

FOR SALE – PRIME COMMERCIAL CORNER DEVELOPMENT SITE

12600 Block Sorrento Road, Pensacola, FL 32507

8.12± Acres | Zoned Commercial (Com)



Location: SW corner of Sorrento Rd (SR 292) & Bauer Rd

Parcel ID: 083S326000017015

Owner: Mirabile Properties

Acres: 8.12± acres (vacant & wooded)

Zoning: Commercial (Com)

Use Code: Vacant Commercial

Tax Authority: Escambia County MSTU

PRICE:

\$PENDING

Highly visible corner lot with 700+ ft frontage on Sorrento Rd & Bauer Rd – ideal for multi-tenant commercial development

Highlights & Access

- Minutes from Perdido Key & Innerarity Point
- High-traffic corridor on SR 292
- Potential signalized corner
- Public utilities available
- Outside flood hazard zone

Development Potential

- Fuel & Convenience Retail (Wawa, Casey's examples)
- Neighborhood Shopping Center
- Medical / Professional Complex
- Restaurant, Drive-Thru, Service-Based Business

Site Details

Frontage: ~700 ft (Sorrento) / ~500 ft (Bauer)

Topography: Level, wooded

Nearby Development

- Proposed Wawa & Casey's highlight retail demand
- Surrounded by residential neighborhoods
- 3 mi. to **Publix**, **Walmart**, Perdido beaches
- Near Perdido Key Area of Critical Concern



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