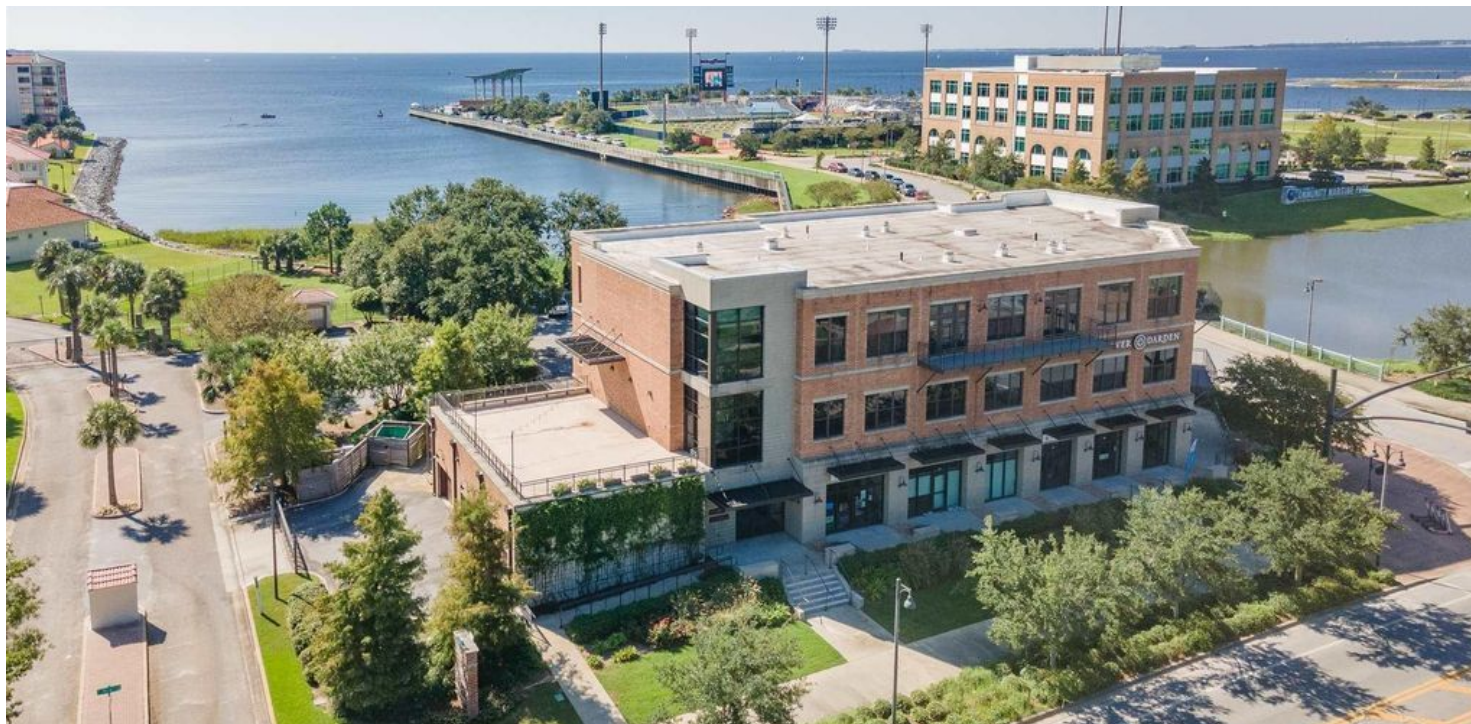


MIXED-USE PROPERTY FOR SALE  
APRIL 2024

# ONE51 MAIN ST

stirling





### OFFERING SUMMARY

Sale Price:	\$4,000,000
NOI:	\$183,223
Lot Size:	0.83 Acres
Year Built:	2015
Building Size:	12,003 SF
Renovated:	2019
Zoning:	Waterfront Redevelopment District (WRD)
Market:	Pensacola
Submarket:	Downtown
Price / SF:	\$333.25

