



Big Lagoon Front - Pensacola, FL

10735 Gulf Beach Hwy Pensacola, FL 32507



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

Flexible development potential suitable for retail, hospitality, medical, self-storage, or mixed-use concepts

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

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

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

FOR SALE

Brandon Cain bcain@retailspecialists.com 205.994.1536