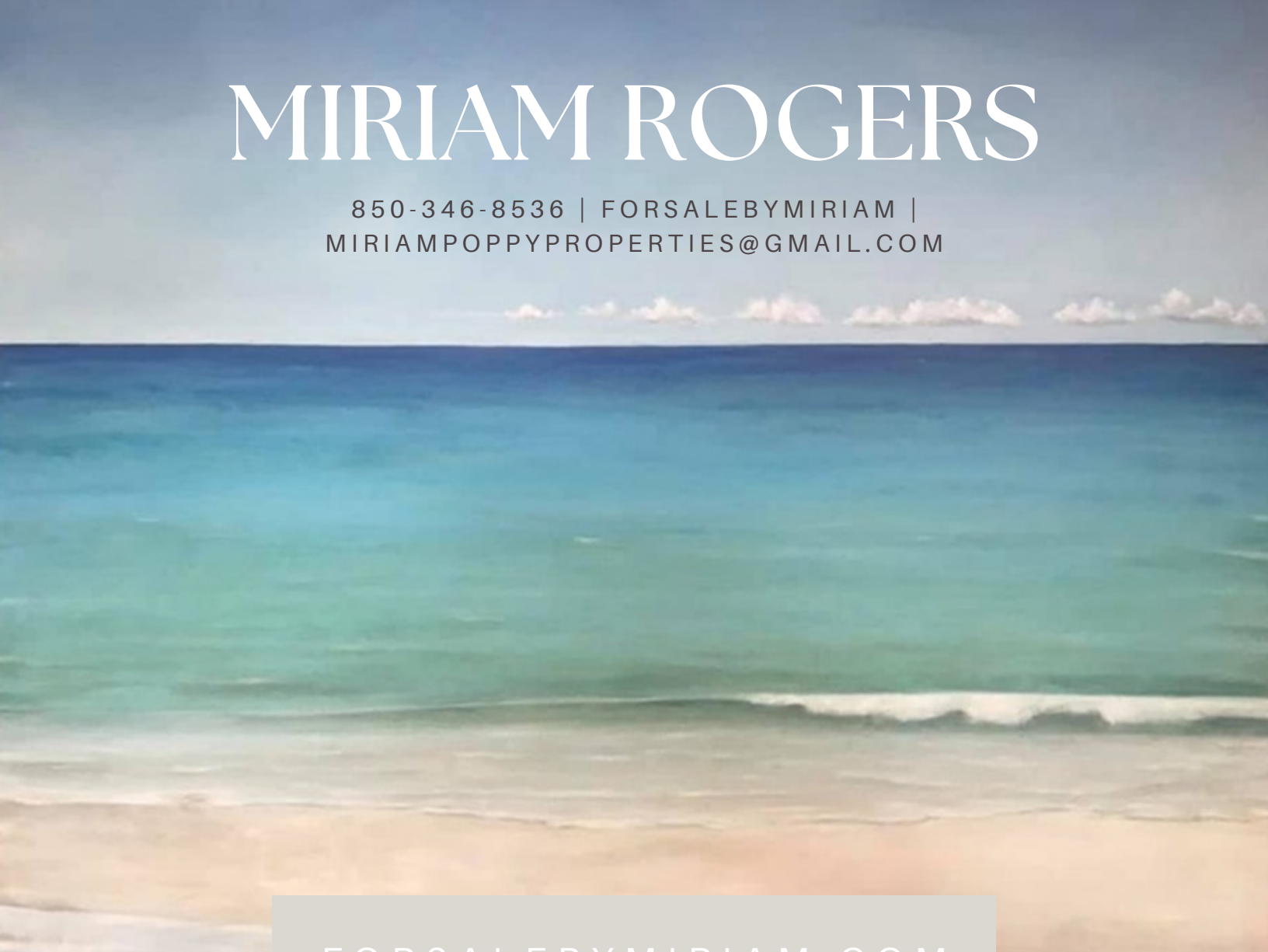




MIRIAM ROGERS

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[FORSALEBYMIRIAM.COM](https://foralebymiriam.com)

Welcome To Pensacola

WE LOVE OUR LOCAL COMMUNITY AND
WE KNOW YOU WILL TOO!

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PENSACOLA

can't wait to welcome you!

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I hope this guide of our city answers any questions you may have about our area.

I am here to help with any of your real estate needs, and we can't wait to have you in our community!