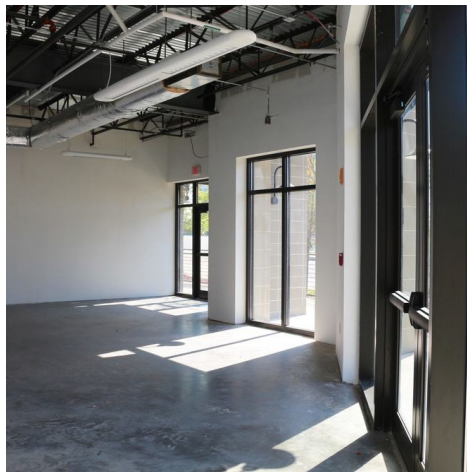
### PROPERTY OVERVIEW

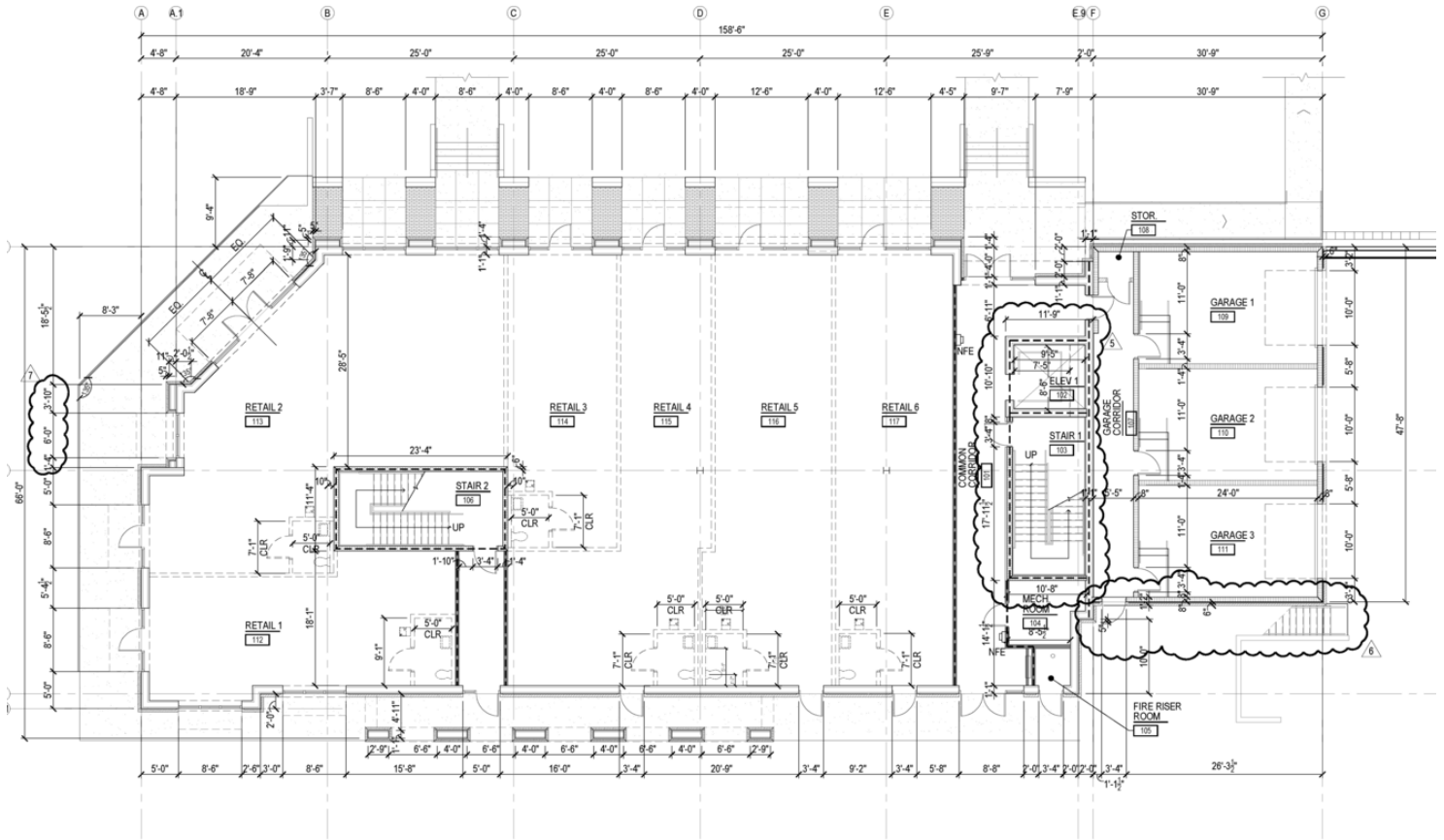
Beck Partners is proud to present the opportunity to acquire a premier landmark mixed-use property located in the core of Pensacola's downtown. The building was constructed in 2015 and located at the entrance of the Community Maritime Park at the intersection of Main and Spring Streets. The offering 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

