



LANDMARK SKATE CENTER

1002 N NAVY BLVD
PENSACOLA, FL 32507

Michael Carro, CCIM
Senior Advisor, Principal
850.380.3344
mcarro@svn.com

Robin Verge
Advisor
850.434.7500
rverge@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	1.25 Acres
Year Built:	1960
Building Size:	22,852
Zoning:	Com
Market:	Pensacola
Submarket:	Warrington
Price / SF:	\$30.41

PROPERTY OVERVIEW

The famed Landmark Skate Center on Navy Blvd. 1.25 +/- Acres with 120' on Navy Blvd - 22,852 +/- SF Skating Rink, built 1960. Zoned Commercial (Escambia County). 17,600 AADT on Navy. FLU C. Sewer through ECUA, water by Peoples' Water.

Skate Center has two 10-ton HVAC units and one 20-ton unit, 10 kw heat, wood floor with roll on material, second floor viewing, 3 private party rooms and comes with all games.

Adjoining car wash [open and operating] also available, for additional 0.37 Acre with 165.78' on Navy, also zoned Com. See 1000 N Navy Blvd Listing.

PROPERTY HIGHLIGHTS

- 22.852 +/- SF Existing Bldg
- 1.25 +/- Acres
- Zoning: Com
- FLU: C
- Traffic: 17,600
- Sewer: ECUA

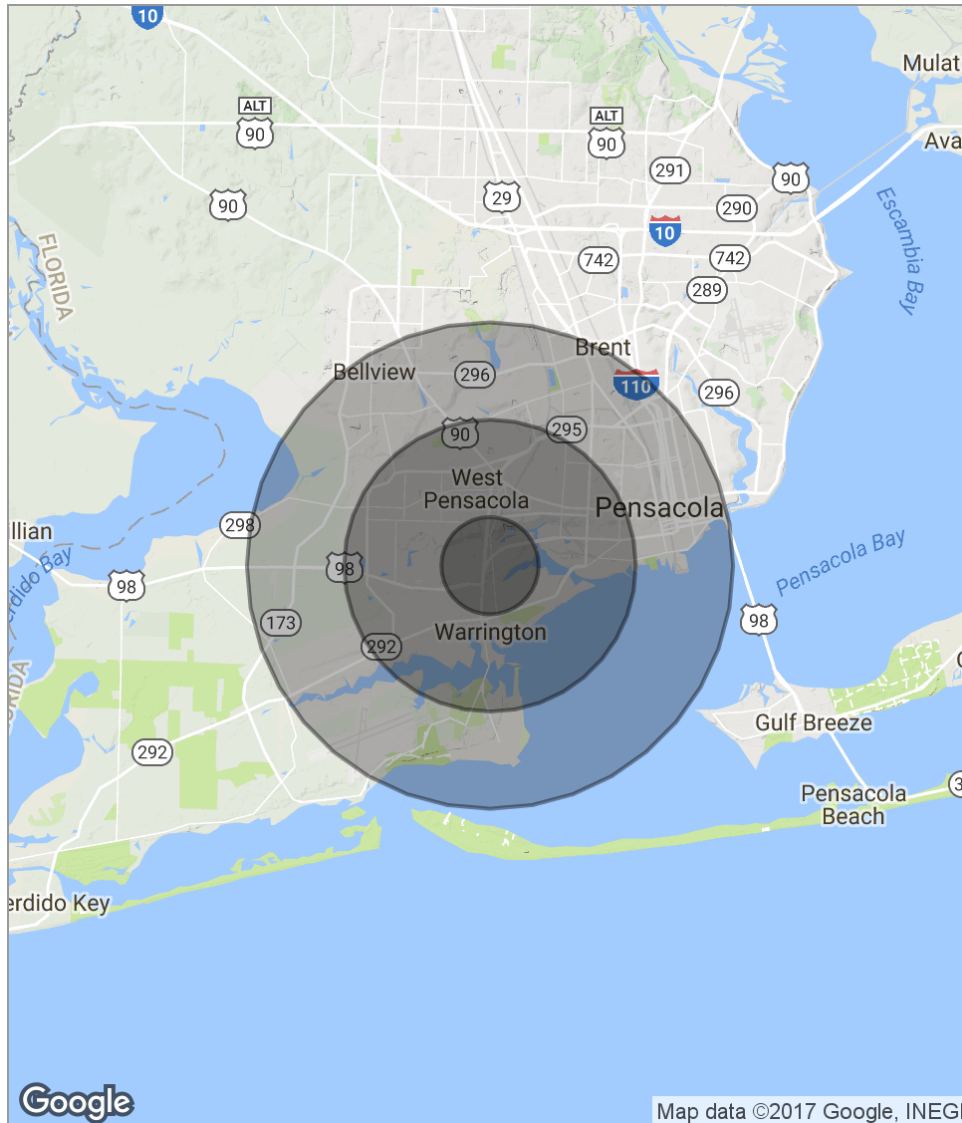
Additional Photos



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,144	53,589	124,000
Median age	34.4	33.8	34.6
Median age [male]	33.4	32.4	33.1
Median age [Female]	35.2	35.4	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,296	20,514	43,442
# of persons per HH	2.5	2.6	2.9
Average HH income	\$38,776	\$40,394	\$45,000
Average house value	\$116,759	\$141,935	\$155,564

* Demographic data derived from 2010 US Census