

RETAIL PROPERTY FOR LEASE

7000 N. DAVIS HWY

7000 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.

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OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 0.89 Acres

Year Built: 1997

Building Size: 12,141 SF

Zoning: COM

Market: FL-Pensacola/Ferry
Pass/Brent

Submarket: Uptown

PROPERTY OVERVIEW

Outstanding Retail Opportunity! This property is located directly across from the newly renovated and vibrant University Town Plaza. Since the redevelopment of Simon's University Mall, the area has become a premier shopping destination for the city of Pensacola. Neighboring tenants include Burlington, Academy Sports, Cheddar's, Penny's, Moe's, Egg and I, and Motherhood Maternity just to name a few. The property boasts over 30,000 cars daily. It enjoys all the benefits of the surrounding activity at a below market rate.

PROPERTY HIGHLIGHTS

- Outstanding Retail Opportunity!!!
- Across from University Town Plaza
- Signalized Intersection
- Located in a Vibrant Shopping District
- Tremendous Access from I-10



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LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
C	-	1,420 SF	NNN	\$25.00 SF/yr	-
D	-	4,500 SF	NNN	\$26.00 SF/yr	-



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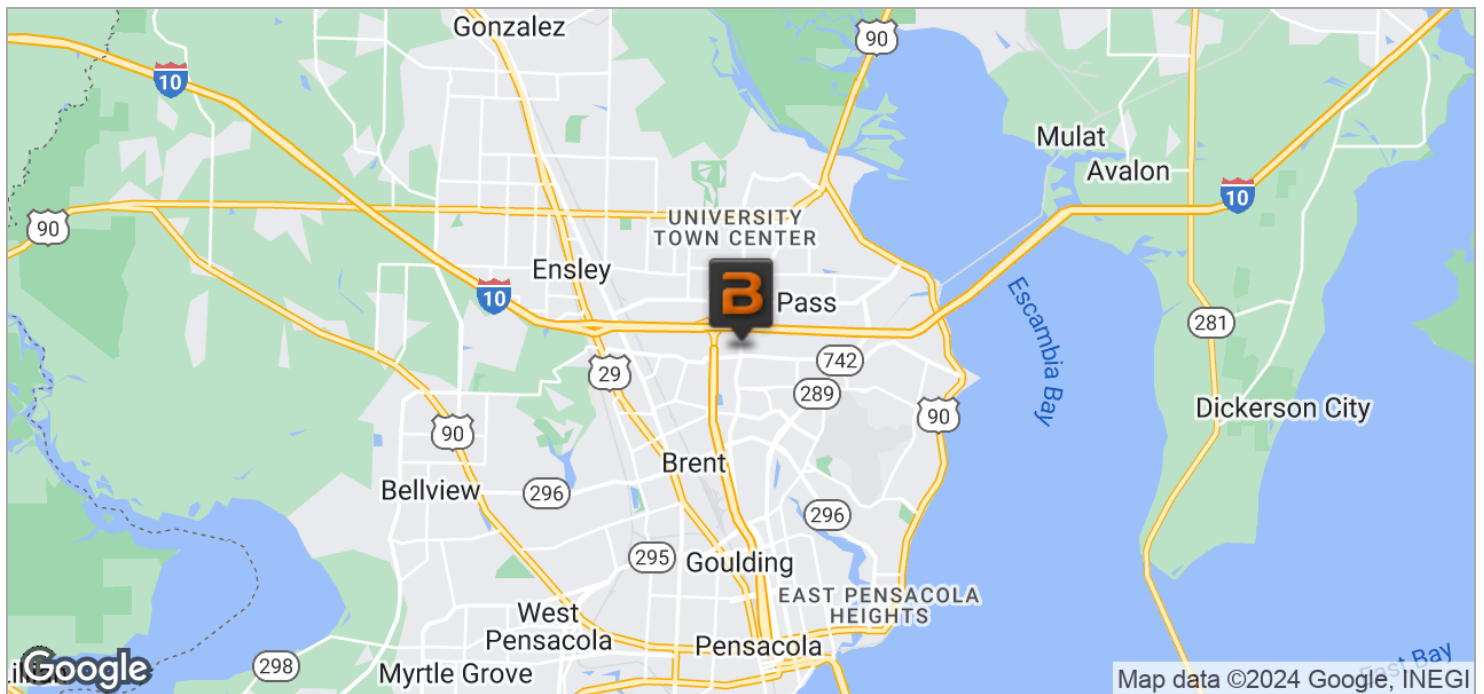
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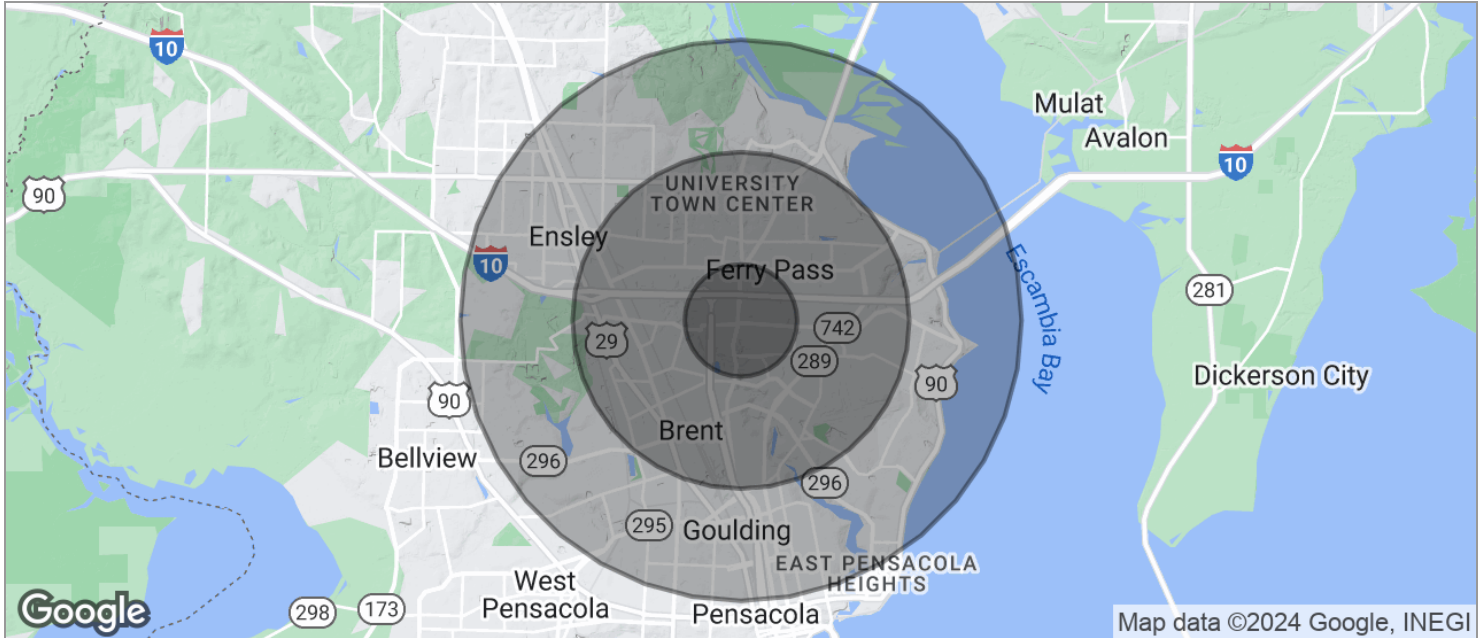
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	5,927	52,076	130,772
MEDIAN AGE	35.7	35.5	37.4
MEDIAN AGE (MALE)	33.5	33.3	35.8
MEDIAN AGE (FEMALE)	37.6	38.0	39.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,769	21,208	50,883
# OF PERSONS PER HH	2.1	2.5	2.6
AVERAGE HH INCOME	\$45,116	\$52,991	\$56,635
AVERAGE HOUSE VALUE	\$152,525	\$171,294	\$196,162

* Demographic data derived from 2020 ACS - US Census



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