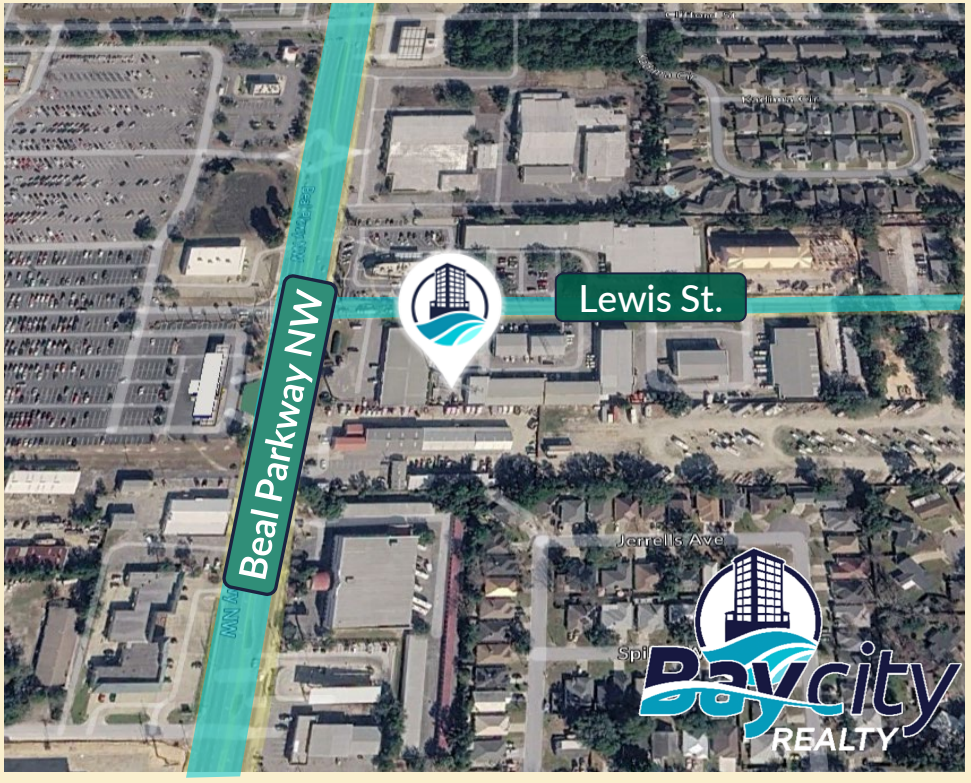
TWO PRIME GULF COAST LOCATIONS
FOR SALE | $425,000

2401 Executive Plaza Road Suite 8
Pensacola, FL 32504



105 Lewis Street
Fort Walton Beach, FL 32547



BUSINESSES FOR SALE

Sylvan Learning Centers

Pensacola & Fort Walton Beach, Florida

AVAILABLE NOW
2 – Business Locations



PRESENTED BY

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Baycity REALTY

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BUSINESSES FOR SALE

Sylvan Learning Centers

Leading supplemental and enrichment education franchise brand Sylvan Learning is widely recognized for its commitment to excellence in teaching. This is an opportunity to make a meaningful impact in students' lives while growing a profitable business.

A Sylvan Learning Center franchise provides access to proven programs, advanced technology, and a refined business model. With more than 710 locations, 5,000 school partnerships, and over 45 years of experience, the brand offers a strong legacy, measurable results, and a dedicated support system.

The center maintains strong relationships with local public and private schools, reinforcing its presence in the community.

This is an owner-operator opportunity with an established team of highly trained, professional tutors already in place. The business also benefits from strong Google reviews and a positive local reputation. It offers the ability to own two rewarding, family-oriented business while leveraging the resources and backing of a nationally recognized franchise.

Sylvan Learning delivers personalized instruction and tutoring for students ages 5 through adult. For someone who values education, independence, and flexibility, while earning a solid income, this represents a compelling business opportunity.





BUSINESSES FOR SALE

Sylvan Learning Centers

Pensacola Location | 2401 Executive Plaza Rd, Building 8, Pensacola, FL 32504

Located within the Executive Plaza business park in North Pensacola, 2401 Executive Plaza Rd offers a central position near the area's primary commercial and retail corridors. The property is approximately 5 minutes from Pensacola International Airport, providing convenient regional access.

Just minutes away, Cordova Mall serves as the area's main retail hub, surrounded by national retailers, restaurants, and daily services along 9th Avenue and Bayou Boulevard. Major healthcare provider Ascension Sacred Heart Pensacola is nearby, along with Pensacola State College, supporting strong daytime population and workforce presence.

With close proximity to retail, medical, and educational hubs, this location offers excellent accessibility in a well-established business setting.

Pensacola Location Details

Street Address	2401 Executive Plaza Rd, Building 8
City, State, Zip	Pensacola, Fl 32504
County	Escambia
Real Estate	Leased
Real Estate Size	2,500 SF
Year Established	2000
Number of Employees	1- Assistant Director, Several Tutors
Support & Training	Seller Offering 90 Days Training
FF & E	Yes, Included in Sales Price
Reason for Selling	Retirement
Franchise	Yes



BUSINESSES FOR SALE

Sylvan Learning Centers

Fort Walton Beach Location | 105 Lewis St, Fort Walton Beach, Fl 32547

Located in the heart of Fort Walton Beach, 105 Lewis St offers convenient access to the area's primary commercial and residential corridors. The property is just minutes from Eglin Air Force Base, a major regional employer driving consistent economic activity.

National retailers Walmart Supercenter and Sam's Club are located just seconds away, creating strong daily traffic and consumer draw. Additional retail, dining, and services line Eglin Parkway and Racetrack Road.

Nearby HCA Florida Fort Walton-Destin Hospital and Northwest Florida State College further support a steady daytime population.

With immediate proximity to major retail anchors, military employment, and key service providers, this location offers excellent accessibility in a high-demand corridor.

Fort Walton Beach Location Details

Street Address	105 Lewis St.
City, State, Zip	Fort Walton Beach, Fl 32547
County	Okaloosa
Real Estate	Leased
Real Estate Size	1,200 SF
Year Established	2013
Number of Employees	1- Assistant Director, Several Tutors
Support & Training	Seller Offering 90 Days Training
FF & E	Yes, Included in Sales Price
Reason for Selling	Retirement
Franchise	Yes



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
Realtor | Partner
(850) 712-7567
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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.