

400 W. Cervantes Street

Pensacola, Florida

1100 - 2100 SF

RETAIL | OFFICE FOR LEASE



N Reus St.

32,000 AADT

W Cervantes St. | Hwy 90



RETAIL | OFFICE FOR LEASE

400 W. Cervantes St.

Pensacola, Florida



AVAILABLE NOW
1100 - 4002 SF

PRESENTED BY

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400 W. Cervantes St.

Pensacola, Florida

Property Description

A rare blend of finished space and room to customize, located along one of Pensacola's most traveled corridors.

Flexible leasing options ranging from 1,100 to 4,002 SF, with strong visibility, high traffic counts, and close proximity to downtown Pensacola.

The property includes approximately 2,100 SF of finished space paired with 1,900 SF of unfinished, climate-controlled area, creating a rare opportunity to combine immediate functionality with room to customize. Whether envisioned as a boutique retail shop, creative studio, professional office, or specialty service space, this property delivers flexibility, functionality, and a polished look in a highly accessible Pensacola location.

Finished Space Highlights

The finished portion features LVT flooring throughout and white painted walls that enhance the bright, open feel of the space. Lots of windows bring in natural light, and the built-in shelving and storage provide organization. A long, open main area works well for a variety of retail layouts or office configurations.

Modern touches include recessed lighting, updated HVAC, and multiple ADA-compliant restrooms with grab bars and generous clearances. A kitchenette has plenty of room for a large refrigerator, washer and dryer, and ample counter space adds convenience for staff or client use.

Unfinished Space Potential

The unfinished area is fully air conditioned and ready for paint and flooring, offering a clean slate for expansion, storage, showroom buildout, or back-of-house operations. Two sets of double doors allow for efficient product delivery, and the open layout supports a wide range of uses.

Parking

8 standard parking spaces + 1 handicap space dedicated to the Cervantes St facing building
Shared parking with Midtown Vision next door, providing no fewer than 13 additional spaces

North Hill Commercial for Lease

400 W. Cervantes St., Pensacola, FL 32501

Property Description

Lease Rate or Sale Price

\$22.00 Sf/Yr

NNN Rate

\$TBD Sf/Yr

Location Information

Building Name	Corner Property for Lease
Street Address	400 – 404 W Cervantes St.
City, State, Zip	Pensacola, FL 32501
County	Escambia
Market	North Hill
Cross-Street(s)	N Reus St.
Side of the Street	North West
Road Type	Highway
Market Type	Medium
Nearest Hwy	Directly on Hwy 90
Nearest Airport	Pensacola International Airport

Building Information

Building Size	4002
Available Square Feet	1100 - 4002
Tenancy	Single or Multiple
Private Office Space	Yes
Year Built	1943

Property Information

Property Type	Retail or Office
Property Subtype	City Commercial
Zoning	C-1
Lot Size	0.367 Acres
APN #	000S009010230039
Lot Frontage	215 ft
Lot Depth	158
Traffic Count	32,000
Traffic Count Street	Cervantes St. Hwy 90

Amenities

Showroom
High Speed Internet
Free Parking
Close to Banking, Restaurants
Easy 1-10 Access

Parking

Parking Type	Surface
Dedicated Parking	Yes

Utilities

Central HVAC	Yes
Water & Sewer	ECUA



Retail Map

400 W. Cervantes, Pensacola, FL 32501



Interior Photos

400 W. Cervantes, Pensacola, FL 32501



Interior Photos Cont.