Miriam Rogers

850-346-8536



“

"I believe in
creative
expression,
experimentation
and empathy"



LOCAL LIVING

climate

The Gulf Coast gives you warm, sunny days most of the year with mild winters and a quick shift into beach weather every spring. You'll feel the humidity, but you also get those coastal breezes that keep everything comfortable. Storm season is part of living here, and I guide you through what to expect so you feel prepared, not overwhelmed.

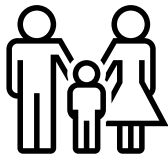
cost of living

Pensacola offers a strong cost of living advantage compared to most coastal markets. You get more space, better views, and lower taxes without giving up lifestyle. From groceries to housing, your money stretches farther here, and I help you understand what to expect in each neighborhood so you can plan with confidence.

DEMOGRAPHICS

PENSACOLA

POPULATION

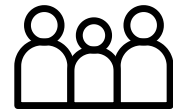


500,017

68.6%

POPULATION
18-64

MEDIAN AGE



39.1

40%

BACHELORS OR
HIGHER

91%

HIGH
SCHOOL

22%

ASSOCIATES

NUMBER OF JOBS



226,117

4.6%

UNEMPLOYMENT
RATE

NUMBER OF BUSINESSES



6,879



Local Employment

The Pensacola area has a strong, steady job market with more than two hundred thousand jobs across healthcare, education, military support, tourism, aviation, and local business. The region attracts a reliable working-age population, which helps keep the economy balanced and the housing market healthy. It's a place where career stability and coastal living fit naturally together.

