



Representative Photo



Irreplaceable Hard Corner Location

5275 N Davis Highway, Pensacola, FL 32503

[View Map](#)

20-Year Absolute NNN Lease
65,000 VPD+ Hard Corner Signalized Intersection
Shadow Anchored by Home Depot
High Performing Location near Cordova Mall

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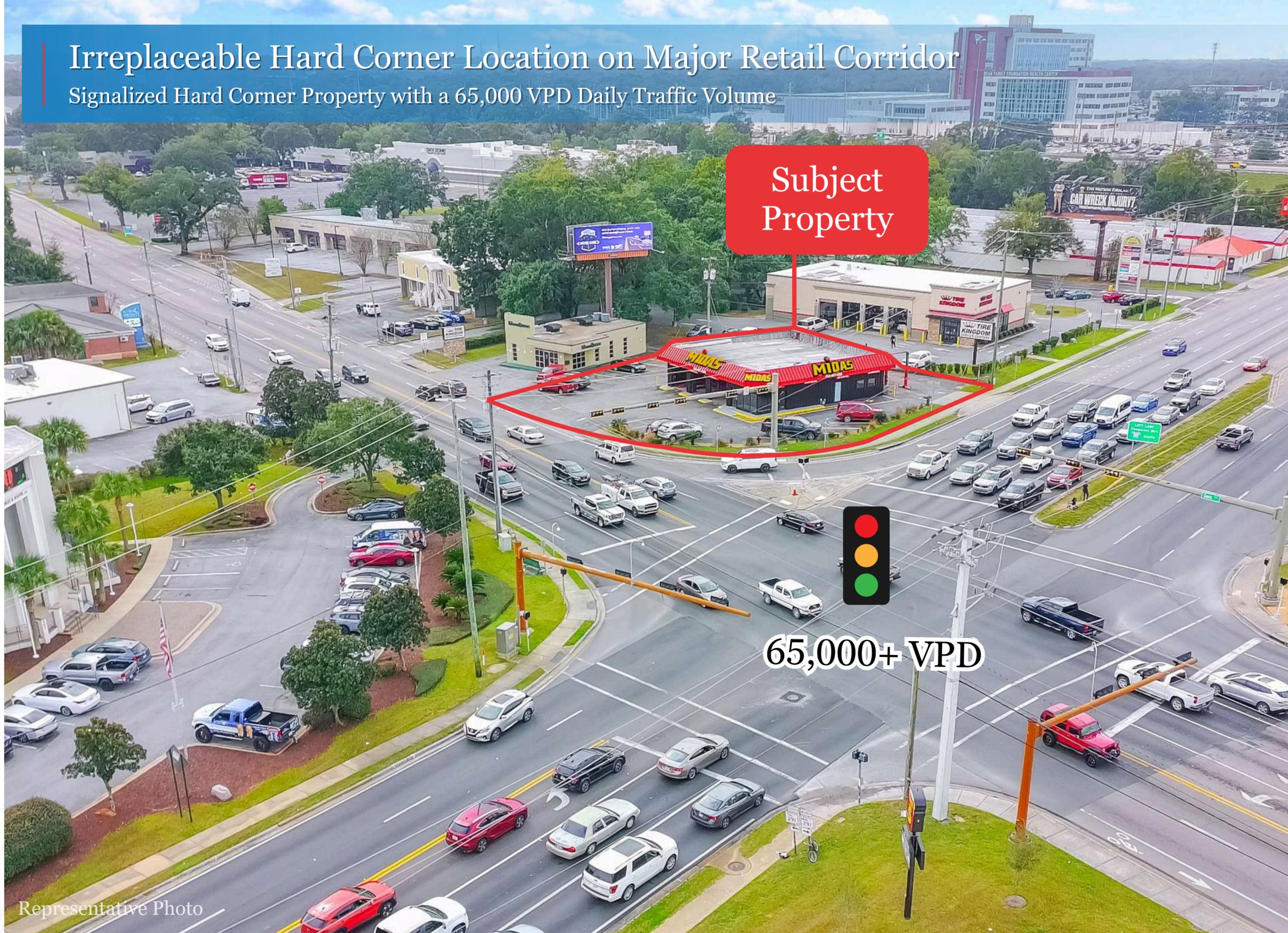
Irreplaceable Hard Corner Location on Major Retail Corridor

Signalized Hard Corner Property with a 65,000 VPD Daily Traffic Volume

Subject
Property

65,000+ VPD

Representative Photo





Price	Cap Rate	NOI
\$2,750,000	6.00%	\$165,000

Investment Highlights

- Brand New 20 Year Absolute Triple Net Lease
- Proven Unit-Level Performance: Strong historical sales performance positioning the tenant for long term success at this location
- Irreplaceable Hard Corner location with a 65,000 daily traffic volume
- Significant Capital Contribution from the Tenant (reach out broker for more details)

