# 6741 Pine Forest Road

Pensacola, FL 32526




PRESENTED BY

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Baycity REALTY

Property For Sale

# 6741 Pine Forest Rd, Pensacola, FL 32526



Retail Offering For Sale

# 6741 Pine Forest Road

Pensacola, FL 32526

## Marketing Description

An opportunity to own commercial property immediately adjacent to Walmart Neighborhood Market along Pensacola's Pine Forest Road corridor.

6741 Pine Forest Road features an approximately 2,400-square-foot freestanding metal building with 123 feet of roadway frontage near Mobile Highway. Its location beside an established shopping center places the property near national retailers, restaurants, service businesses, and surrounding residential neighborhoods.

The property includes ample on-site surface parking, outdoor storage, and approximately 1,210 square feet of covered canopy area. HC/LI zoning provides flexibility for a variety of commercial uses, subject to applicable approvals.

For buyers exploring redevelopment, the location offers possibilities for a quick-service restaurant, coffee shop, express beverage concept, or other neighborhood-serving business. The combination of existing improvements, roadway exposure, and proximity to Walmart provides a foundation for evaluating multiple commercial opportunities.

With convenient access to Mobile Highway, Pine Forest Road, and the greater Pensacola market, this property offers owner-users and investors an opportunity to establish a presence alongside an established retail destination.

# 6741 Pine Forest Road

## Property for Sale

| Asking Price | $990,000 |
|---|---|

## Location Information

| | |
|---|---|
| Street Address | 6741 Pine Forest Rd |
| City, State, Zip | Pensacola, FL 32526 |
| County | Escambia |
| Market | Pensacola |
| Sub-market | Bellview |
| Side of Street | West |
| Road Type | Highway |
| Signal Intersection | No |
| Nearest Highway | I-10 – 3 Miles North, US 90 - .5 Miles |
| Nearest Airport | Pensacola International Airport - 12 Miles |

## Building Information

| | |
|---|---|
| Building Size | 2,400± SF |
| Year Built | 1987 |
| Number of Floors | 1 |

## Utilities

| | |
|---|---|
| Central HVAC | Yes |
| Water & Sewer | ECUA |

## Property Information

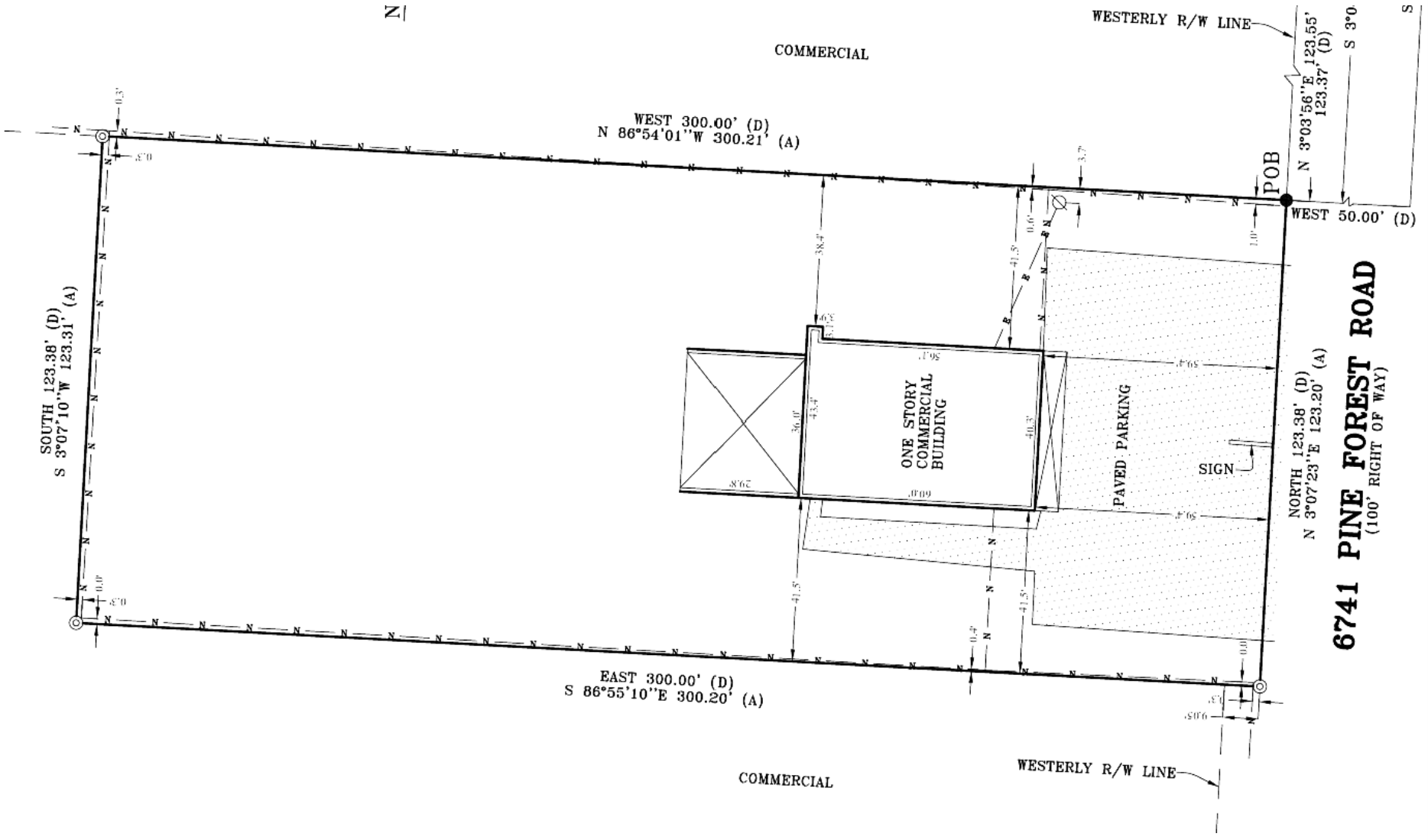
| | |
|---|---|
| Property Type | Retail |
| Property Subtype | Restaurant |
| Zoning | HC/LI \| Heavy Commercial Light Industrial |
| Lot Size | 0.855± Acres |
| Parcel ID | 251S313404000003 |
| Lot Frontage | 123± FT |
| Lot Depth | 300± FT |
| Soil | PRIME- fine sandy loam, 0 to 2 % slopes |
| Traffic Count | 21,000 AADT |
| Traffic Count Street | Pine Forest Road \| Hwy 297 |
| Nearby Businesses & Services | Restaurants & Dining<br>Retail & Shopping<br>Healthcare Services<br>Beauty & Personal Care |

