



RESERVE
COMMERCIAL REAL ESTATE

SINGLE-TENANT NNN INVESTMENT OFFERING FREE-STANDING NNN RETAIL FOR SALE

5042 Bayou Blvd • Pensacola, Florida 32503

OFFERING PRICE	BUILDING	LAND	LEASE TYPE	TERM	ZONING
\$1,999,999	4,014 SF	0.42 Acres	NNN	5 + 5 Years	C-2



INVESTMENT HIGHLIGHTS

LEASE & INVESTMENT

- Newly signed 5-year NNN lease with a 5-year renewal option – passive income, zero landlord responsibilities
- True absolute NNN: tenant handles taxes, insurance, and maintenance
- Fresh lease term means no near-term rollover risk for a 1031 buyer
- 4,014 SF free-standing building on 0.42 acres – rare single-tenant infill site

LOCATION & DEMOGRAPHICS

- Directly across from Cordova Mall, the largest shopping center on the Northwest Gulf Coast
- Steps from Ascension Sacred Heart Hospital, a major daytime employment and traffic driver
- 26,000+ vehicles per day on one of Pensacola's most established retail corridors
- Surrounded by Target, Publix, Starbucks, Chick-fil-A, Best Buy, Chili's, and Bank of America
- Serves a Pensacola MSA of 500,000+ residents, up nearly 20% since 2010

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