



# Big Lagoon Front - Pensacola, FL

## 10735 Gulf Beach Hwy Pensacola, FL 32507



**+/- 18.4  
ACRE  
SITE**

### FOR SALE

### Property Highlights

- Untapped frontage in high-growth submarket
- Prime Perdido Key/Big Lagoon location
- Site previously approved for condos
- Adjacent to Harbour Pointe luxury high-rise
- 7 miles from NAS Pensacola
- High-visibility frontage on major corridor
- Walkable to Gulf beaches and state parks



ACRES  
+/- 18.04



TRAFFIC  
5,800 VPD



ACCESS  
Gulf Beach Hwy

### Demographics

|               | 3 mile    | 5 mile   | 10 mile  |
|---------------|-----------|----------|----------|
| Population    | 10,331    | 25,004   | 111,716  |
| Households    | 4,194     | 10,476   | 44,351   |
| Med HH Income | \$107,020 | \$98,460 | \$75,233 |

BROKER OF RECORD:  
ROBERT R. JOLLY  
LICENSE NO:  
BK3156889

**Brandon Cain** bcain@retailspecialists.com 205.994.1536



retail specialists

# Big Lagoon Front

10735 Gulf Beach Hwy Pensacola, FL 32507

## Market Aerial



FOR SALE

Brandon Cain bcain@retailspecialists.com 205.994.1536



retail specialists

# Big Lagoon Front

10735 Gulf Beach Hwy Pensacola, FL 32507



## Pensacola Market Overview

**Strong tourism corridor exposure driven by beach traffic, vacation rentals, and seasonal population spikes**

## Investment & Development Highlights

**Strategic Gulf Beach Highway frontage** with direct access to Pensacola Beach and Perdido Key

**Strong daytime and seasonal traffic counts** along Gulf Beach Highway connecting residential neighborhoods to beach destinations

**Proximity to NAS Pensacola, Perdido Key, and Pensacola Beach**, key demand drivers for local commerce and tourism spending

**Strong tourism corridor exposure** driven by beach traffic, vacation rentals, and seasonal population spikes

### Pensacola is the historic anchor of Northwest Florida's Gulf Coast

Combining strong tourism demand, a growing residential base, and a diverse employment economy supported by military, healthcare, education, and port-related industries, the area continues to experience steady in-migration driven by affordability relative to other Florida coastal markets, quality of life, and long-term infrastructure investment across Escambia County and the greater Gulf Coast region.

Located along the Gulf of Mexico, Pensacola benefits from year-round visitation, a strong regional draw from Alabama and Florida's Panhandle, and a steadily expanding population base across both residential and commercial sectors. The market continues to see sustained demand for retail, hospitality, and service-oriented development, particularly along high-traffic coastal corridors such as Gulf Beach Highway.

**Limited coastal development inventory**, supporting long-term land value appreciation and barriers to entry for new development

**FOR SALE**

Brandon Cain [bcain@retailspecialists.com](mailto:bcain@retailspecialists.com) 205.994.1536