## Parking

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

# Survey

## 6741 Pine Forest Road, Pensacola, FL 32526

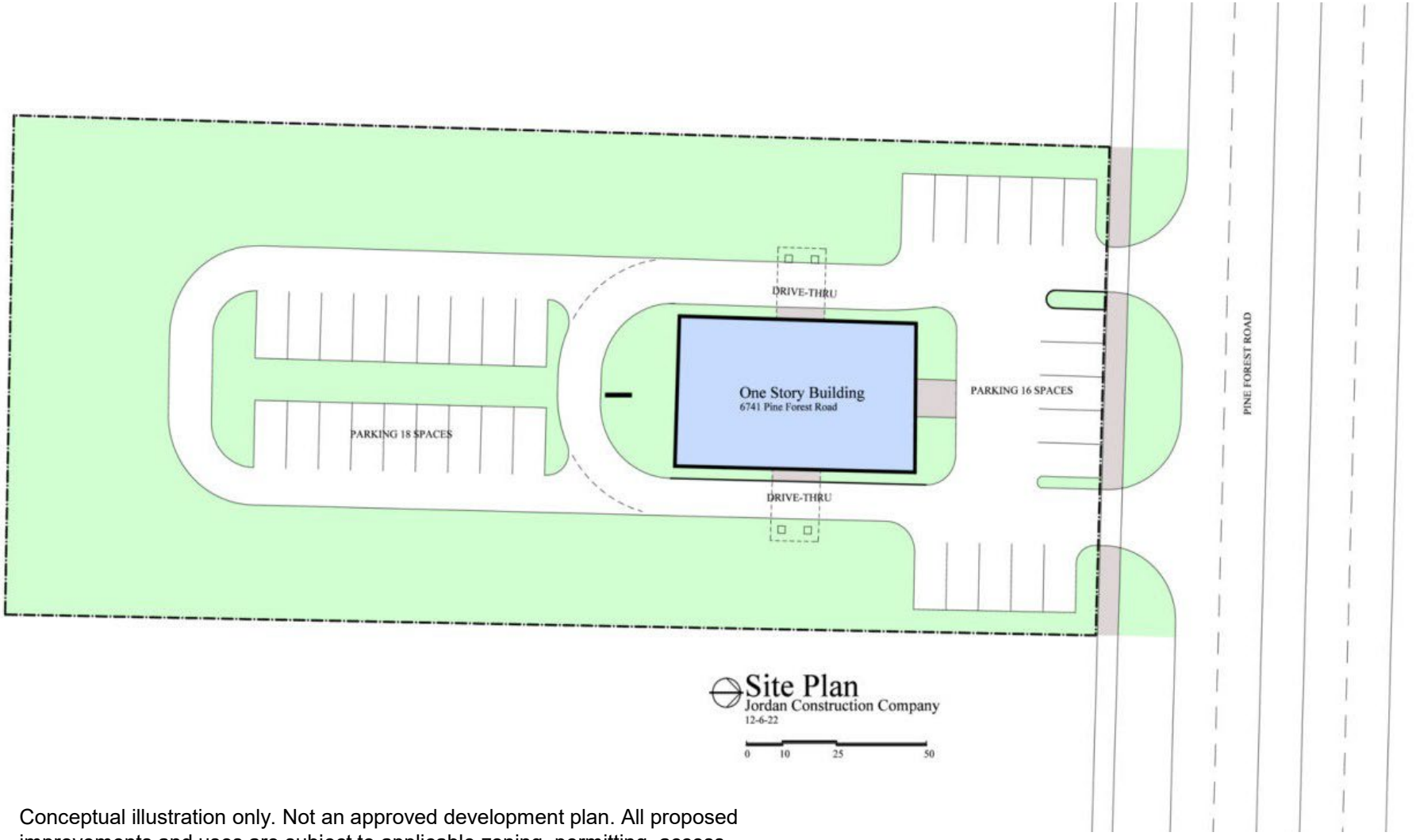





PINE FOREST ROAD

# Conceptual Site Plan

## 6741 Pine Forest Rd, Pensacola, FL 32526




Conceptual illustration only. Not an approved development plan. All proposed improvements and uses are subject to applicable zoning, permitting, access, and development requirements.

PINE FOREST ROAD

# Retail Map


Subject Property
Walmart
Neighborhood Market
Walmart
Pharmacy
CUTS by US
Fancy Nails 2
MR. CHEN
CHINESE FOOD
Pizza
DICKEY'S
BARBECUE PIT
WELLS FARGO
MURPHY USA
GOClean
ZAXBY'S
Mobile Hwy | Hwy 90
Pine Forest Rd | Hwy 297
Pensacola Interstate Fairgrounds
Pine Crossing Shopping Center

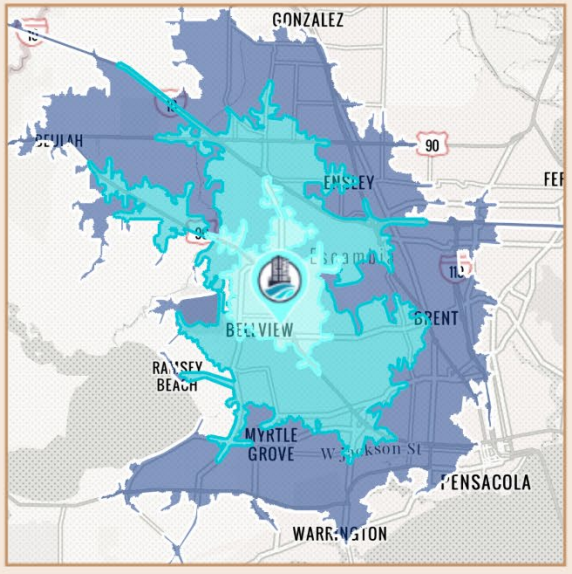

Subject Property
2400 ± SF | 0.855± acres
Pine Forest Rd
Walmart
Neighborhood Market
Walmart
CUTS by US
Fancy Nails 2
StateFarm
MR. CHEN CHINESE FOOD
RESTAURANT
Pizza
DICKEY'S BARBECUE PIT
est. 1941