Market Highlights

- A+ Location off I-110 in Major Retail Corridor
- Located at entrance of the ~930,000 SF Cordova Mall which includes Target, Lowe's, Sam's Club, Cordova Mall, Total Wine and more
- Across the street from 130,000 SF Home Depot anchored shopping center
- Surrounded by Traffic Drivers: Pensacola International Airport (1.5 Miles East), Ascension Sacred Heart Pensacola 566-bed regional hospital, Pensacola Christian College, and Baptist Hospital (264 beds)
- Immediate Access to I-110: The primary north-south freeway system in Pensacola and the strategic connector to I-10

Tenant Highlights

- Rapidly Growing Tenant: Legacy Auto Group is one of the fastest-growing automotive franchise groups in the country, operating 36 locations across 11 states.
- Legacy Auto Group is recognized for a strong customer-first culture and high-volume sales, driving long-term stability and sustained success.
- Midas: Established international auto care brand with 2,000+ locations worldwide



Lease Summary

Tenant	Legacy Golden Touch Enterprises LLC (36 Unit Operator)
Lease Type	Absolute NNN
Increases	10% every 5 years
Options	(4), 5-year
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	20 years from Close of Escrow
Lease Term	20 years

Physical Description

Address	5275 N Davis Highway Pensacola, FL 32503
Building Size	3,190 SF
Land Size	0.37 AC
APN	48-1S-30-3129-000-001
Year Built / Renovated:	1964 / 2026
Zoning	C-1

Price
\$2,750,000

Cap Rate
6.00%

NOI
\$165,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$165,000	\$13,750	6.00%
Years 6 - 10	\$181,500	\$15,125	6.60%
Years 11 - 15	\$199,650	\$16,638	7.26%
Years 16 - 20	\$219,615	\$18,301	7.99%
Option 1	\$241,577	\$20,131	8.78%
Option 2	\$265,734	\$22,145	9.66%
Option 3	\$292,308	\$24,359	10.63%
Option 4	\$321,538	\$26,795	11.69%

Across from 130,000 SF Home Depot
Anchored Shopping Center



Brent Lane



65,000+ VPD



N Davis Highway



72,000 VPD

GROCERY OUTLET bargain market Walgreens CVS pharmacy

PCA PENSACOLA CHRISTIAN ACADEMY

PENSACOLA CHRISTIAN COLLEGE 4,500+ students

Hill-Kelly Audi Mazda Ford GROUP 1 FORD of Pensacola SANDY SANSING MAZDA

THE FISHING HOLE RESTAURANT ProSource WHOLESALE

BAPTIST HEALTH CARE

abeka

INTERSTATE 110 72,000 VPD

Subject Property

West Marine

TIDAL WAVE AUTO SPA F.W. SEVEN BEER DRIVE THRU CORNER DISCOUNT TIRE Orangetheory FITNESS smalls SLIDERS

home OUTLET Kitchens, Baths, Floors & More CYCLE GEAR

Public Storage

F.W.

THE HOME DEPOT

65,000+ VPD

N Davis Highway

Brent Lane

Immediate Access to Interstate 110 Primary North-South Freeway System in Pensacola



Award-Winning Ownership:

Legacy Auto Group is led by Bryan Leitch, recipient of the Midas Franchisee Group of the Year who operates a total of 36 stores.



About Midas

Midas is one of the longest-standing automotive service brands in the United States, founded in 1956 and originally built around exhaust and muffler replacement. Over the decades, the brand became a familiar fixture in automotive-oriented commercial real estate. Midas steadily broadened its service offering to reflect changes in vehicle technology and consumer demand, transitioning from a single-category specialty operator into a comprehensive maintenance and repair brand.

Today, Midas maintains a large and geographically diverse footprint, with roughly 2,000 locations across the United States and Canada and additional international presence in approximately 20 countries, operating primarily through a franchised model. This long operating history, combined with broad market penetration and strong brand recognition, positions Midas as a mature, well-established tenant with decades of operating continuity in the automotive services sector.



Established
International Footprint



70+ Years of
Operation



2,000+ Locations
Open and Operating

About Pensacola, Florida

Pensacola presents a stable, defensive net-lease retail market supported by military, healthcare, and government employment rather than cyclical industries. Naval Air Station Pensacola, regional hospital systems, and steady retiree in-migration provide consistent consumer demand. Retail activity is concentrated along established corridors such as Airport Boulevard, Davis Highway, and 9th Avenue, where traffic counts and visibility support national and service-oriented tenants.

From an investment perspective, Pensacola typically offers wider cap rates than larger Florida metros while maintaining reliable tenant performance. The market favors necessity-based uses including automotive service, medical, QSR, and convenience retail, driven by car-dependent development patterns. For net-lease investors, Pensacola presents a lower-volatility secondary market focused on income durability and long-term tenancy rather than aggressive growth.



Demographic Highlights

157,000+
5-Mile Population

\$65,439
Average Household Income (5-Mile)

Demographics	3-Mile	5-Mile
Population (2024)	61,507	157,524
Average Household Income	\$61,940	\$65,439
Households	23,385	64,360

Major Employers



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