



# For Sale

**0.51-AC Parcel Available**

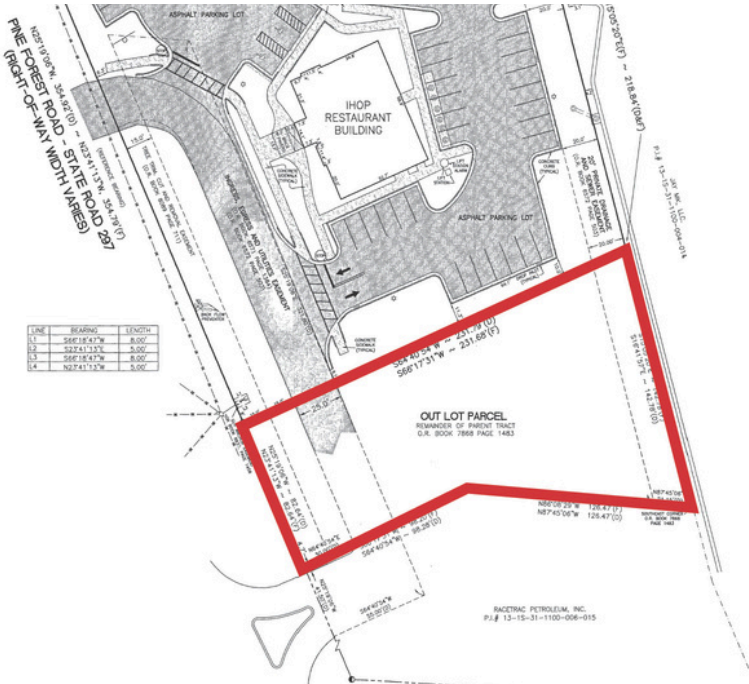
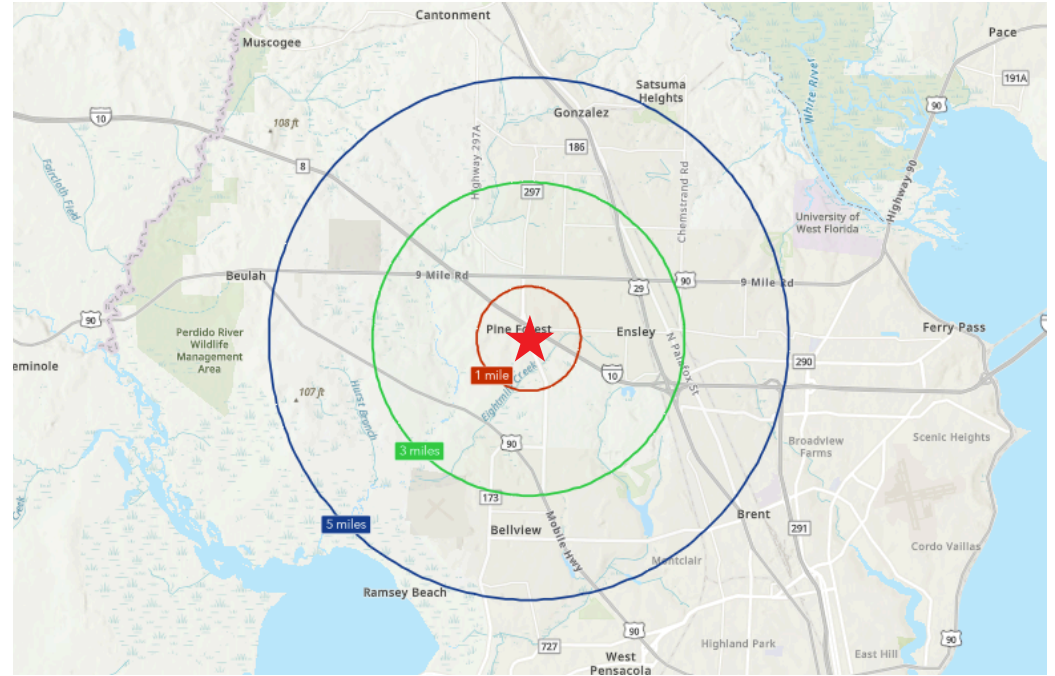
I-10 & Pine Forest Rd | Pensacola, FL

