

0.72 Acres Vacant Land For Sale

12310 Lillian Hwy, Pensacola, Florida 32506



150 ft ±
205 ft ±



Lillian Hwy | Hwy 98



15,528 AADT

8,900 AADT

Bauer Road



0.72 Acres Vacant Land For Sale

Pensacola, Florida



Lillian Hwy | Hwy 98

\$270,000

Bauer Road

PRESENTED BY

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RETAIL OFFERING FOR SALE

0.72 Acres Vacant Land For Sale

Pensacola, Florida

12310 Lillian Hwy – Pensacola, FL

±0.72 acres located along Highway 98 (north side), a well-traveled corridor connecting Pensacola to surrounding residential areas. The site offers straightforward access and visibility to passing traffic.

Given the size and location, the property is best suited for small-format retail or service-oriented uses that benefit from consistent daily traffic rather than destination-driven demand.

Potential uses to consider:

- Quick-service restaurant (with or without drive-thru, if zoning allows)
- Coffee shop or café
- Car wash or auto service (oil change, tire, etc.)
- Professional services (insurance, tax, medical office)

This is a practical site for an operator who wants exposure on Hwy 98 without taking on a large footprint.

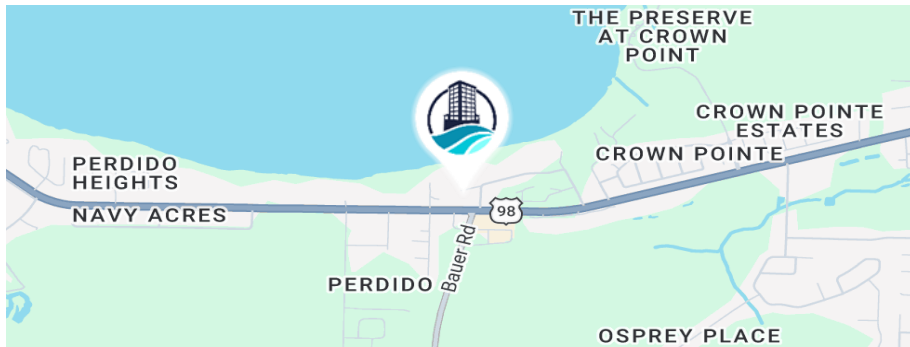
Beulah Rd & Mobile Hwy For Sale

12310 Lillian Hwy, Pensacola, FL 32506

Sale Price \$270,000.00

Location Information

Street Address	12310 Lillian Hwy
City, State, Zip	Pensacola, FL 32506
County	Escambia
Market	Perdido
Cross-Street(s)	Bauer Road
Side of the Street	North
Corner Property	No
Road Type	Highway
Nearest Hwy	Directly on Hwy 98
Nearest Airport	Pensacola International - 15 miles



Property Information

Zoning	HDMU High Density Mixed Use
Lot Size	0.72 Acres
APN #	262S311201000000
Number of Lots	1
Lot Frontage	205ft ±
Lot Depth	150ft ±
Traffic Count	15,528
Traffic Count Street	Lillian Hwy Hwy 98

Utilities and Amenities

Utilities	Electric Municipal Water Septic
Amenities	Grocery stores Restaurants and fast-food chains Gas stations Parks and recreational areas



