

Strong Economy.  
Perfect Location.

NAI Halford

What better time than now?



Waterfront Development Opportunity

# Determining Factor? Location, of course.



For Property Inquiries:

**NAI**Halford

DeeDee Davis, SIOR MICP  
+1 850 433 0577  
ddavis@naihalford.com  
www.naihalford.com

# Maritime Park Complex Out-Parcels



**NAI**Halford

DeeDee Davis, SIOR MICP  
+1 850 433 0577  
ddavis@naihalford.com



**Property and Leasing Description**

Land Area: Total of 9.48-acres (412,949 SF +/-) within 7 non-contiguous platted lots, as follows:

Lease Terms: Qualified, credit worth tenant. 30 year term.

	Parcel Size	Land Lease
Lot 3	0.26 acres, 11,326 sf +/-	\$2,062.50 / per mo.
Lot 4	3.02 acres, 131,551 sf +/-	\$21,083.33 /per mo.
Lot 5	1.74 acres, 75,794 sf +/-	\$13,750 /per mo.
Lot 6	0.84 acres, 36,590 sf +/-	\$6,645.83 /per mo.
Lot 7	1.48 acres, 64,469 sf +/-	\$13,291.66 /per mo.
Lot 8	1.75 acres, 76,230 sf +/-	\$15,583.33 /per mo.
Lot 9	0.39 acres, 16,988 sf +/-	\$3,116.66 /per mo

# Parcel Information



The subject property is 7 lots that are within the Maritime Park complex. The Maritime Park development is situated on the south side of West Main Street at its intersections with South Spring Street, South Reus Street and South DeVilliers Street. The Maritime Park development is about 835' west of the signalized intersection of South Palafox Street and Main Street, and is in the core of the downtown within the Central Business District. Several older office building and old warehouses in this area have been renovated to Class A type space.

The presence of the new Maritime Park, stadium and Pensacola Blue Wahoo's baseball franchise have had a substantial positive impact to the area and the subject lots within the Maritime Park are extremely well positioned for their most highly, desirable location.

DeeDee Davis, SIOR MICP  
+1 850 433 0577  
ddavis@naihalford.com  
www.naihalford.com

# About the Maritime Park...

*300 Blk. Main Street  
Pensacola, FL. 32501*

## Introduction:

Out-Parcels available in Vince J. Whibbs, Sr. Maritime Park. Situated on beautiful Pensacola Bay, the park is designed for multi-use occupiers.

## Current Tenants:

Wahoo Stadium- Already completed at the park is a 5,000 seat baseball stadium, home to the Pensacola Blue Wahoos, a Double A affiliate of the Cincinnati Reds Major League Baseball team.. The park was designed by Populous (formerly known as HOK Sport), known for building premier major league baseball stadiums, as well as for the NFL. In 2012, Wahoo Stadium was named "ballpark of the year" by baseballparks.com. This included facilities within the entire league of baseball, including the Major Leagues. For the past five years, the stadium has welcomed over 300,000 visitors a year.

350 Cedar Street- Four Story, 75,877 SF (+/-) Class A Office Building. Fully Occupied. Estimated cost \$14M.

One 51 Main Street- Three Story, 8,000 SF (+/-) Class A Mixed Use Building.

For Property Inquiries:

**NAI**Halford

DeeDee Davis, SIOR MICP  
+1 850 433 0577  
ddavis@naihalford.com  
www.naihalford.com

# Lay-Out



# Architecturally Beautiful Historic Pensacola.

*300 Blk. Main Street*

*Pensacola, FL. 32501*

## Area Description:

Pensacola- Founded in 1559 by Don Tristan deLuna, Pensacola is the first European settlement in the United States. The city while steeped in history is decidedly cosmopolitan about its progress.

The subject property is located in the highly desirable downtown waterfront district, where there has been a serious trend underway for revitalization. The core of the downtown is 44 blocks of historic, architecturally beautiful businesses, chic shops, 5 star restaurants, galleries and much more.

To the northeast of property is South Palafox Street renovations along the Palafox corridor are simply first class with many historic buildings being restored to house upscale retail shops, 5 star restaurants and salons. A new multi-million dollar, landmark Bank of Pensacola was completed in the end of 2014 on the corner of Palafox and Main Street. Siddiqui Investments, of Knoxville, TN built the first hotel in three decades on Main St opening its doors in 2016 "This site was chosen because it is the epicenter of downtown Pensacola's development boom," said Heeteesh Patel, a partner with Siddiqui Investments. "We went to several cities in the panhandle to look at building our first hotel in Florida. After looking at many cities we narrowed our decision to Pensacola." (Courtesy The Pulse)

For Property Inquiries:

**NAI**Halford

DeeDee Davis, SIOR MICP  
+1 850 433 0577  
ddavis@naihalford.com  
www.naihalford.com



# Premier Waterfront Location.

*300 Blk. Main Street  
Pensacola, FL. 32501*

## Area Description:

Pensacola- Founded in 1559 by Don Tristan deLuna, Pensacola is the first European settlement in the United States. The city while steeped in history is decidedly cosmopolitan about its progress.

The subject property is located in the highly desirable downtown waterfront district, where there has been a serious trend underway for revitalization. The core of the downtown is 44 blocks of historic, architecturally beautiful businesses, chic shops, 5 star restaurants, galleries and much more.

To the northeast of property is South Palafox Street renovations along the Palafox corridor are simply first class with many historic buildings being restored to house upscale retail shops, restaurants and salons. A new multi-million dollar, landmark Bank of Pensacola was completed in the end of 2014 on the corner of Palafox and Main Street.

For Property Inquiries:

**NAI**Halford

DeeDee Davis, SIOR MICP  
+1 850 433 0577  
ddavis@naihalford.com  
www.naihalford.com

Proven Record of Success  
What can we do for you today?

Committed to Northwest Florida  
Connected to the World

NAI Halford is the Northwest FL affiliate of NAI Global operating as a single unit offering full service, multi-market brokerage where you are and where you want to grow in Florida.

We are local experts working together with global management, shared processes, and cutting edge technology to deliver consistent, quality results.

Visit us at our website [www.naihalford.com](http://www.naihalford.com) to find the broker best-suited to be your single point of contact to begin or continue your expansion in Florida.

**NAI**Halford