

RETAIL PROPERTY FOR LEASE

CORDOVA COLLECTIONS – TARGET & WINN-DIXIE SHOPPING CENTER

4751 Bayou Blvd, Pensacola, FL 32503



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.

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OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

OpEx: 6.77 sf/yr

Lot Size: 29 Acres

Year Built: 1991

Building Size: 204,497 SF

Zoning: C-2; R-2

Traffic Count: 24,653

PROPERTY OVERVIEW

Cordova Collection, anchored by Target, Winn-Dixie and Michael's, is one of the premier community centers in Pensacola, FL. The center is located in the best retail market in the region and immediately across from Cordova Mall, a Simon Group lifestyle center/enclosed mall. Adjacent retailers include Dillard's, Belk, Best Buy, World Market, Bed, Bath & Beyond, Chili's, Starbucks, Twin Peaks, Olive Garden, Chick-Fil-A. Cordova Collection is also convenient to several large single family and multi-family communities with 147,171 households and 16,742 businesses, employing more than 188,910 people within a fifteen mile radius.

The center boasts a trade area of 373,164 people with an average household income of more than \$51,789. All of which provides for exceptional visibility and vehicular traffic counts. Its proximity to the mall, major employers and residential communities make it perfectly positioned for retail use and located in Pensacola, FL, Southern Living Magazine's "2009 Readers Choice Award". This center has a very low vacancy rate and spaces rarely come on the market.

PROPERTY HIGHLIGHTS

- Target, Winn-Dixie and Michael's anchored Community Center
- Extremely Low Vacancy Rate
- Excellent Traffic Counts | 24,653 AADT



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Cordova Collection

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Suite	Tenant	GLA sq. ft.
A100	Michael's	20,012
B102	Cuts by Us	1,200
B103	Any Lab Test Now	1,200
B104	New York Nails	1,200
B105	Available	1,200
B106	Lendmark Financial	1,200
B107	Bayou Chiropractic Center	1,200
C108	Available	2,400
C109	UPS	1,200
C110	Shang Hai II	972
C111	Available	1,428
C112	Pricebusters Movies & Games	2,400
C113	Cox Communications	3,600
C114	Painting with a Twist	2,400
C115	Relax Station	1,200
C116	Papa Murphy's Pizza	1,200
C117	TCBY Yogurt	1,200
C118	Jimmy John's	1,800



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Information obtained by agent. Accuracy has not been verified and is not guaranteed.



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Lease Rate: NEGOTIABLE

Total Space

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite C-5	Community Center	\$2,261 PER MONTH	NNN	1,428 SF	60 months	Unit C-5 is a 1,428 square foot unit between Cox Communications and Santino's Restaurant.
Suite B-05	Community Center	\$3,600 PER MONTH	NNN	1,200 - 2,400 SF	60 months	Space is built out as a traditional retail box and could easily be modified to suit many retailers needs.
Suite C-108	Community Center	\$22.00 SF/YR	NNN	2,400 SF	Negotiable	Existing end cap restaurant space for lease! Would be ideal for quick serve or sit-down restaurant. The space also has outdoor seating available.



