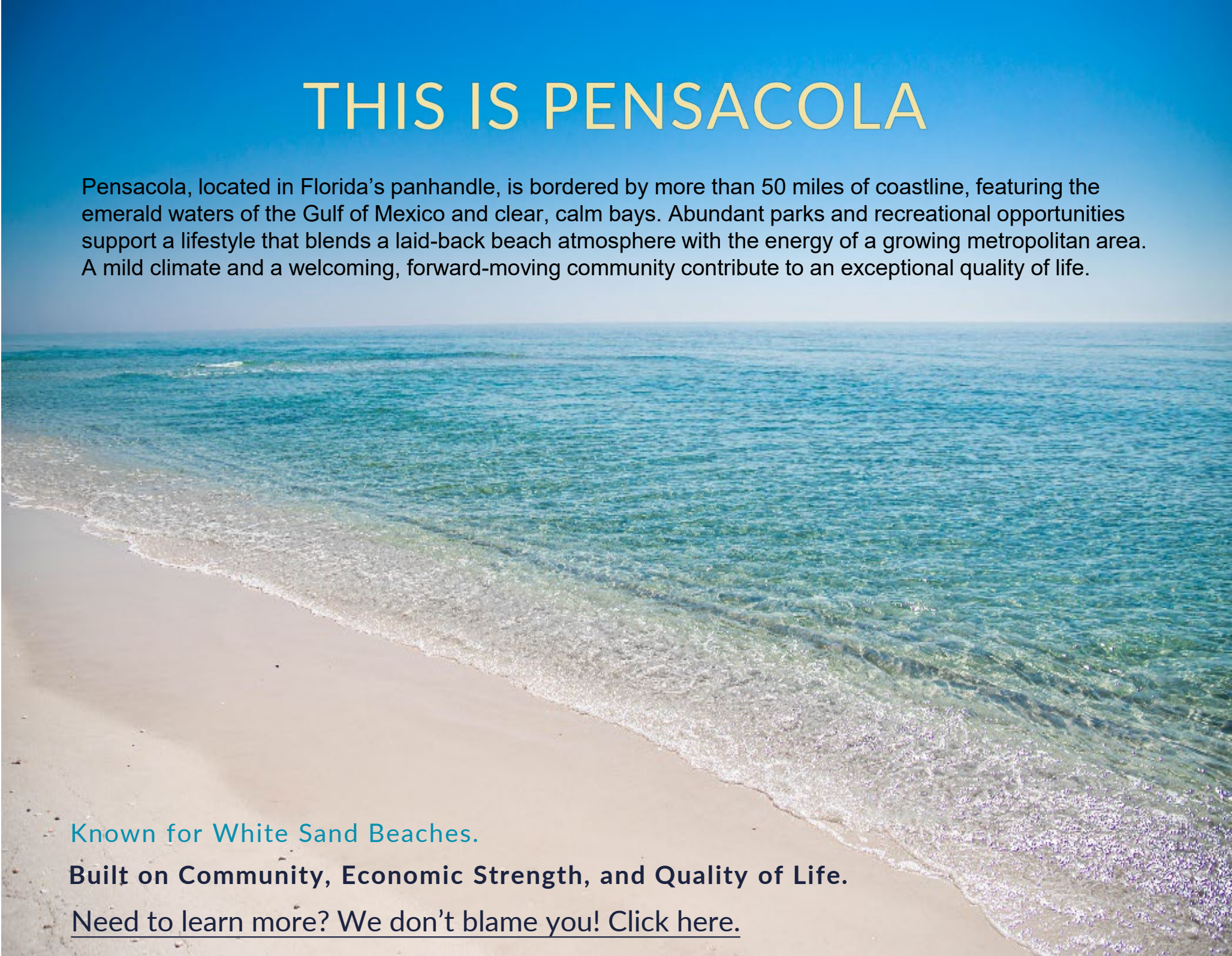
THE CCIM INSTITUTE

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	3.76%	5.79%	5.11%	5.21%	5.28%	4.69%	5.39%
5 - 9	3.45%	5.62%	5.25%	5.39%	5.62%	5.03%	5.75%
10 - 14	3.49%	5.54%	5.18%	5.38%	5.76%	5.34%	5.98%
15 - 19	15.07%	5.57%	5.43%	6.33%	6.27%	5.84%	6.47%
20 - 34	40.69%	20.44%	20.53%	20.93%	19.71%	18.43%	20.33%
35 - 54	14.26%	24.01%	23.33%	23.34%	24.43%	24.41%	25.20%
55 - 74	13.66%	23.46%	24.63%	24.24%	24.31%	25.55%	22.82%
75+	5.66%	9.63%	10.52%	9.21%	8.59%	10.74%	8.05%
HOUSEHOLD INCOME							
<$15,000	7.5%	10.9%	7.3%	7.4%	6.2%	8.0%	8.3%
$15,000-$24,999	6.9%	7.9%	5.9%	6.0%	5.7%	5.8%	5.9%
$25,000-$34,999	13.3%	8.0%	7.5%	7.1%	6.0%	6.7%	6.3%
$35,000-$49,999	15.1%	12.6%	12.0%	11.4%	9.9%	10.5%	9.8%
$50,000-$74,999	16.4%	16.6%	19.1%	17.6%	17.0%	16.9%	15.6%
$75,000-$99,999	15.5%	12.5%	13.9%	13.7%	16.0%	12.9%	12.5%
$100,000-$149,999	20.1%	17.4%	18.9%	19.4%	19.4%	18.4%	17.8%
$150,000-$199,999	3.1%	6.1%	6.1%	7.7%	8.9%	8.7%	9.8%
$200,000+	2.2%	8.0%	9.5%	9.8%	10.8%	12.1%	14.0%
KEY FACTS							
Population	10,988	65,596	100,389	330,238	539,942	23,027,836	339,887,819
Daytime Population	16,768	99,129	89,114	350,768	519,178	22,846,618	338,218,372
Employees	6,166	30,441	49,520	154,301	245,730	10,832,721	167,630,539
Households	3,049	28,440	43,936	135,067	213,949	9,263,074	132,422,916
Average HH Size	2.27	2.20	2.22	2.31	2.41	2.43	2.50
Median Age	24.3	40.1	41.7	40.3	40.6	43.6	39.6
HOUSING FACTS							
Median Home Value	253,770	296,843	283,910	314,014	342,653	416,969	370,578
Owner Occupied %	50.0%	57.1%	60.2%	65.2%	70.5%	67.2%	64.2%
Renter Occupied %	50.0%	42.9%	39.8%	34.8%	29.4%	32.8%	35.8%
Total Housing Units	3,390	32,088	48,674	152,175	237,346	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	$59,947	$65,455	$72,459	$75,818	$81,330	$78,205	$81,624
Per Capita Income	$23,093	$40,388	$42,611	$42,105	$42,620	$44,891	$45,360
Median Net Worth	$98,418	$132,320	$180,616	$219,235	$271,070	$253,219	$228,144

THIS IS 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.

Meet the Team



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
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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
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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.