

OFFICE PROPERTY FOR LEASE

DAVIS HWY, 7171 / 2ND FLOOR / PARCEL 9

7171 N. Davis Hwy., Pensacola, FL 32504



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Justin Beck, CCIM, CPM, SIOR

Vice President of Florida Region

850.477.7044

C 850.529.7499

jbeck@stirlingprop.com

Stacy Taylor, CCIM

Regional Vice President / Market Leader - Pensacola/Tallahassee

850.477.7044

C 404.936.8936

staylor@stirlingprop.com



OFFICE PROPERTY FOR LEASE

Davis Hwy, 7171 / 2nd Floor / Parcel 9

7171 N. Davis Hwy., Pensacola, FL 32504



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size:

Building Size: 67,000 SF

Renovated: 2013

Zoning: C-2

Market: FL-Pensacola/Ferry
Pass/Brent

PROPERTY OVERVIEW

Come join in on the SIMON Malls newly redeveloped University Town Plaza. The open-air power center is anchored by Academy, Toys R Us, Babies R Us, Burlington Coat Factory, JCPenny and Sears. The center has a regional draw due to its location along I-10 and I-110 in Pensacola.

PROPERTY HIGHLIGHTS

Pad site available for shadow anchor. For Sale or Ground Lease. Simon will also to suit for credit tenant.

Second floor space above Burlington Coat Factory.

Perfect for Tech School, Assisted Living, Storage, and Family Entertainment.

Former Belk's enclosed mall 2nd floor. Multiple elevators and loading c available.



Justin Beck, CCIM, CPM, SIOR
jbeck@stirlingprop.com
850.477.7044

Stacy Taylor, CCIM
staylor@stirlingprop.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Davis Hwy, 7171 / 2nd Floor / Parcel 9

7171 N. Davis Hwy., Pensacola, FL 32504

Lease Rate: NEGOTIABLE

Total Space

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
7171 N. Davis Hwy.	Regional Mall	\$6.50 SF/YR	NNN	20,000 - 67,396 SF	60 months	67,000 +/- sqft on 2nd floor above Burlington Coat Factory. Former Belks 2nd floor mall space. Front and rear entrances. Multiple elevators available. 16 bathrooms on floor. Space could accommodate a wide variety of uses including Office, Medical, College, Family Entertainment, Senior Living, Self Storage, and many others. Space has a 5000sf "penthouse" on the 3rd floor via stair and elevator access



Justin Beck, CCIM, CPM, SIOR
jbeck@stirlingprop.com
850.477.7044

Stacy Taylor, CCIM
staylor@stirlingprop.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Davis Hwy, 7171 / 2nd Floor / Parcel 9

7171 N. Davis Hwy., Pensacola, FL 32504



Justin Beck, CCIM, CPM, SIOR **Stacy Taylor, CCIM**
jbeck@stirlingprop.com staylor@stirlingprop.com
850.477.7044 850.477.7044

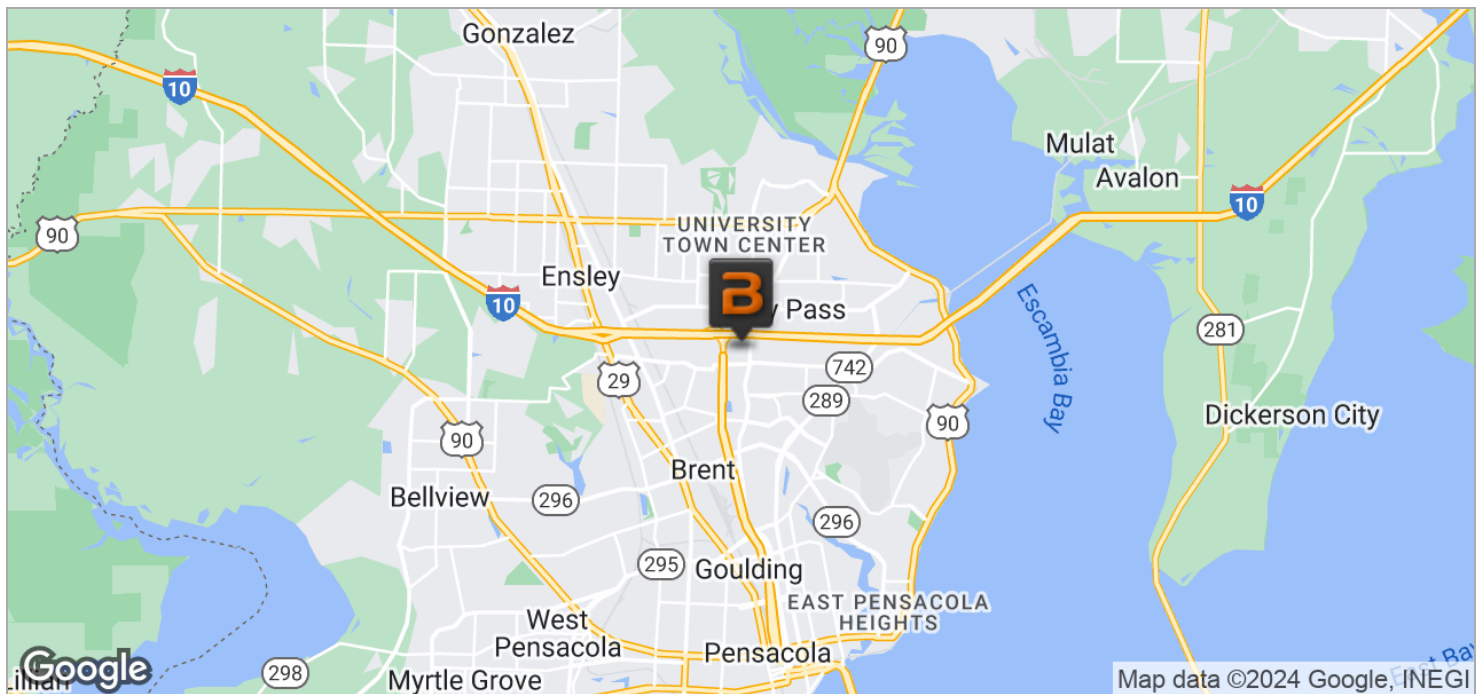
This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.



