



# DAYCARE FACILITY FOR SALE

1015 NORTH E STREET  
PENSACOLA, FL 32501

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$126,000
Lot Size:	0.26 Acres
Year Built:	1952
Building Size:	3,274
Renovated:	1980
Zoning:	R-1A
Market:	Pensacola
Submarket:	Westpointe Heritage
Traffic Count:	6,600
Price / SF:	\$38.49

## PROPERTY OVERVIEW

This property was originally constructed as a library, and most recently has been used as a daycare facility with a fenced playground area. Property has a corner location and a monument sign along E Street. Great opportunity for owner-user Daycare Facility or possible renovation to single family home.

This property is currently owned by the City of Pensacola and is sold "as is". The seller to pay brokerage commissions; however, Buyer is to pay All Additional Closing Costs. Seller provides no warranties or guarantees and buyer to perform their own due diligence. Site size and building size were obtained from public records and to be verified by buyer.

## PROPERTY HIGHLIGHTS

- Former Daycare Facility for Sale
- Close to Baptist Hospital & Pensacola High School
- Convenient to Downtown Pensacola
- Within 2 blocks of Cervantes Street
- Fenced Playground Area

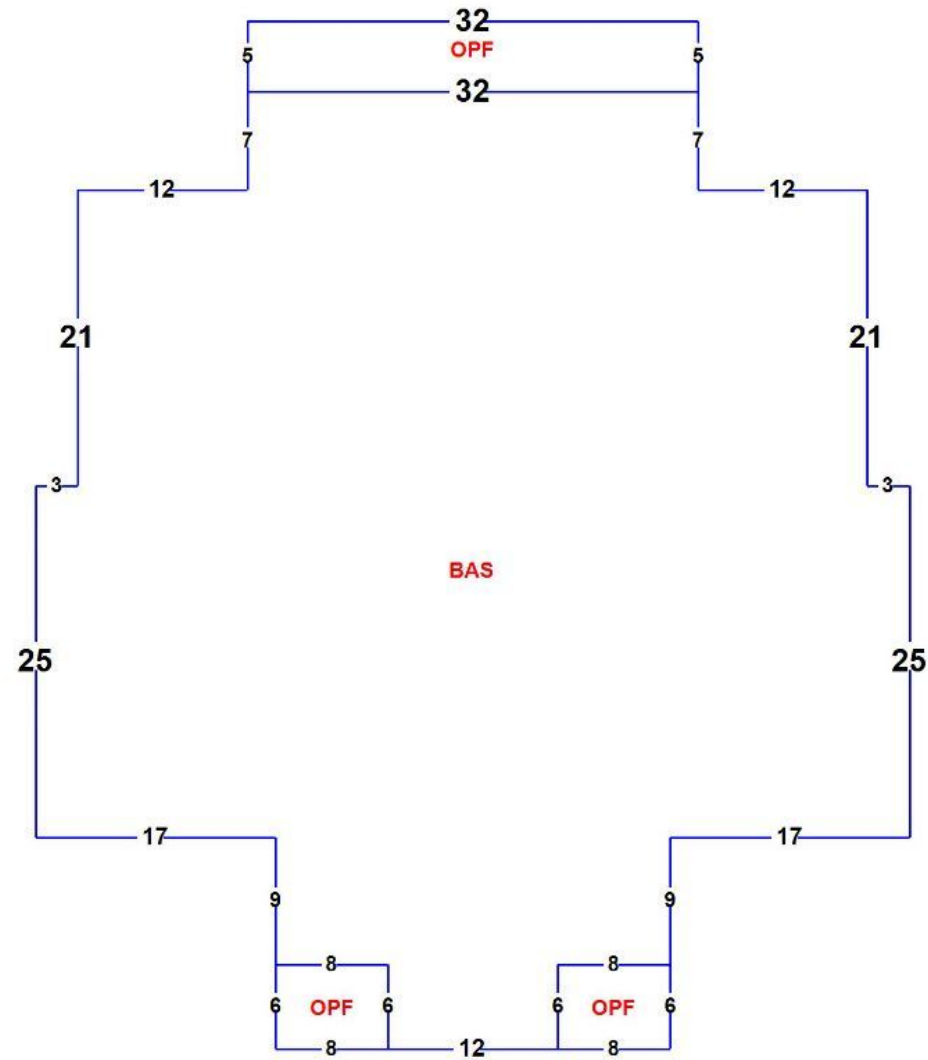


# Aerial Map





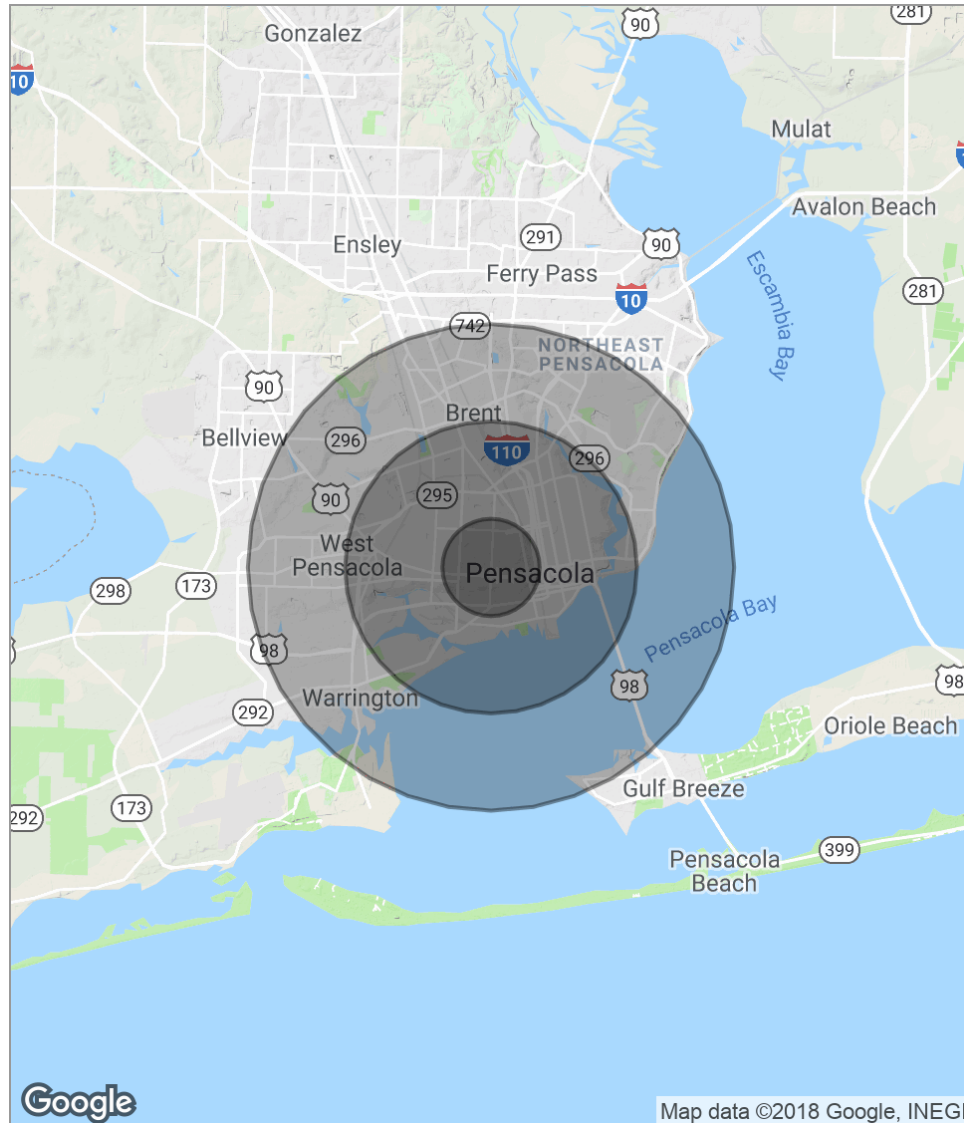
# Floor Plans



# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,660	56,280	124,988
Median age	38.1	36.8	36.3
Median age [male]	31.6	34.4	34.8
Median age [Female]	44.3	38.9	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,519	20,886	47,496