I-10 & Pine Forest Rd / Pensacola, FL 32526

# For Sale

## Property Specifications

- Prime interstate play in high traffic area (I-10 / 62,972 CPD 2025)
- .51 acre with full access and excellent visibility to Pine Forest Road
- Adjacent to newly opened IHOP (12/2023)
- Located in close proximity to Navy Federal Credit Union Campus (1.5 million SF with over 8,000 employees)



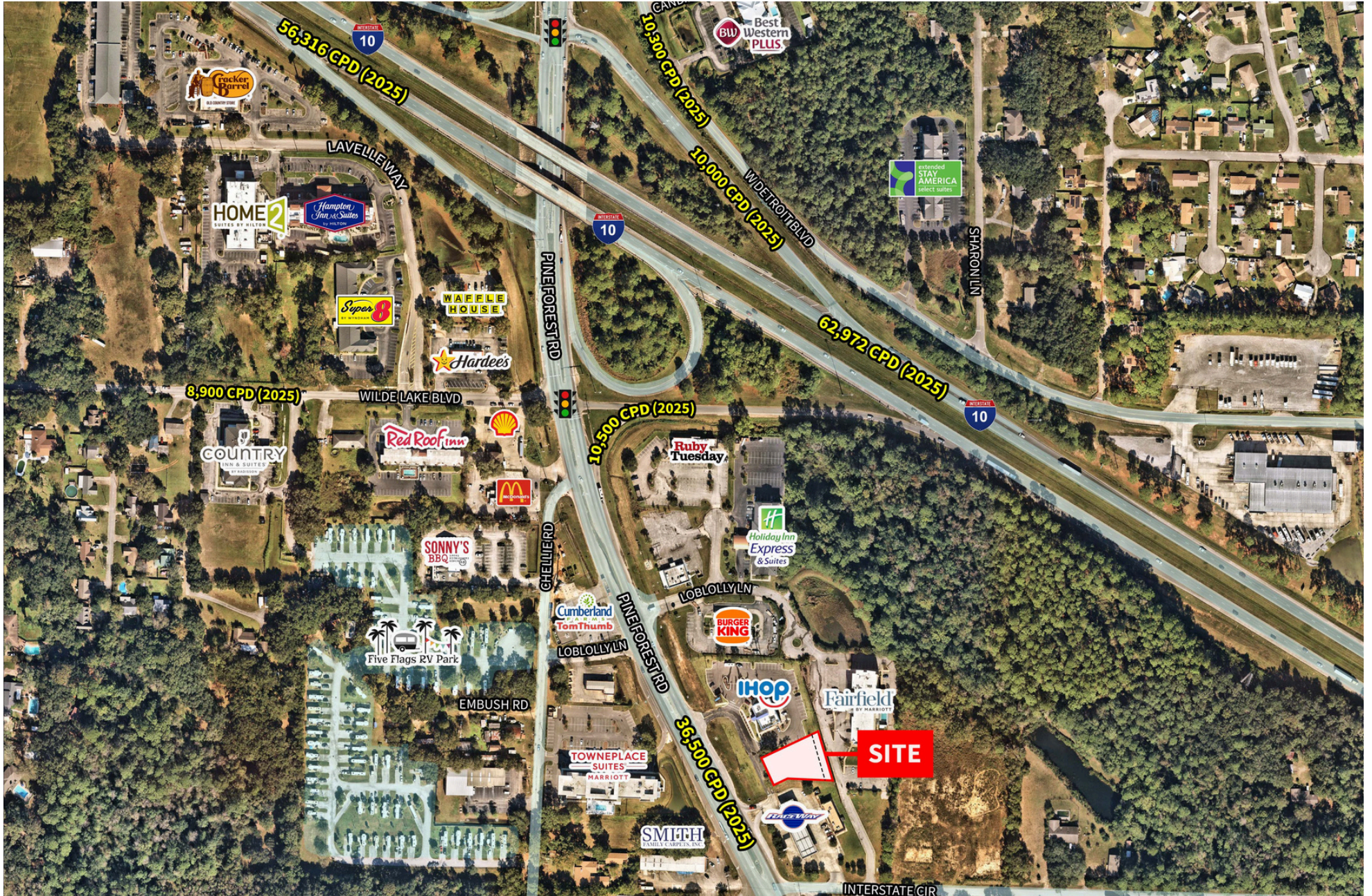