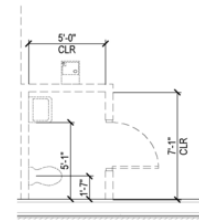
- Class A construction using Insulated Concrete Form (ICF)
- 100% Leased, with upside in below market rents.
- Beautiful views of the Wahoos Stadium and Pensacola Bay
- On site parking







1 1st FLOOR PLAN  
A101 SCALE: 1/8" = 1'-0"

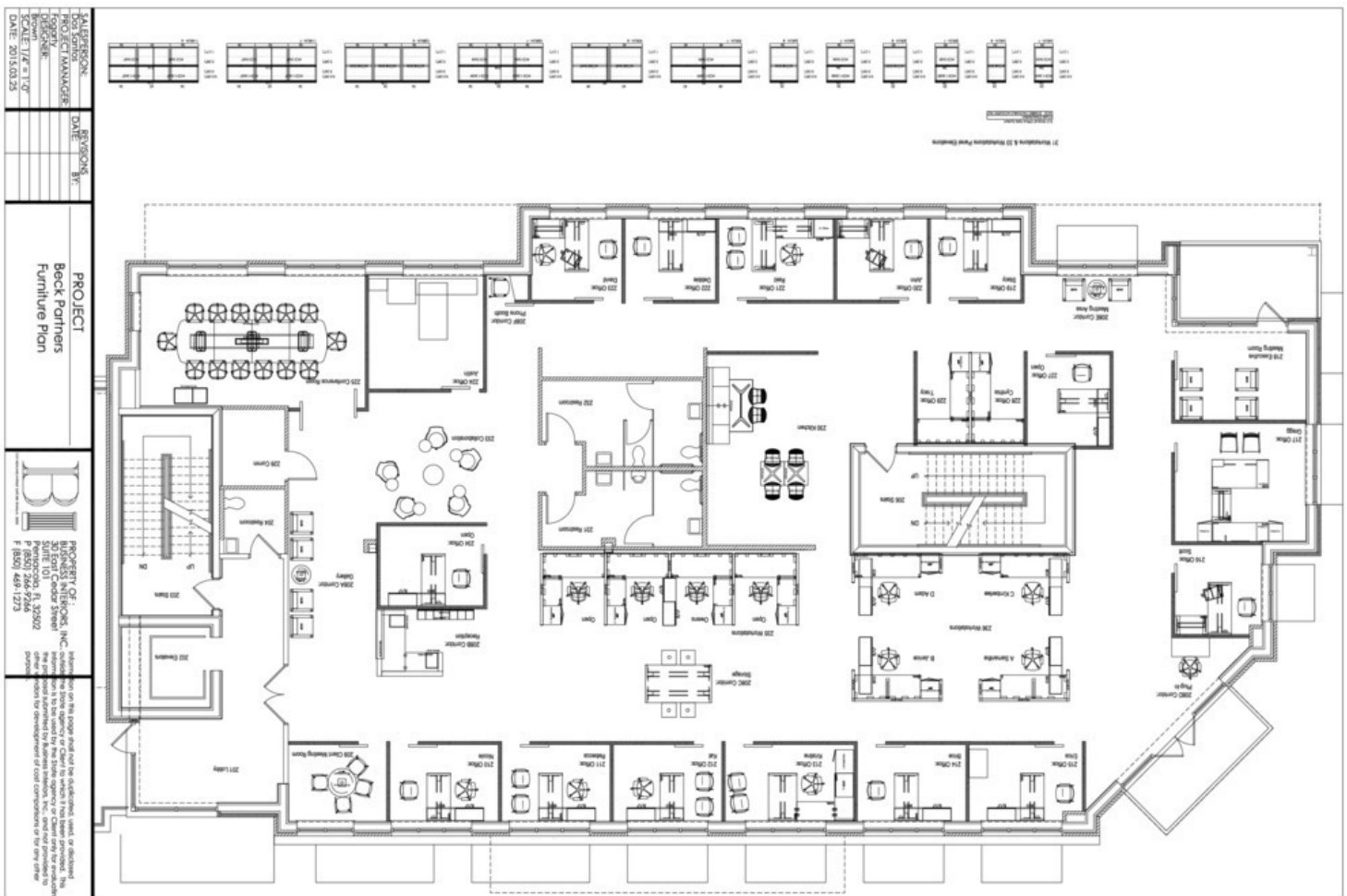


2 ENLARGED BATHROOM  