# Demographics

## Benchmark Demographics

*6741 Pine Forest Rd, Pensacola, Florida, 32526*

*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 | 5.20% | 6.10% | 5.54% | 5.20% | 5.29% | 4.68% | 5.39% |
| 5 - 9 | 5.30% | 6.14% | 5.59% | 5.36% | 5.56% | 4.97% | 5.68% |
| 10 - 14 | 5.52% | 6.18% | 5.57% | 5.38% | 5.75% | 5.32% | 5.93% |
| 15 - 19 | 6.06% | 6.23% | 7.66% | 6.37% | 6.28% | 5.81% | 6.43% |
| 20 - 34 | 18.72% | 18.82% | 22.20% | 20.93% | 19.79% | 18.48% | 20.35% |
| 35 - 54 | 24.99% | 24.31% | 23.02% | 23.37% | 24.52% | 24.37% | 25.21% |
| 55 - 74 | 24.72% | 23.50% | 22.38% | 24.01% | 24.12% | 25.43% | 22.77% |
| 75+ | 9.46% | 8.67% | 8.05% | 9.35% | 8.74% | 10.91% | 8.23% |
| **HOUSEHOLD INCOME** | | | | | | | |
| <$15,000 | 3.5% | 7.6% | 11.4% | 8.0% | 7.1% | 7.7% | 8.0% |
| $15,000-$24,999 | 4.2% | 8.3% | 8.2% | 6.7% | 6.1% | 5.6% | 5.5% |
| $25,000-$34,999 | 7.6% | 8.4% | 7.6% | 6.8% | 6.1% | 6.1% | 5.8% |
| $35,000-$49,999 | 15.3% | 16.1% | 12.9% | 12.8% | 10.9% | 9.9% | 9.3% |
| $50,000-$74,999 | 22.6% | 19.8% | 17.5% | 17.9% | 16.9% | 16.0% | 15.1% |
| $75,000-$99,999 | 19.9% | 13.4% | 13.1% | 14.1% | 13.6% | 12.8% | 12.4% |
| $100,000-$149,999 | 16.8% | 14.5% | 16.7% | 17.5% | 19.3% | 18.8% | 18.0% |
| $150,000-$199,999 | 6.3% | 5.6% | 7.0% | 7.7% | 9.3% | 9.6% | 10.4% |
| $200,000+ | 3.8% | 6.2% | 5.6% | 8.5% | 10.6% | 13.5% | 15.4% |
| **KEY FACTS** | | | | | | | |
| Population | 10,254 | 53,392 | 92,547 | 332,862 | 545,878 | 23,597,813 | 343,528,394 |
| Daytime Population | 7,598 | 42,073 | 104,993 | 353,451 | 525,042 | 23,413,280 | 341,846,552 |
| Employees | 4,953 | 24,311 | 39,842 | 151,009 | 242,373 | 11,049,242 | 168,700,572 |
| Households | 4,292 | 21,647 | 35,596 | 136,661 | 217,013 | 9,529,651 | 134,397,562 |
| Average HH Size | 2.35 | 2.44 | 2.38 | 2.30 | 2.40 | 2.43 | 2.49 |
| Median Age | 42.1 | 39.9 | 37.7 | 40.2 | 40.6 | 43.6 | 39.6 |
| **HOUSING FACTS** | | | | | | | |
| Median Home Value | 274,629 | 247,479 | 289,124 | 319,340 | 347,864 | 421,319 | 376,272 |
| Owner Occupied % | 70.3% | 59.0% | 59.5% | 63.7% | 69.5% | 66.6% | 64.0% |
| Renter Occupied % | 29.7% | 41.0% | 40.5% | 36.3% | 30.5% | 33.4% | 36.0% |
| Total Housing Units | 4,599 | 23,872 | 40,074 | 154,273 | 241,178 | 10,955,223 | 149,274,959 |
| **INCOME FACTS** | | | | | | | |
| Median HH Income | $70,962 | $61,374 | $63,705 | $71,450 | $79,185 | $82,707 | $85,893 |
| Per Capita Income | $35,076 | $33,761 | $32,620 | $39,969 | $42,479 | $47,873 | $48,241 |
| Median Net Worth | $239,056 | $156,889 | $152,769 | $217,607 | $279,630 | $292,996 | $276,821 |

# WELCOME TO PENSACOLA

Pensacola, located in Florida's Panhandle, is surrounded 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.



White-Sand Beaches. Strong Community. Exceptional Quality of Life.

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

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# Meet the Team



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As Broker and Managing Partner of Bay City Realty, Mehdi Moeini brings extensive experience in commercial investment sales, property management, and strategic advisory services throughout the Gulf Coast. He holds the CCIM, CPM, and MiCP designations, reflecting advanced training in investment analysis, market evaluation, property operations, and deal structure.

Mehdi works closely with investors, developers, and property owners to understand their objectives and help them evaluate opportunities with a practical, long-term perspective. His combination of investment and property management experience provides clients with insight that extends beyond the initial transaction.



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Wendi Summers is a REALTOR® and Partner with Bay City Realty. A Pensacola resident since 1994, she spent much of her career in broadcasting, marketing, and sales before moving into commercial real estate. That background taught her how to communicate clearly, recognize what makes a property distinctive, and connect with business owners throughout the community.

Wendi brings a personal, hands-on approach to each assignment, from preparing the property for market to promoting it and guiding clients through the transaction. She values honest communication, strong relationships, and making the commercial real estate process easier to understand.

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