MIXED-USE PROPERTY FOR SALE APRIL 2024

### ONE51 MAIN ST

# stirling



### **ONE51 MAIN ST**

Mixed-Use Property For Sale



**OFFERING SUMMARY** 

Sale Price:

NOI:

Lot Size:

Year Built:

**Building Size:** 

**Renovated:** 

Zoning:

Market:

Submarket:

Price / SF:

<b>PROPERTY</b> O	OVERVIEW
-------------------	----------

\$4,000,000

\$183,223

0.83 Acres

12,003 SF

Waterfront

Pensacola

Downtown

\$333.25

in

**Redevelopment District** 

0

2015

2019

(WRD)

Beck Partners is proud to present the opportunity to acquire a premier landmark
mixed-use property located in the core of Pensacola's downtown. The building was
constructed in 2015 and located at the entrance of the Community Maritime Park at
the intersection of Main and Spring Streets. The offering consists of 12,003 SF of
space on the first and second floors of One51 Main, a three story development on
.82 acres of land leased long term by the City of Pensacola. (The third floor is
currently residential condominiums owned separately.) The property is 100% leased,
with over 76% to national credit tenants.

#### PROPERTY HIGHLIGHTS

- Class A construction using Insulated Concrete Form (ICF)
- 100% Leased, with upside in below market rents.
- Beautiful views of the Wahoos Stadium and Pensacola Bay
- On site parking

STIRLINGPROPERTIES.COM / F

KYLLE SHOEMAKER 850.972.0161 kshoemaker@stirlingprop.com

2 RETAIL BROKERS NETWORK

### **ONE51 MAIN ST**

Mixed-Use Property For Sale





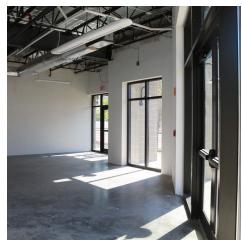














#### **STIRLING**PROPERTIES.COM / **f**

KYLLE SHOEMAKER 850.972.0161 kshoemaker@stirlingprop.com

0

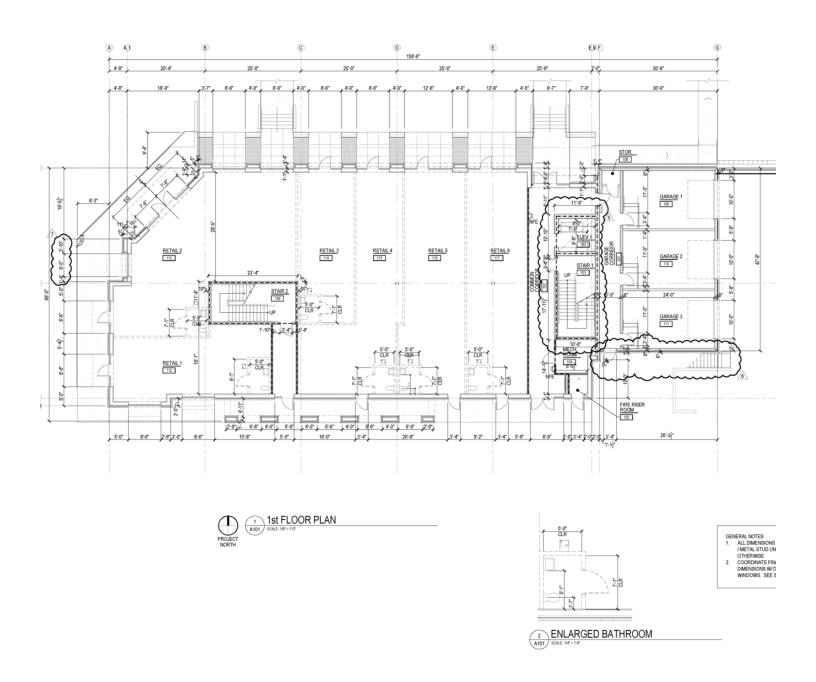
y

in

/3 © RETAIL BROKERS NETWORK

### **ONE51 MAIN ST**

Mixed-Use Property For Sale



#### First Floor Plan

STIRLINGPROPERTIES.COM / F

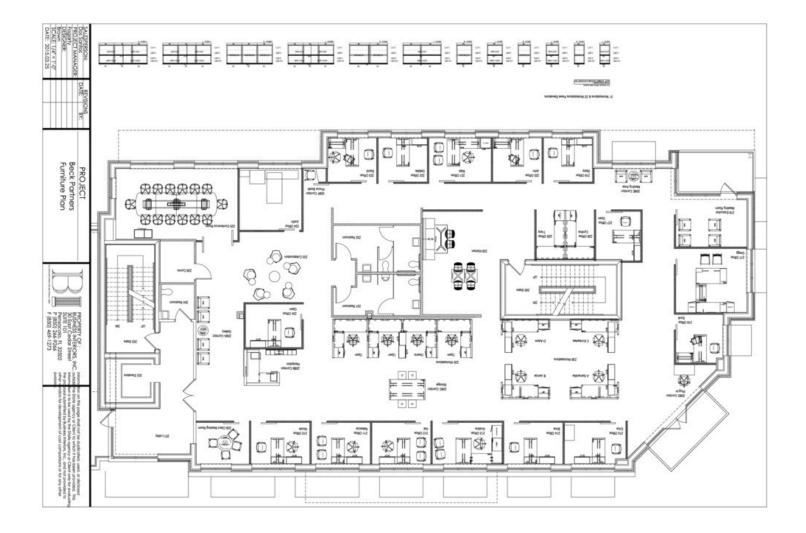
y

O)

