



OFFERING SUMMARY

Sale Price:	\$900,000
Ground Lease:	\$85,000 NNN
Lot Size:	0.805 AC
Zoning:	HC/LI
Traffic Count:	29,000

PROPERTY OVERVIEW

Stirling Properties is pleased to present 8973 Pine Forest Road, a ±0.805-acre retail land parcel available for sale or lease in Pensacola, Florida. The site is zoned HC/LI, allowing for a wide range of commercial uses, and is well-positioned along the Pine Forest Road with traffic counts exceeding 29,000 vehicles per day.

The property offers excellent visibility and accessibility, including immediate proximity to Interstate 10. The site is situated approximately five miles from the University of West Florida and is surrounded by significant residential growth, national retailers, and ongoing mixed-use development that continues to drive strong daytime and commuter traffic.

This location benefits from its proximity to major employment drivers, including Navy Federal Credit Union's expanding campus which employee 9,400 people, as well as strong nearby retail performance and new residential deliveries. The combination of zoning flexibility, traffic exposure, and access makes this site well suited for retail, automotive, or medical seeking a strategic Northwest Pensacola location.

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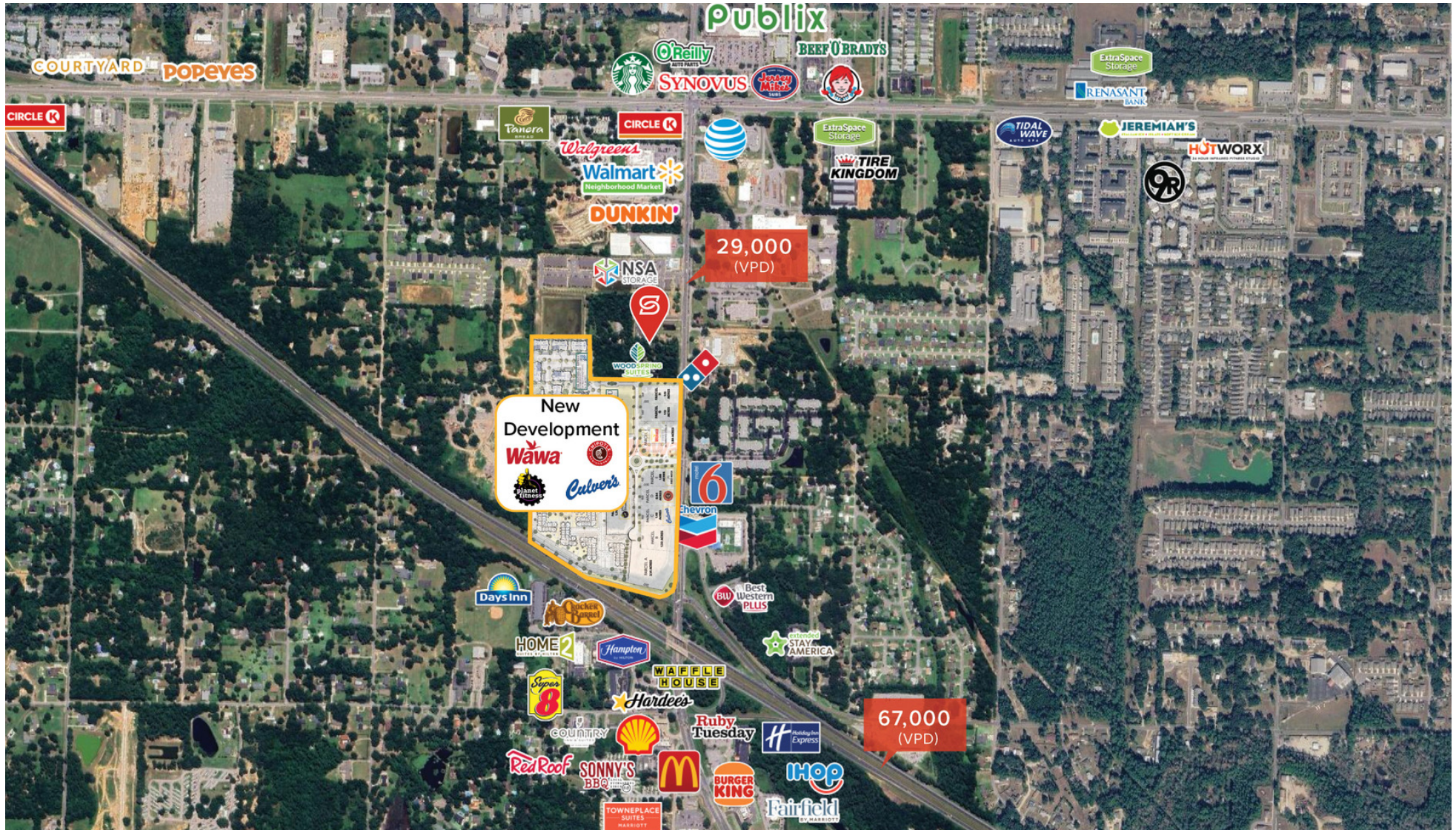
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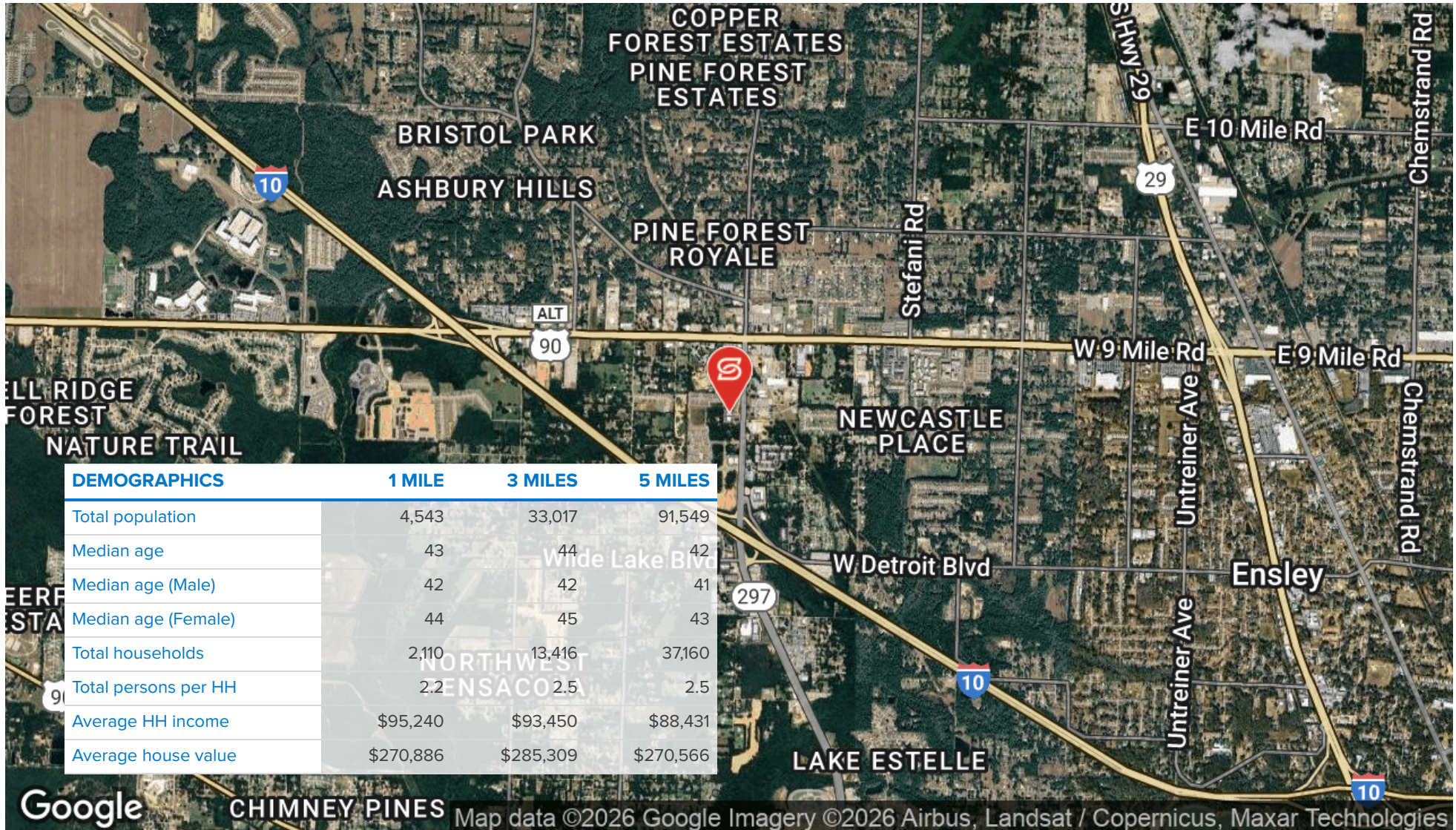
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