

OFFICE PROPERTY FOR SALE

201 N. PACE BLVD. - BUSINESS RELOCATING

201 N. Pace Blvd., Pensacola, FL 32505



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Debbie Anglin, SIOR

Senior Advisor
850.477.7044 x4384
C 850.501.1075
danglin@stirlingprop.com



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OFFERING SUMMARY

Sale Price:	\$289,000
Price / SF:	\$174.94
Lot Size:	0.4 Acres
Year Built:	1959
Building Size:	1,652 SF
Renovated:	1990
Zoning:	C-1
Market:	FL-Pensacola/Ferry Pass/Brent

PROPERTY OVERVIEW

Free-Standing Brick Building Facing Pace Blvd. (next to the School Board Bldg. - old Gulf Power Bldg., and in front of a new school) nestled under beautiful oak trees. Currently owned and occupied by Redwire/Sonitrol currently in expansion mode. Bldg. has security in place, Redwire/Sonitrol Sound & Site Camera System with playback capabilities, 9 cameras, access control with key fobs on front and back door. Also with Viking Intercom System - monthly fee would apply but all security systems stay with building when sold. Roof in good condition, HVAC - 3 yrs. old, signage currently on Bldg., 15 parking spaces. Corner location provides convenient access on this part of Pace Blvd. Note: The vacant corner on the south side is owned by the School Board. It is an underground utility site and will not be built on.

PROPERTY HIGHLIGHTS

- Free-Standing Brick Bldg. - originally built in 1959, restored in 1990 and again in 2007, includes signage
- Reception Area, two offices, conference room, two restrooms and lots of storage (can be turned into more offices)
- Security Systems stay with Bldg., with 9 Sound & Site Cameras, playback capability, access control with key fobs on front and back door
- 15 parking spaces - roof in good condition, HVAC replaced 3 years ago
- Signage on Bldg.