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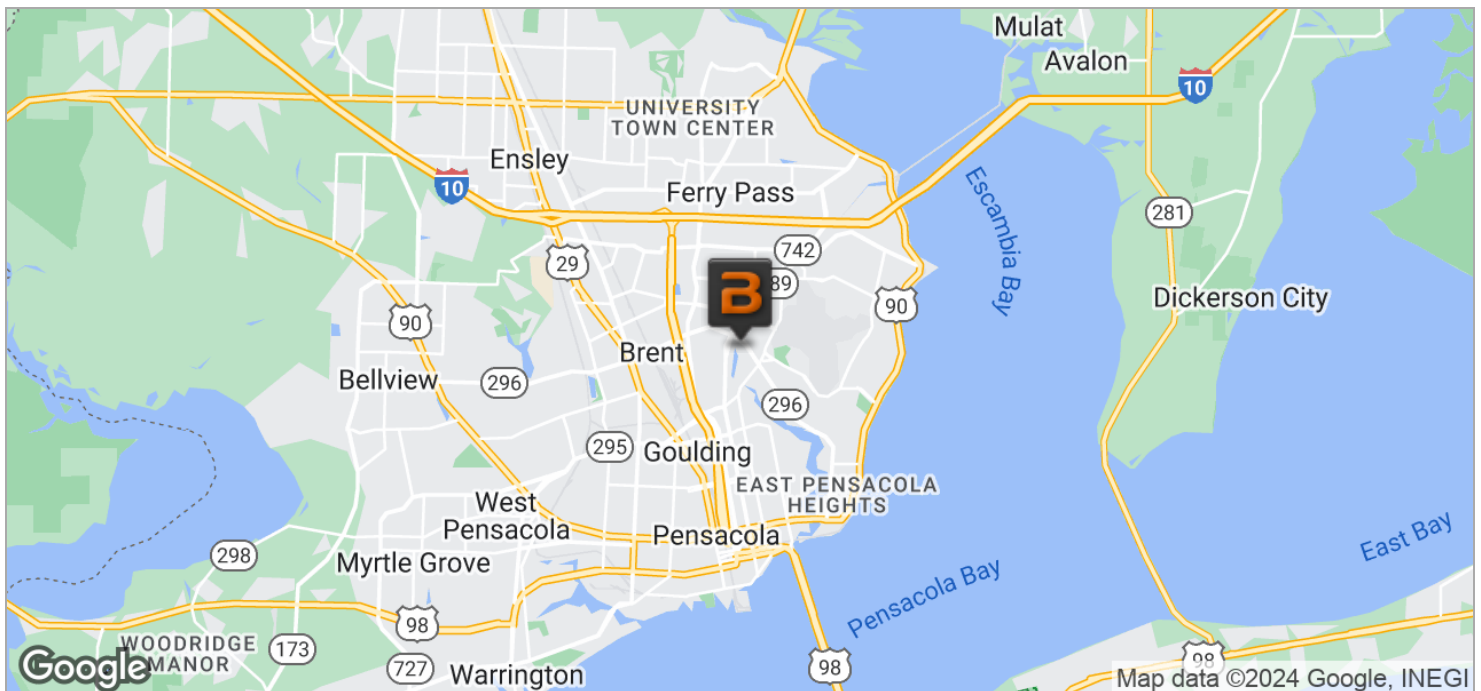
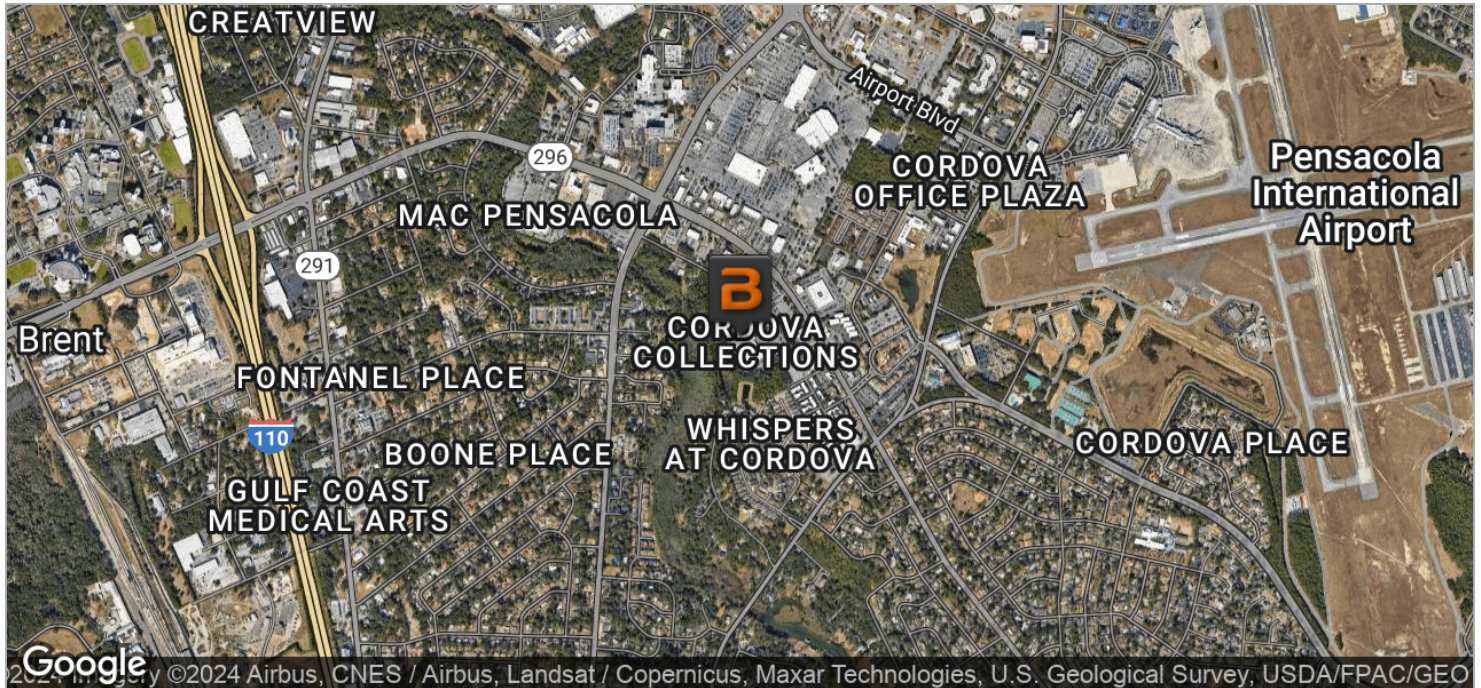
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,958	58,481	131,753
MEDIAN AGE	38.1	36.9	37.8
MEDIAN AGE (MALE)	34.7	34.3	35.9
MEDIAN AGE (FEMALE)	41.0	39.2	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,697	21,471	52,574
# OF PERSONS PER HH	2.2	2.7	2.5
AVERAGE HH INCOME	\$55,065	\$56,861	\$56,243
AVERAGE HOUSE VALUE	\$284,067	\$279,952	\$212,512

* Demographic data derived from 2020 ACS - US Census



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