TOP 5 PRIVATE SECTOR EMPLOYERS

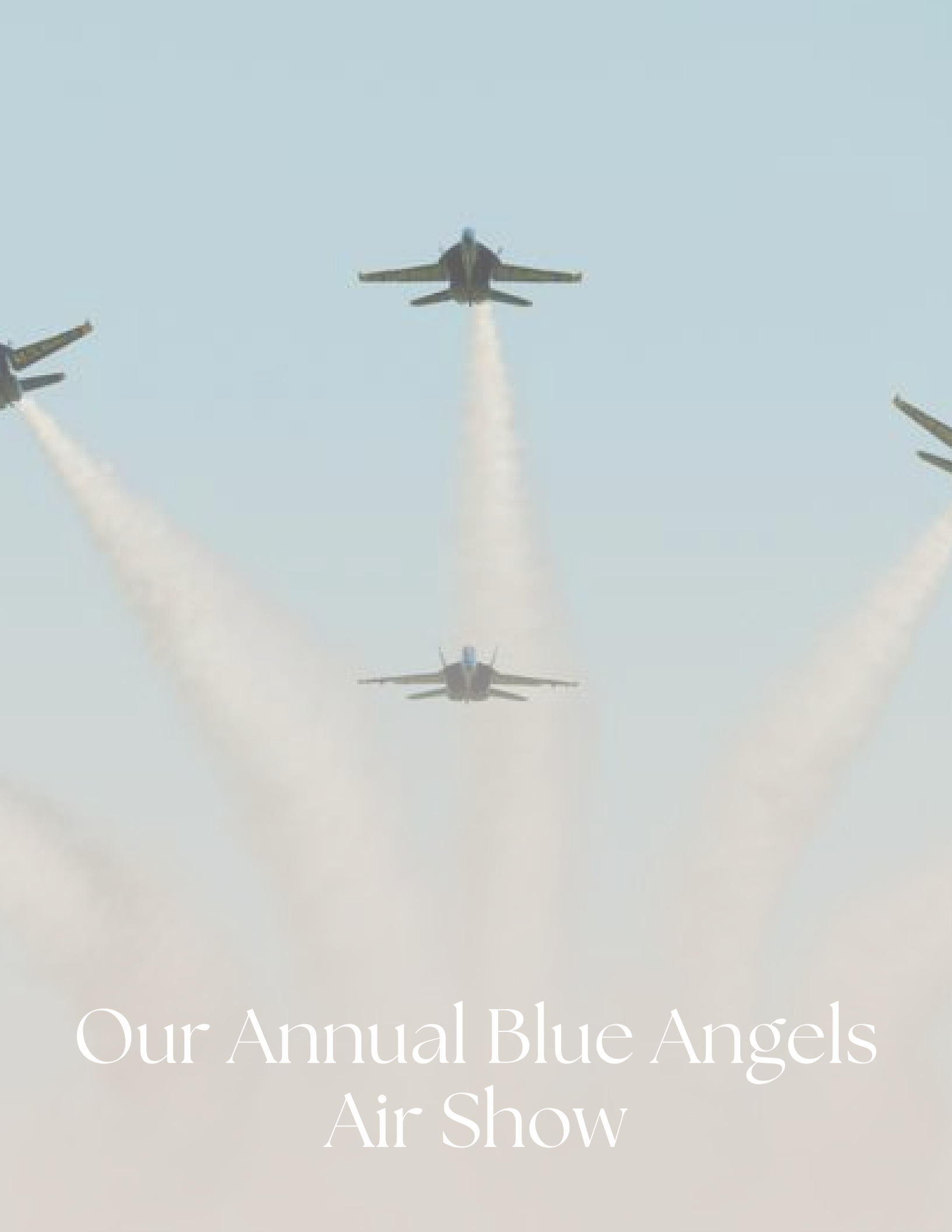
NAVY FEDERAL # 1

BAPTIST HEALTH CARE # 2

SACRED HEART HEALTH SYSTEMS # 3

ASCEND PERFORMANCE MATERIALS # 4

FLORIDA POWER AND LIGHT # 5



Our Annual Blue Angels Air Show

ANNUAL EVENTS

Wine on the Water

MARCH 7, 2026

During our Grand Tasting, guests will indulge in an unforgettable afternoon of fine wine, champagne, craft beer, handcrafted mocktails, and gourmet tastings!

March 7th, 2026

— 1 PM to 4 PM —



Crawfish Festival

APRIL 24 - 26

Thousands of pounds of Louisiana-boiled crawfish, live music, arts & crafts vendors, and a full-on Cajun-style celebration of Gulf Coast flavor



Greater Gulf Coast Arts Fest

1ST WEEKEND OF NOV.

A prestigious juried arts show with 200+ artists, music, food, and children's activities.



ANNUAL EVENTS

Gallery Nights

MONTHLY

Gallery Night is downtown Pensacola's signature monthly street festival, where Palafox Street transforms into a vibrant pedestrian-only arts and entertainment district.



Foo Foo Fest

OCT. 30 - NOV. 10

Foo Foo Fest is a 12-day celebration of arts, culture, food, music, theater and more in downtown Pensacola, Florida.



Hangout Fest

2ND WEEK OF MAY

A three-day music festival (rock, indie, hip-hop, EDM and more) that draws large crowds and high energy. So FUN in Gulf Shores, AL.





Hospitals

The Pensacola area has a strong healthcare network with multiple major hospitals and specialty centers that serve the entire Gulf Coast. Whether you need everyday care or advanced medical services, the region offers reliable access, steady expansion, and respected providers that attract medical professionals from all over.

BAPTIST HOSPITAL	
ASCENSION SACRED HEART	
HCA FLORIDA WEST HOSPITAL	
NEMOURS CHILDRENS	
ANDREWS INSTITUTE	

A graduate with long, dark, wavy hair is walking away from the camera on a paved path. They are wearing a black graduation gown and a black mortarboard cap with a white tassel. The background is a blurred campus scene with trees and a building. The text "The Famous Walk Across Campus" is overlaid at the bottom in a white serif font.

The Famous Walk Across Campus



Local School Districts

Families relocating to the Pensacola area will find strong public school options across Escambia and Santa Rosa counties. The region offers a mix of traditional schools, charter programs, and specialized academies, giving parents flexibility based on learning style and interests. Many neighborhoods are known for stable school zones, and I can help you understand how each area fits your needs.

ESCAMBIA

SANTA ROSA

PRIVATE



Higher Learning

Families relocating to the Pensacola area will find strong public school options across Escambia and Santa Rosa counties. The region offers a mix of traditional schools, charter programs, and specialized academies, giving parents flexibility based on learning style and interests. Many neighborhoods are known for stable school zones, and I can help you understand how each area fits your needs.

UNIVERSITY OF WEST FLORIDA

PENSACOLA STATE COLLEGE

GEORGE STONE TECHNICAL

PENSACOLA CHRISTIAN COLLEGE

THINGS TO DO

IN YOUR CITY



National Aviation Museum

The National Naval Aviation Museum is the world's largest Naval Aviation museum and one of the most-visited museums in the state of Florida.



Pensacola Museum of Art

Promoting an open space of discovery and dialogue rooted in art, ideas and culture.