in

KYLLE SHOEMAKER 850.972.0161 kshoemaker@stirlingprop.com

/4 • RETAIL BROKERS NETWORK



#### Second Floor Plan

STIRLINGPROPERTIES.COM / F

y

0

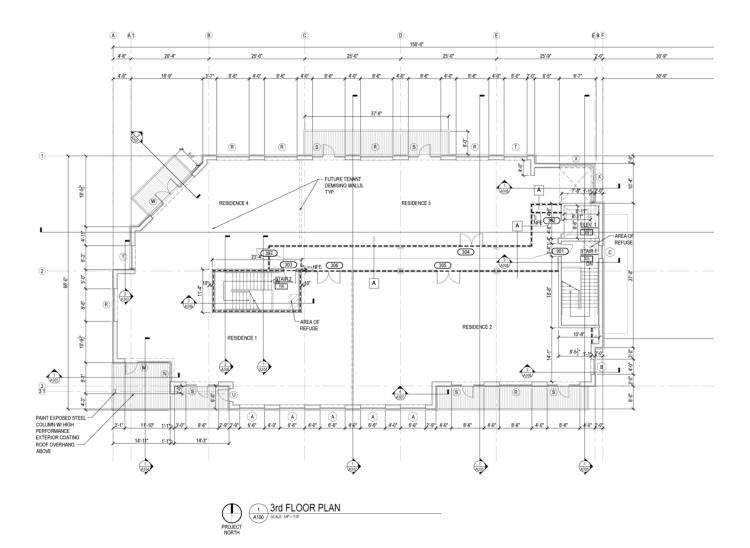
in

KYLLE SHOEMAKER 850.972.0161 kshoemaker@stirlingprop.com

/5 © RETAIL BROKERS NETWORK

### **ONE51 MAIN ST**

Mixed-Use Property For Sale



#### Third Floor Plan

KYLLE SHOEMAKER 850.972.0161 kshoemaker@stirlingprop.com

O)

in

/6 © RETAIL BROKERS NETWORK

### ONE51 MAIN ST Mixed-Use Property For Sale



#### STIRLINGPROPERTIES.COM /

KYLLE SHOEMAKER 850.972.0161 kshoemaker@stirlingprop.com

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not Member of limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lesser deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, withdrawal, without notice.

(O

in



#### **KYLLE SHOEMAKER**

Advisor

kshoemaker@stirlingprop.com Direct: 850.972.0161 | Cell: 760.505.2798

#### **PROFESSIONAL BACKGROUND**

A graduate of the University of Alabama at Birmingham with a Bachelor's Degree in Business Management, Justin began his career at Beck Partners as a sales associate, then as a broker-associate, and in 2009 was named President of the company. Justin is a CCIM designee, and is a licensed Real Estate broker in Florida and Alabama. Justin's responsibilities include the day-to-day operation and strategic planning of Beck Partners. Justin has a commitment to strong partnerships, a talent for attracting talented professionals, and an ability to mastermind solid Commercial Real Estate strategies.

Before becoming President of the Commercial Real Estate Division of Beck Partners, Justin served as President for Beck Property Company, the predecessor of Beck Partners. Justin was with AmSouth Bank before joining Beck Partners. There he worked in the trust division and was involved in property and timberland management. Justin has completed over 400 transactions in the eight years he has been with the company, and is consistently ranked as the top commercial producer in the area.

Justin continues to grow the most dynamic Commercial Real Estate Brokerage firm on the Gulf Coast. Justin exemplifies a caring attitude, a knack for communication, and the ability to build a strong team. He creates a highly passionate and collaborative culture, which is a direct result of the dedication and creativity exuded by Justin.

#### **EDUCATION**

Azusa Pacific University, Azusa, CA – MA Leadership '12 California Polytechnic State University – SLO, San Luis Obispo, CA – BA Business Management '10

> **Stirling** 125 W. Romana St. Suite 800 Pensacola, FL 32502 850.477.7044



/8 • **Retail Brokers** Network



Mixed-Use Property For Sale

Direct: Cell:

STIRLINGPROPERTIES.COM / f 🕑 🙆 in



9 © RETAIL BROKERS NETWORK