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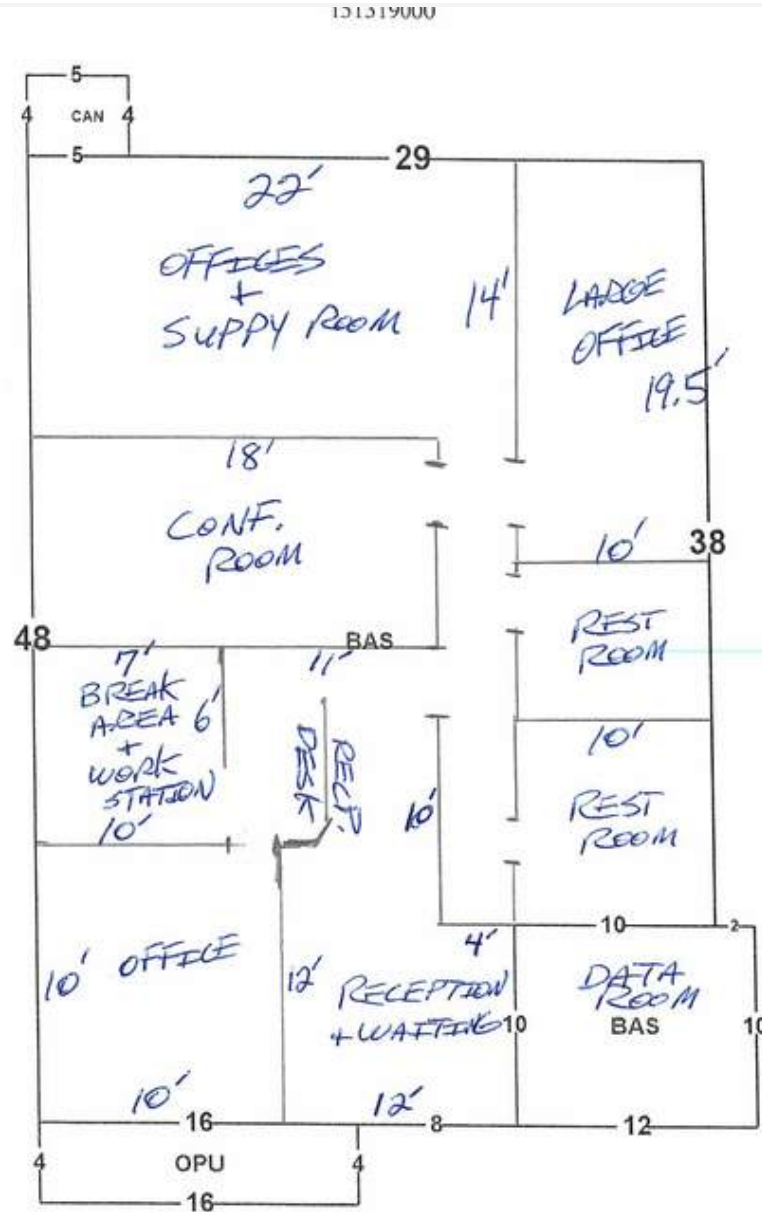
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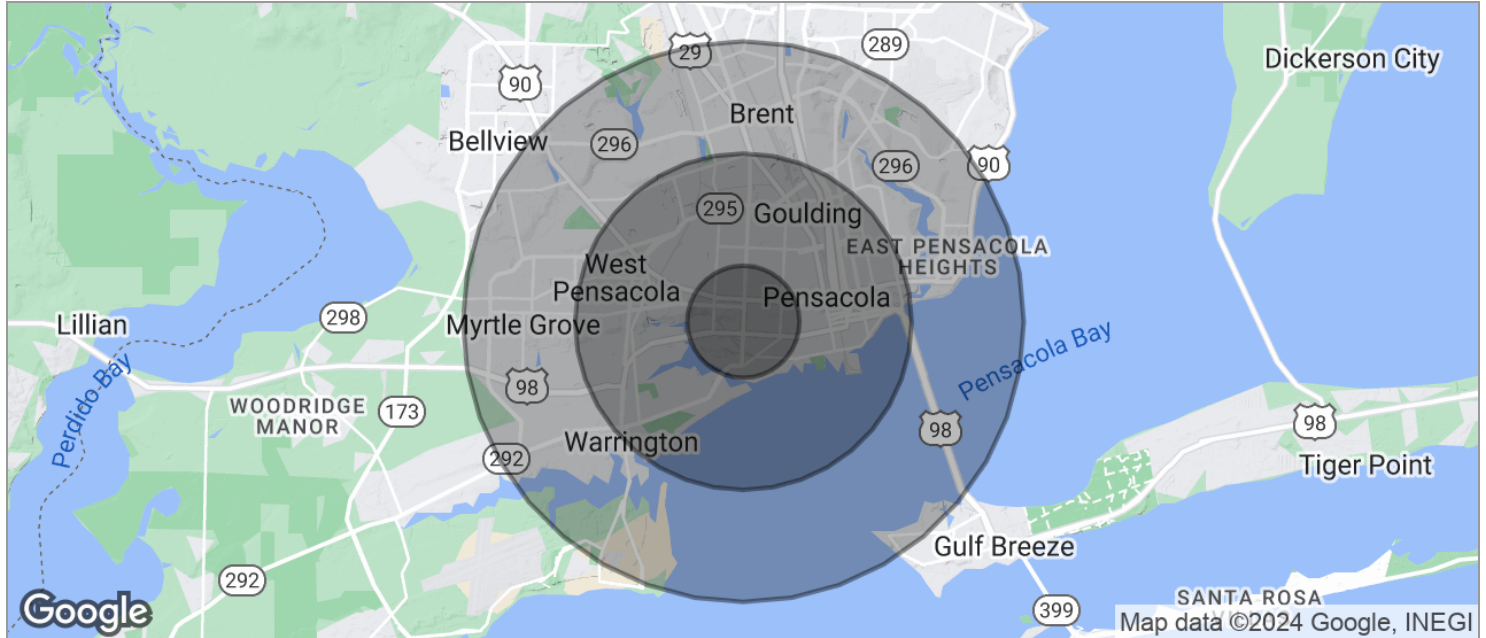
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,927	53,871	129,670
MEDIAN AGE	38.6	36.5	35.5
MEDIAN AGE (MALE)	35.6	34.3	34.0
MEDIAN AGE (FEMALE)	41.1	38.5	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,641	20,259	47,890
# OF PERSONS PER HH	2.2	2.7	2.7
AVERAGE HH INCOME	\$32,363	\$40,958	\$48,823
AVERAGE HOUSE VALUE	\$106,713	\$143,404	\$198,000

* Demographic data derived from 2020 ACS - US Census



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