

BELLCORE

COMMERCIAL



DOLLAR TREE

4510 MOBILE HIGHWAY, PENSACOLA, FL 32506



OFFERING SUMMARY

SALE PRICE:	\$1,910,000
CAP RATE:	6.75%
NOI:	\$128,915
BUILDING SIZE:	11,210 SF
LOT SIZE:	1.92 Acres
APN:	152S305501000000
YEAR BUILT:	1997
RENOVATED:	2010
ZONING:	Commercial
TRAFFIC COUNT:	36,500

PROPERTY OVERVIEW

Situated on a 1.92-acre commercially zoned site in the Pensacola market, the property features an 11,210 SF single-tenant retail building occupied by Dollar Tree, a nationally recognized retailer operating under a NNN lease, providing investors with a passive income opportunity. The tenant is currently paying below-market rent, creating the potential for future NOI and value growth while benefiting from stable cash flow. Recent capital improvements include a complete resurfacing of the parking lot in 2024, reducing near-term maintenance requirements and enhancing the overall appearance of the asset. Positioned along a highly visible commercial corridor with traffic counts of 36,500 vehicles per day, the property benefits from outstanding visibility and strong consumer exposure. Combining a nationally recognized tenant, below-market in-place rent, proven operating history, and favorable lease terms, this asset presents a compelling opportunity for investors seeking dependable cash flow with embedded long-term upside.

INVESTMENT HIGHLIGHTS

- Strong Investment Opportunity
- Long-Term Net Lease
- Minimal Landlord Responsibilities
- Essential Retail Concept
- Strategic Location In Retail Corridor



LEASE SUMMARY

PURCHASE PRICE:	\$1,910,000
CAP RATE:	6.75%
TENANT:	DOLLAR TREE STORES, INC
LEASE GUARANTOR:	CORPORATE
LEASE TYPE:	NNN
LEASE EFFECTIVE DATE:	03/10/2017
TERM LEASE EXPIRATION:	01/31/2030
EXTENSION OPTIONS:	2 FIVE-YEAR OPTIONS
ANNUAL RENT:	\$128,915.00
ANNUAL RENT INCREASES:	\$0.50/SF AT EACH OPTION
GROSS LEASABLE AREA:	11,210 SF
LAND SIZE:	1.9224 ACRES
FRONTAGE:	209 FT
DEPTH:	454 FT
YEAR BUILT:	1997
REMODELED:	2010
ZONED:	COMMERCIAL
APN:	152S305501000000
HVAC:	TENANT RESPONSIBILITY
PROPERTY TAXES:	TENANT RESPONSIBILITY
INSURANCE:	TENANT RESPONSIBILITY
MAINTENANCE:	TENANT RESPONSIBILITY
ROOF & STRUCTURE:	LANDLORD RESPONSIBILITY
COUNTY:	ESCAMBIA
MOBILE HWY TRAFFIC COUNT:	36,500 AADT

DOLLAR TREE

Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, VA, is one of North America's largest and most loved value retailers known for providing great value, convenience, and a "thrill-of-the-hunt" discovery shopping experience. With a team of over 150,000 associates, Dollar Tree operates more than 9,000 stores and 18 distribution centers across 48 contiguous states and five Canadian provinces under the brands Dollar Tree and Dollar Tree Canada. Dollar Tree is committed to caring for its associates, uplifting the communities it serves, and striving to protect the planet for future generations. We are also committed to serving the best interests of our stakeholders and are enhancing shareholder value through exceptional performance, responsible business practices, and effective communication.

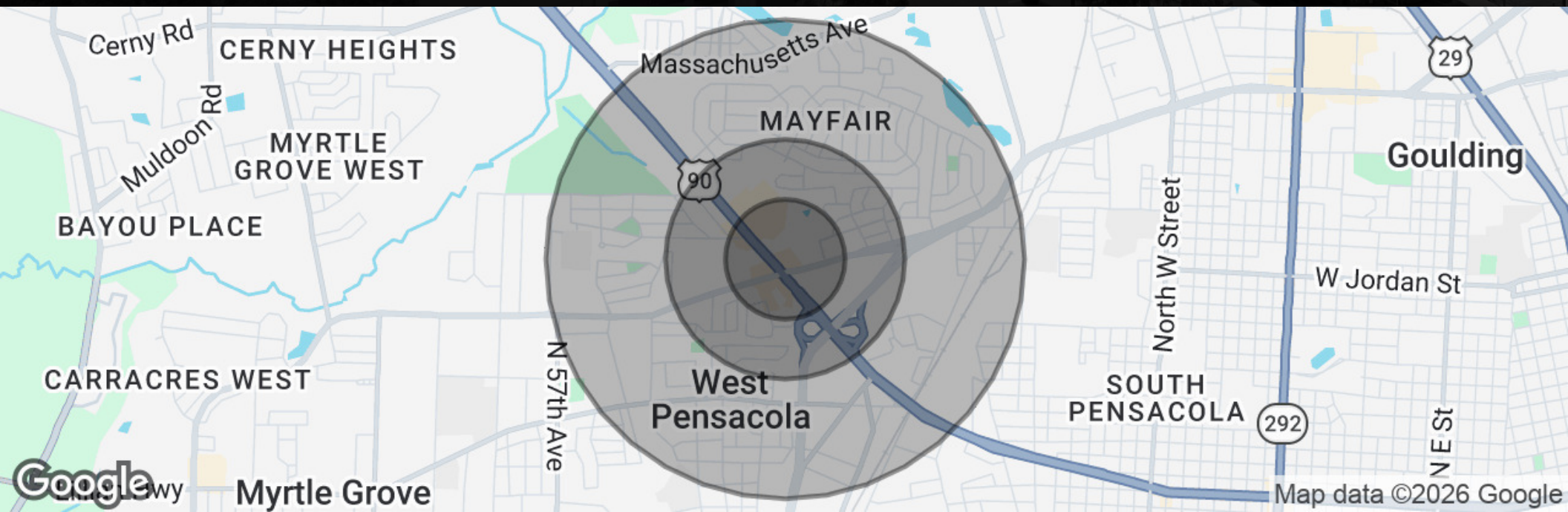






LOCATION OVERVIEW

Situated within one of Pensacola's established commercial corridors, the location benefits from convenient access to a vibrant Gulf Coast community known for its growing economy, rich history, and year-round tourism. Nearby destinations include Downtown Pensacola, Palafox Street, the National Naval Aviation Museum, NAS Pensacola, and Pensacola Beach, while major retail hubs such as Cordova Mall further strengthen the region's shopping appeal. The area is also supported by a strong military presence, expanding healthcare and education sectors, and a diverse local population, creating consistent consumer activity. Combined with excellent regional connectivity, these factors make the surrounding area an attractive setting for retail and street retail investment.



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	631	2,442	8,678
Average Age	31.6	33.0	34.7
Average Age (Male)	30.0	31.3	34.3
Average Age (Female)	34.2	35.4	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	963	3,540
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$61,230	\$58,507	\$57,778
Average House Value	\$115,151	\$116,065	\$136,899

2023 American Community Survey (ACS)



HARRY BELL JR.

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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