# of persons per HH	2.5	2.7	2.6
Average HH income	\$43,267	\$45,635	\$50,577
Average house value	\$105,421	\$198,168	\$209,766

\* Demographic data derived from 2010 US Census

# Advisor Bio & Contact 1

## LISA D. BRADLEY

Advisor



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## PROFESSIONAL BACKGROUND

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate which has offices in Pensacola, Panama City and Tallahassee, Florida. Lisa specializes in Multifamily/Apartment investment sales in Northwest Florida, and is a member of the SVN Florida Multifamily Team, which has sold over 12,000 apartment units, with nearly \$1 Billion in total sales. Lisa is also a member the SVN National Multifamily Counsel, and has experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including multifamily, industrial, office, retail, and vacant land.

### Background:

Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser and has over 15 years of appraising a variety of commercial properties along the Gulf Coast of Florida and Alabama. Lisa joined SVN | SouthLand Commercial in early 2016 with unique expertise that have assisted her in exceeding the goals of her clients in both the sales and leasing of a variety of investment properties.

### Family/Community:

A wife, mother and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), an Adult Leader of Boy Scout Troop 425, and an Adult Adviser to Venture Crew Troop 410.

## MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Centers (ICSC)  
SVN National Multifamily Council  
SVN Florida Multifamily Advisers