OFFICE PROPERTY FOR LEASE

Davis Hwy, 7171 / 2nd Floor / Parcel 9

7171 N. Davis Hwy., Pensacola, FL 32504



Justin Beck, CCIM, CPM, SIO **Stacy Taylor, CCIM**

jbeck@stirlingprop.com
850.477.7044

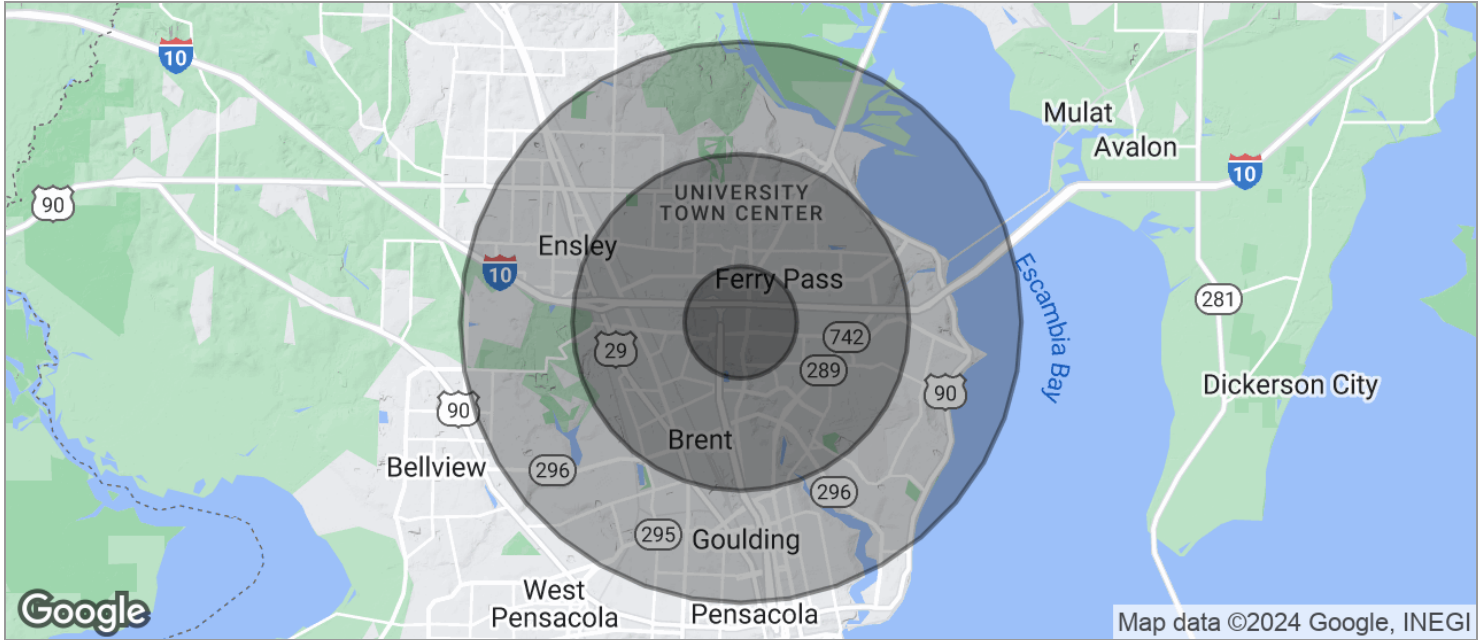
staylor@stirlingprop.com
850.477.7044



OFFICE PROPERTY FOR LEASE

Davis Hwy, 7171 / 2nd Floor / Parcel 9

7171 N. Davis Hwy., Pensacola, FL 32504



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,721	50,833	131,456
MEDIAN AGE	35.6	35.2	37.4
MEDIAN AGE (MALE)	33.6	33.3	35.8
MEDIAN AGE (FEMALE)	37.7	37.8	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,622	20,702	51,096
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$45,844	\$52,118	\$56,064
AVERAGE HOUSE VALUE	\$151,644	\$160,239	\$188,761

* Demographic data derived from 2020 ACS - US Census



Justin Beck, CCIM, CPM, SIO
jbeck@stirlingprop.com
850.477.7044

Stacy Taylor, CCIM
staylor@stirlingprop.com
850.477.7044

This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.