Historic Pensacola Village

Historic Pensacola Village offers a glimpse into the city's past through beautifully preserved homes, museums, and guided tours.



Pensacola Lighthouse & Maritime Museum

The Pensacola Lighthouse is one of the area's most iconic landmarks, offering sweeping Gulf and bay views from the top of its historic 177-step climb.

THINGS TO DO

IN YOUR CITY



Fishing Charter



water sports



Golf



Beach

Shopping

Shopping in Pensacola blends coastal charm with convenience. Downtown is the favorite spot, especially along Palafox Street, where local boutiques, art shops, and small specialty stores make it easy to spend an afternoon wandering around. It feels walkable, relaxed, and filled with small businesses that give Pensacola its character.

For everyday needs, Cordova Mall and the nearby retail centers offer the larger national stores, while areas like East Hill and Gulf Breeze have smaller coastal boutiques, surf shops, and gift stores. Pensacola also has regular makers markets and seasonal pop ups that highlight local artists and handcrafted goods. It is a mix of local flavor and practical shopping that makes life here feel easy.



Shopping



CORDOVA MALL

Cordova Mall is Pensacola's main shopping hub, offering a mix of national retailers, local boutiques, dining options, and everyday essentials in one convenient, central location. It's an easy go-to spot for errands, gifts, or a quick break in the A/C.



DOWNTOWN

Downtown Pensacola offers a walkable mix of local boutiques, specialty shops, galleries, and small businesses. It's the place to wander, discover unique finds, support local makers, and enjoy a charming historic district while you shop.



DUH HOME & GARDEN

Duh Home & Garden is one of Pensacola's favorite spots for elevated home décor, gifts, and landscape design inspiration. It's beautifully curated, locally owned, and the kind of place you wander through and suddenly want to refresh every room in your home.

Places To Eat

Pensacola has a surprisingly fun food scene with everything from fresh Gulf-caught seafood to cozy Southern spots and chef-driven downtown restaurants. Whether you want oysters by the water or a creative cocktail dinner, there's always something good to eat here.

1/ JOE PATTIS SEAFOODMARKET
524 S B St, Pensacola, FL 32502

2/ JERRY'S DRIVE IN
2815 E Cervantes St, Pensacola, FL 32503.

3/ BROTHER FOX
415 N Alcaniz St, Pensacola, FL 32501

4/ SEVILLE QUARTER
130 East Government Street
Pensacola, FL 32502

5/ PEARL AND HORN
1504 W Intendencia St, Pensacola, FL 32502



Parks

Pensacola has plenty of parks and green spaces that make it easy to enjoy the outdoors. Bayview Park and Community Maritime Park are local favorites with playgrounds, walking paths, and waterfront views. Smaller neighborhood parks throughout East Hill and North Hill give residents simple places to unwind, exercise, or enjoy the coastal scenery.

1/ BAYVIEW PARK

2/ NAVY POINT PARK

3/ SHORELINE PARK

4/ MARITIME PARK

PARK LOCATIONS



WHO WE ARE

1 NEIGHBORLY

Because we support each other within our firm, we're better able to support our clients: with compassion, mindfulness, and collective motivation to reach our common goals. In all things, we strive to be kind, welcoming, and open-minded, especially when facing challenges.

2 PASSIONATE

Simply put, we love what we do, and it makes all the difference between providing a service and delivering an experience. We fully commit to every task, providing well-rounded solutions that don't shy away from the details. We go above expectation, not just because it's the right thing to do, but because we care about our clients, and genuinely enjoy building on our relationships.

3 PROFESSIONAL

We pride ourselves on being a team of knowledgeable specialists embodying an exceptional level of professionalism, both with our clients and among our peers. Our dedication to the highest quality service, efficiency, and insight is unparalleled.

WORKING WITH US

When you choose Poppy Properties, you gain a trusted team with deep local expertise and a proven, client-focused approach. I manage your day-to-day guidance, communication, and negotiations, while Tammy provides more than two decades of experience as a licensed builder and broker.

Being locally owned and managed, means I can deliver a streamlined, transparent process built around my 1 percent full-service listing model, which helps our clients protect their equity without sacrificing quality.

From your first conversation to closing day, you can expect responsiveness, clear direction, and a team committed to making your transition to the Gulf Coast smooth and successful.

THE TEAM

Tammy Simms
BROKER/FOUNDER

Miriam Rogers
Realtor/ Partner