400 W. Cervantes, Pensacola, FL 32501



Interior Photos – Unfinished Space

400 W. Cervantes, Pensacola, FL 32501



Exterior Photos

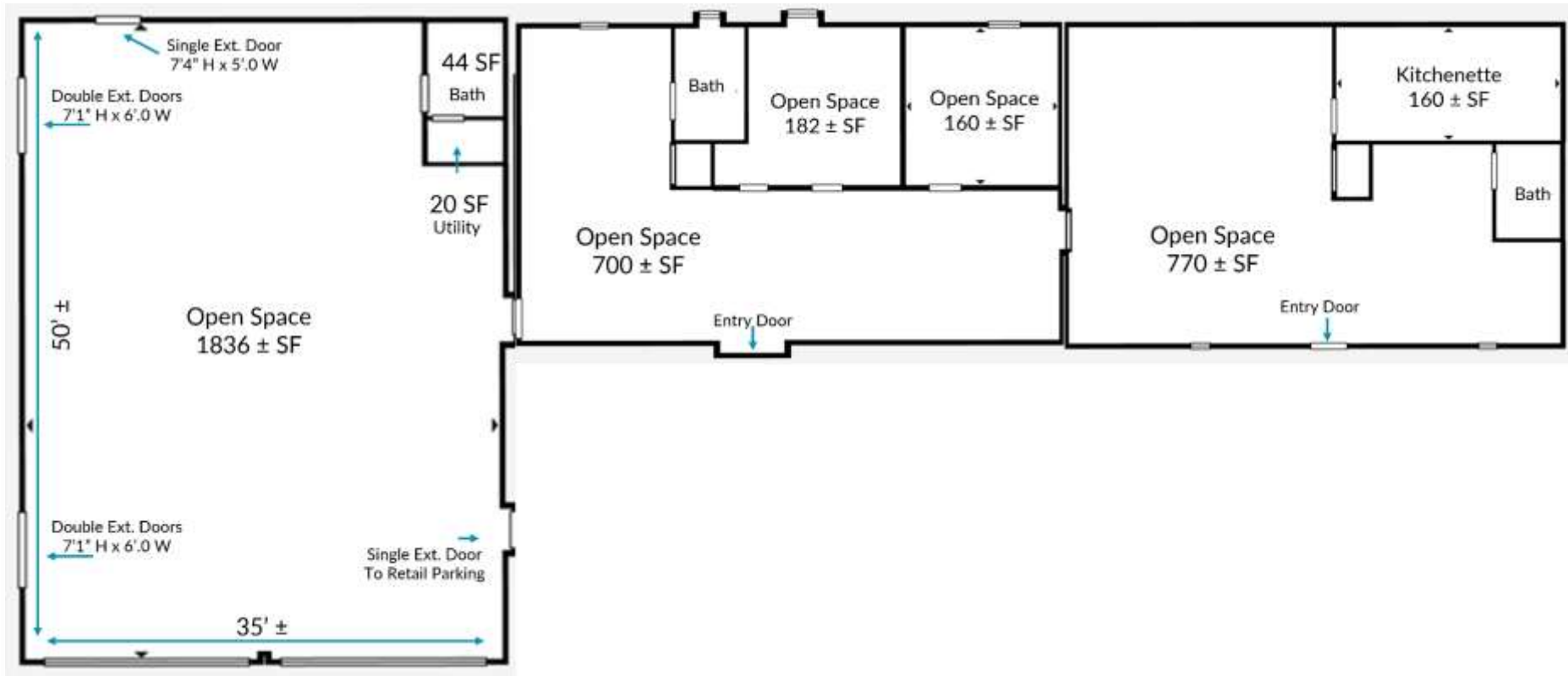
400 W. Cervantes, Pensacola, FL 32501



Floor Plan

400 W. Cervantes, Pensacola, FL 32501

Lease Option 1 4002 SF



N REUS STREET

W CERVANTES STREET

Floor Plan

400 W. Cervantes, Pensacola, FL 32501

Lease Option 2 3000 SF



N REUS STREET

W CERVANTES STREET

W CERVANTES STREET

Floor Plan

400 W. Cervantes, Pensacola, FL 32501

Lease Option 3 1100 SF



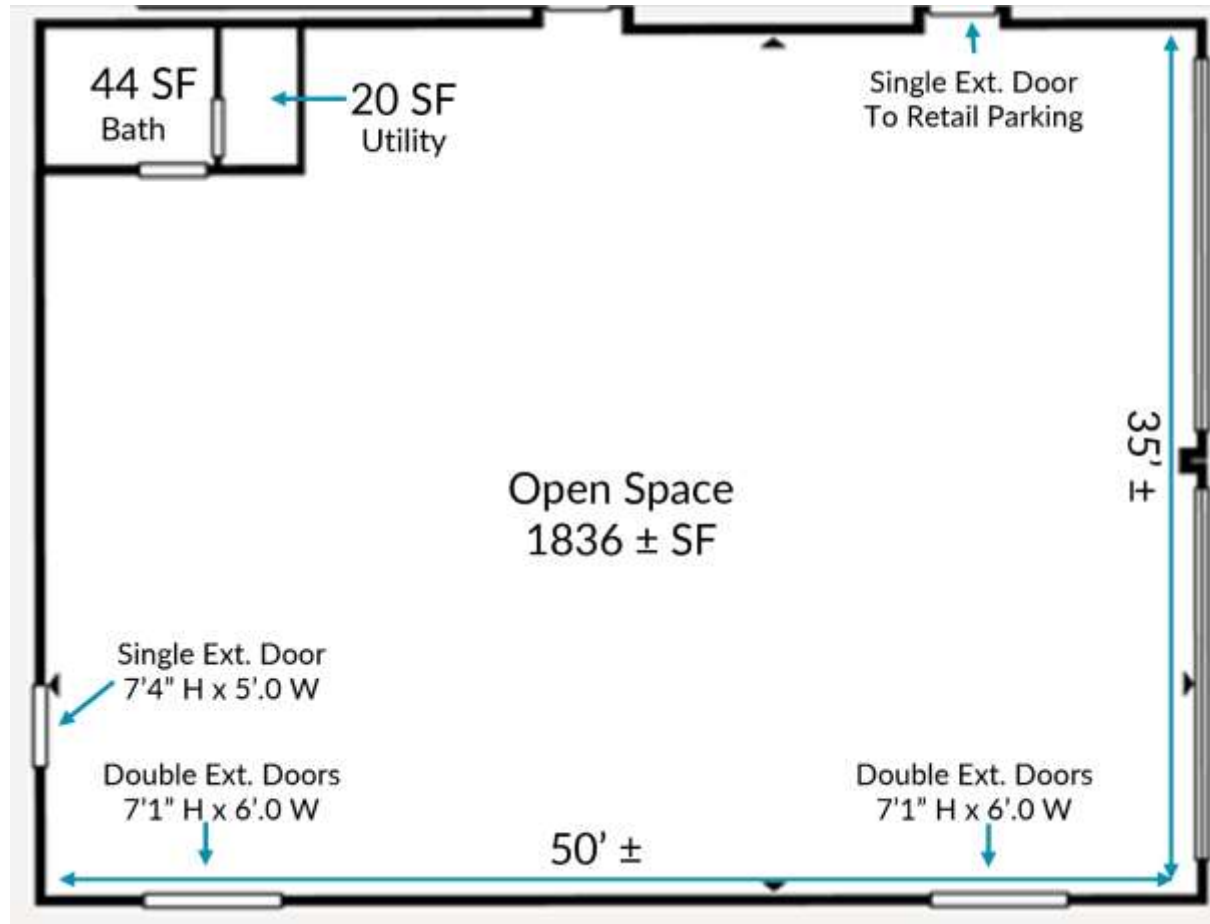
N REUS STREET

W CERVANTES STREET

Floor Plan

400 W. Cervantes, Pensacola, FL 32501

Lease Option 4 Unfinished 1900 SF



N REUS STREET

W CERVANTES STREET

W CERVANTES STREET

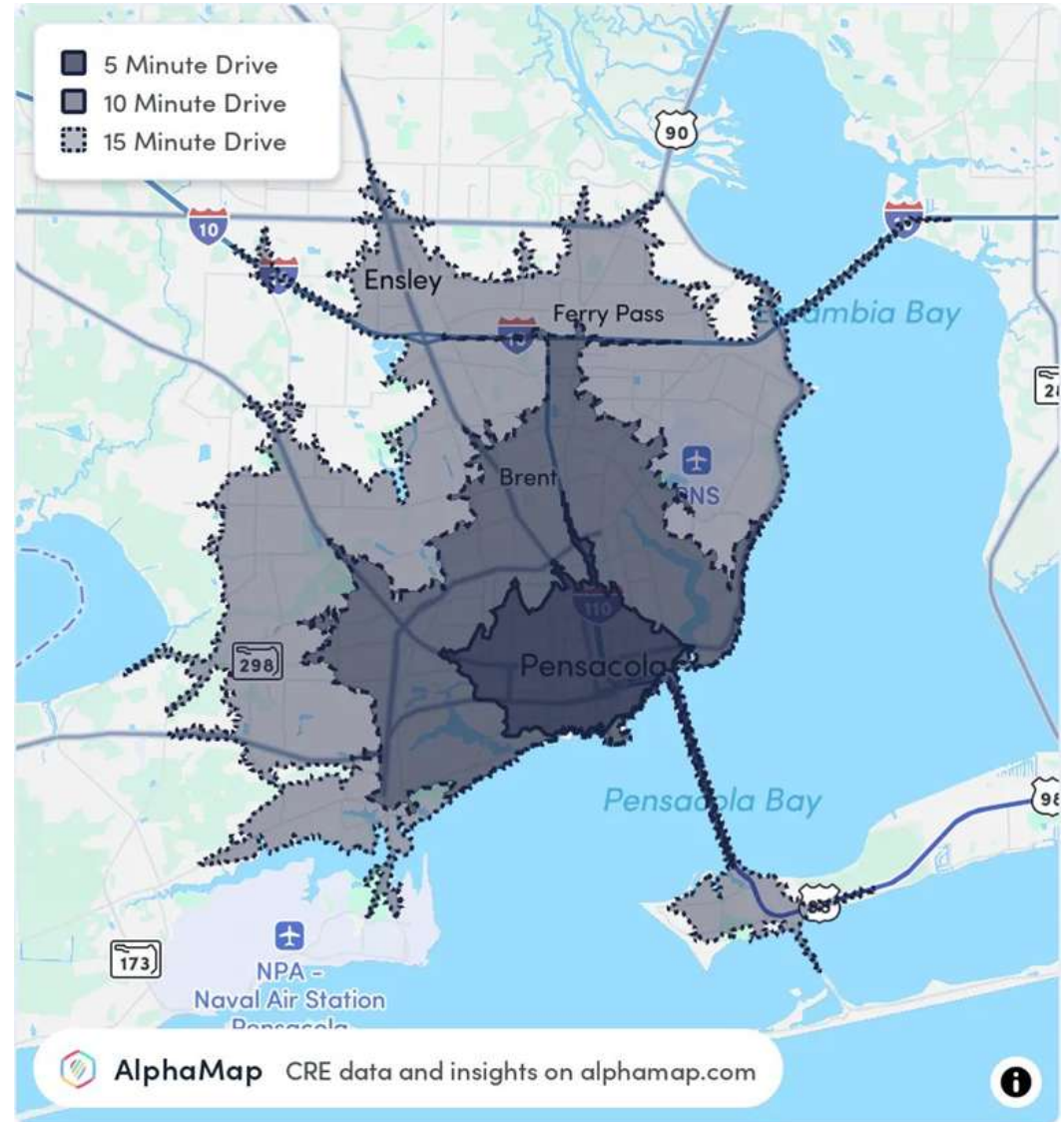
Drive Time Map & Area Analytics

400 W. Cervantes, Pensacola, FL 32501

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	18,646	65,985	171,698
Average Age	43	40	41
Average Age (Male)	41	39	39
Average Age (Female)	44	41	42

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	8,228	26,083	69,801
Persons per HH	2.3	2.5	2.5
Average HH Income	\$65,935	\$69,195	\$74,233
Average House Value	\$333,042	\$270,788	\$264,083
Per Capita Income	\$28,667	\$27,678	\$29,693

Map and demographics data derived from
[AlphaMap](#)





Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal-clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate climate and a friendly community that is driven toward success present an unparalleled quality of life. There is no shortage of entertainment, and Pensacola prides itself on its diverse and emerging cultures. Annual festivals, events, and performances display the region's greatest musicians, food, artists, shows, and vendors that captivate the heart and history of the area. Residents benefit from an abundance of resources, from the more than 40 primary and secondary schools which boast some of the highest standardized test scores in the state, to area hospitals and retirement homes which have won numerous awards and continuously rank among the best in the state.

Source: <https://www.cityofpensacola.com/1200/About-Our-City>

About

PENSACOLA



Meet the Team



MEHDI MOEINI
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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
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Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.