Photos

121310 Lillian Hwy, Pensacola FL 32506



Retail Map

121310 Lillian Hwy, Pensacola FL 32506



**DOLLAR
GENERAL**

**Cumberland
FARMS**

Hardee's
CHARBROILED THICKBURGERS

O'Reilly
AUTO PARTS

Greer's
MARKETS • SINCE 1916

**WAFLE
HOUSE**

98

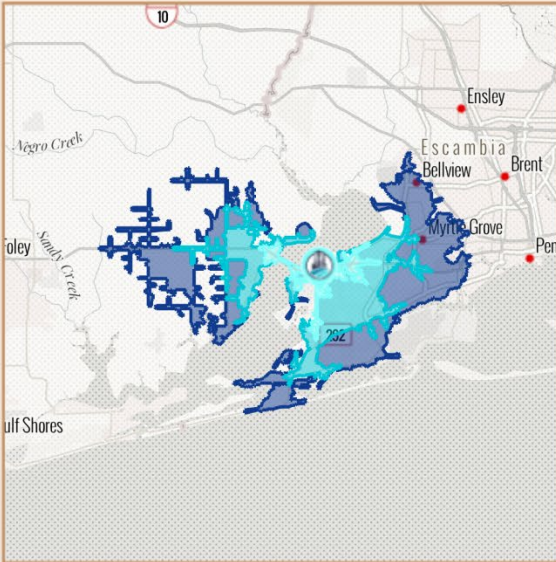
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Demographics

Benchmark Demographics

12310 Lillian Hwy, Pensacola, Florida, 32506

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



	DRIVE TIME			GEOGRAPHY		States	
	5 mins	10 mins	15 mins	Counties	CBSAs	Florida	USA
AGE SEGMENTS				Escambia County	Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area		
0 - 4	5.00%	5.22%	5.30%	5.21%	5.28%	4.69%	5.39%
5 - 9	5.71%	5.55%	5.44%	5.39%	5.62%	5.03%	5.75%
10 - 14	6.19%	5.56%	5.21%	5.38%	5.76%	5.34%	5.98%
15 - 19	5.41%	5.39%	6.93%	6.33%	6.27%	5.84%	6.47%
20 - 34	15.37%	16.75%	20.18%	20.93%	19.71%	18.43%	20.33%
35 - 54	25.07%	23.12%	22.41%	23.34%	24.43%	24.41%	25.20%
55 - 74	27.76%	27.60%	25.84%	24.24%	24.31%	25.55%	22.82%
75+	9.34%	10.78%	8.66%	9.21%	8.59%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	3.0%	4.7%	8.2%	7.4%	6.2%	8.0%	8.3%
\$15,000-\$24,999	3.1%	4.5%	5.9%	6.0%	5.7%	5.8%	5.9%
\$25,000-\$34,999	6.3%	7.4%	7.1%	7.1%	6.0%	6.7%	6.3%
\$35,000-\$49,999	9.8%	12.2%	12.6%	11.4%	9.9%	10.5%	9.8%
\$50,000-\$74,999	20.6%	19.3%	19.2%	17.6%	17.0%	16.9%	15.6%
\$75,000-\$99,999	12.1%	15.8%	14.0%	13.7%	16.0%	12.9%	12.5%
\$100,000-\$149,999	22.7%	19.1%	16.9%	19.4%	19.4%	18.4%	17.8%
\$150,000-\$199,999	12.4%	7.2%	6.1%	7.7%	8.9%	8.7%	9.8%
\$200,000+	10.2%	9.9%	10.0%	9.8%	10.8%	12.1%	14.0%
KEY FACTS							
Population	3,184	18,349	48,306	330,238	539,942	23,027,836	339,887,819
Daytime Population	2,335	12,733	43,854	350,768	519,178	22,846,618	338,218,372
Employees	1,455	7,898	20,279	154,301	245,730	10,832,721	167,630,539
Households	1,270	7,843	19,844	135,067	213,949	9,263,074	132,422,916
Average HH Size	2.51	2.34	2.34	2.31	2.41	2.43	2.50
Median Age	44.1	44.4	40.7	40.3	40.6	43.6	39.6
HOUSING FACTS							
Median Home Value	332,915	295,455	272,012	314,014	342,653	416,969	370,578
Owner Occupied %	80.1%	74.1%	64.1%	65.2%	70.5%	67.2%	64.2%
Renter Occupied %	19.9%	25.9%	35.9%	34.8%	29.4%	32.8%	35.8%
Total Housing Units	1,348	8,700	23,050	152,175	237,346	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$88,577	\$77,323	\$70,705	\$75,818	\$81,330	\$78,205	\$81,624
Per Capita Income	\$48,235	\$44,772	\$40,915	\$42,105	\$42,620	\$44,891	\$45,360
Median Net Worth	\$379,714	\$295,858	\$193,015	\$219,235	\$271,070	\$253,219	\$228,144

Meet the Team



MEHDI MOEINI
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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.