A101 SCALE: 1/4" = 1'-0"

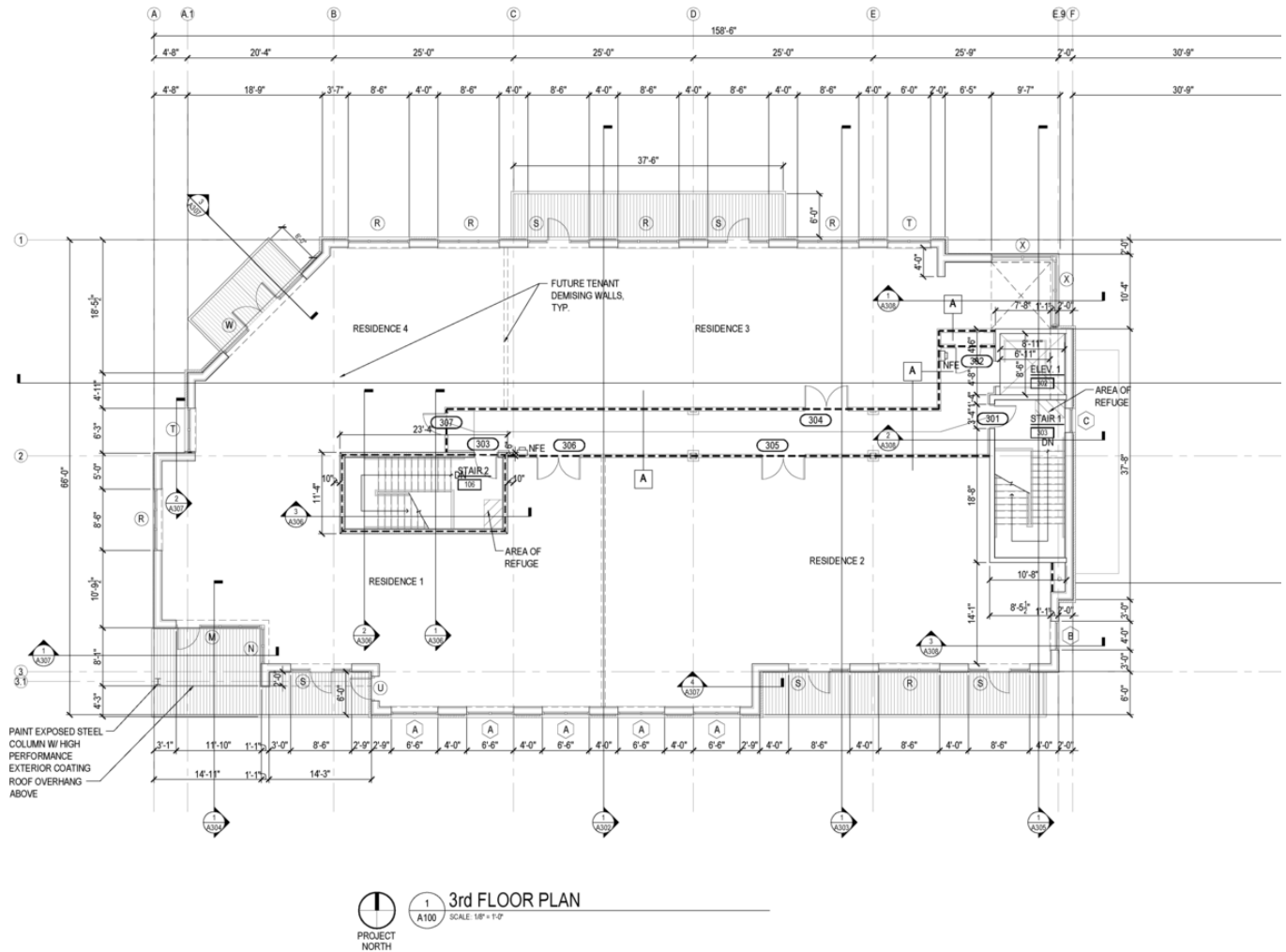
GENERAL NOTES:  
1. ALL DIMENSIONS / METAL STUD UN  
OTHERWISE  
2. COORDINATE FIN  
DIMENSIONS W/D  
WINDOWS. SEE S

First Floor Plan





## Second Floor Plan



Third Floor Plan







## 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

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