## 2025 Demographics

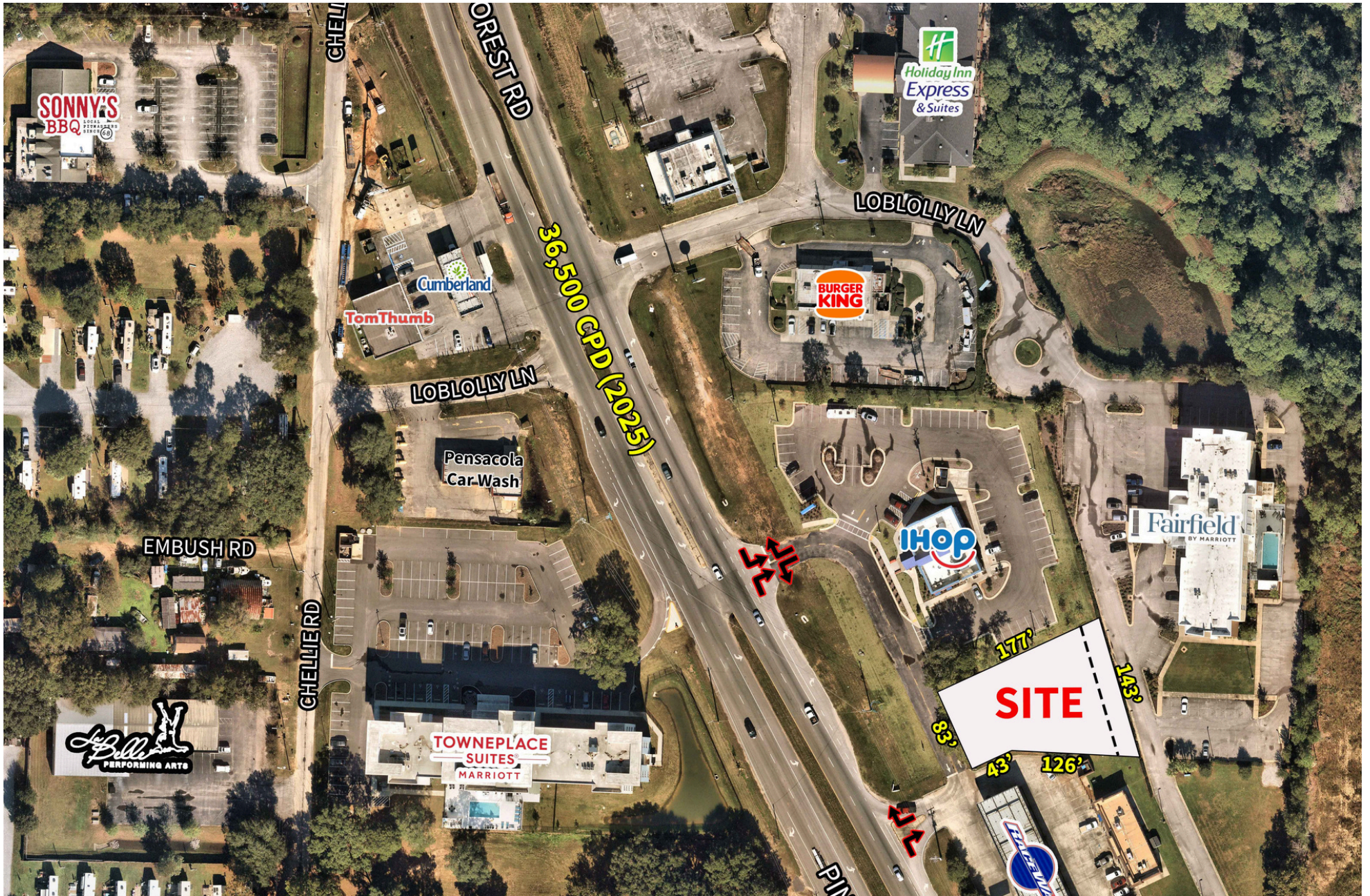
	1-mile	3-mile	5-mile
Total Population	5,134	36,509	107,985
Total Daytime Population	4,011	30,730	84,755
Median Household Income	\$80,251	\$81,722	\$78,350
Median Age	42.9	43.5	41.6

Source: Esri, 2025

## Nearby Retailers









# Thank you

Contact for more information:



**Buff Teague**

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