

RETAIL PROPERTY FOR LEASE  
APRIL 2024

# AIRPORT DAVIS PLAZA

stirling







## OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

1.53 Acres

Year Built:

2008

Building Size:

11,680 SF

Zoning:

C-1 (Retail Commercial)

Market:

Pensacola

Submarket:

Ferry Pass/N Pensacola

## PROPERTY OVERVIEW

Beck Partners is pleased to present the opportunity to lease this 6,000 square foot retail suite in the Airport Davis Plaza on N Davis Hwy. This prime retail space offers an exceptional opportunity for a retail user looking to establish a presence in a highly visible and accessible location. Previously occupied by David's Bridal, this spacious suite is ideally suited for retail operations, with ample space for a showroom, inventory storage, and customer service. The suite boasts an excellent location off of Airport Blvd, situated just 3.5 miles from the Pensacola International Airport and 0.5 miles from I-110, providing exceptional accessibility for customers.

The Plaza is located around the corner from The Cordova Crossing and Cordova Commons, making it an ideal destination for shoppers seeking a diverse range of retail and dining options. The location provides excellent exposure and great signage opportunities to attract customers. The suite is surrounded by a range of businesses, including popular restaurants like Miller's Ale House, Outback Steakhouse, and Panda Express. Other nearby businesses include Dunkin', Pen Air Credit Union, Sam's Club, Lowes, and The Home Depot.

## PROPERTY HIGHLIGHTS

- 6,000 SF Available
- Ample Parking
- Great Accessibility On N Davis Hwy
- Signage Opportunities
- 64,000 AADT Combined at Airport & Davis intersection











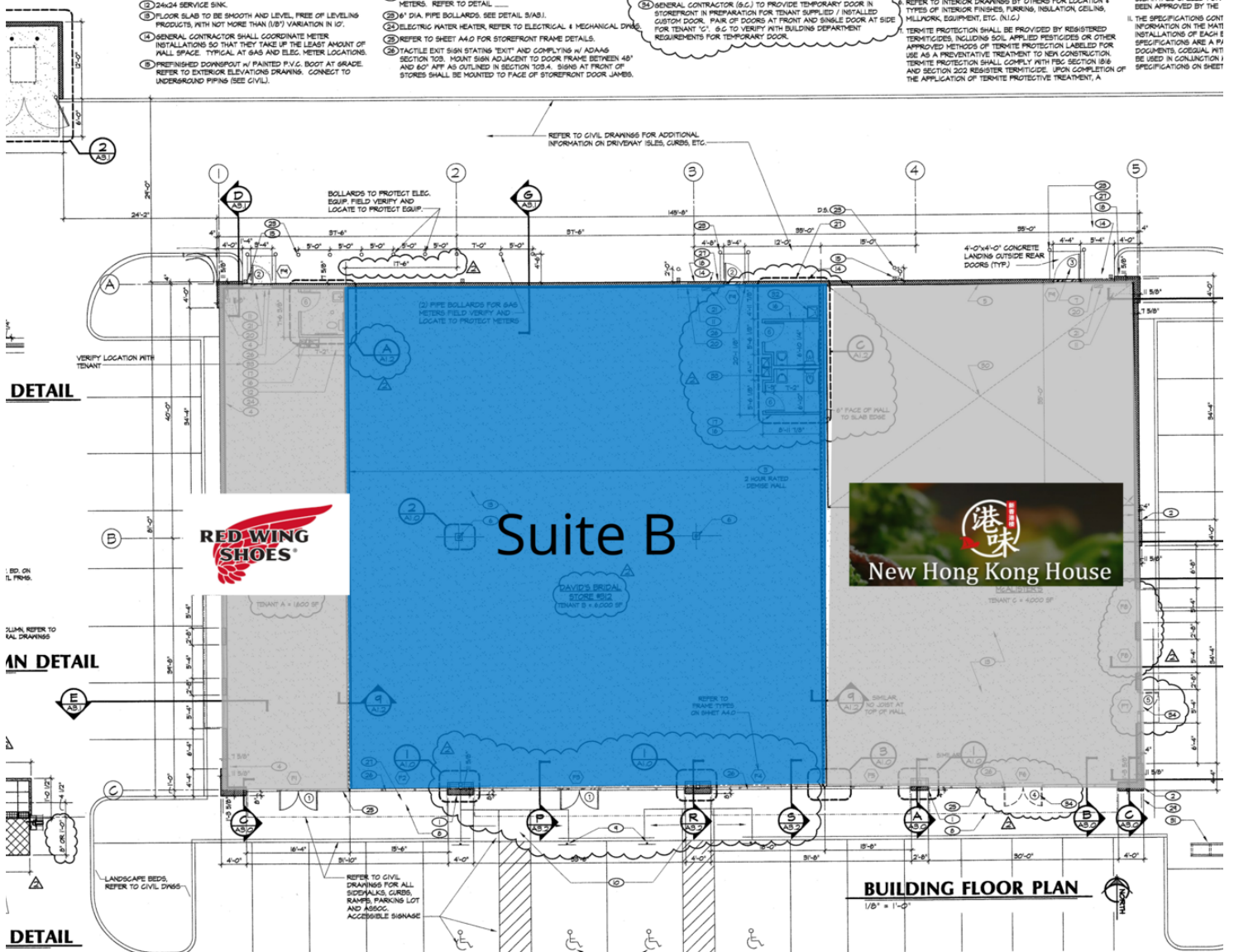
- TO EXTERIOR ELEVATIONS FOR 7 SCORED TYPE UNITS
- TO EXTERIOR ELEVATIONS FOR 7 SCORED TYPE UNITS
- WALL (L.D. DESIGN RENT - 2 HOUR) HAVE DETAILED WALL CONSTRUCTION 1/2" MIN. TYP. HAT CHANNELS & 24" O.C. MAX. CARRY TO 12'-6" AFF. MIN. TAPES, M.D. SAND READY FOR PAINT. SEAL. ALL JOINTS AND PENETRATIONS.
- MASONRY WALL EXPOSED WITH NO FURRING AND DRYWALL. FURRING AND DRYWALL TO BE BY OTHERS.
- STEEL COLUMN TYPICAL. SEE STRUCTURAL DWGS.
- DOOR NUMBER REFER TO DOOR SCHEDULE ON SHEET A4.0.
- AWNING LINE ABOVE. SEE WALL SECTIONS & DETAIL S1A.0.
- HANDICAPPED PARKING SIGN REFER TO CIVIL DWGS.
- CONCRETE LANDING, RAMPS, SIDEWALK AND/OR CURB. LANDSCAPING ETC. REFER WALL SECTIONS AND CIVIL DRAWINGS FOR MORE INFORMATION. SEE SIDEWALK PLAN ON A1.5.
- INCOMING WATER. REFER TO PLUMBING DRAWINGS.
- 24x24 SERVICE SINK.
- FLOOR SLAB TO BE SMOOTH AND LEVEL. FREE OF LEVELING PRODUCTS, WITH NOT MORE THAN (1/8") VARIATION IN 10'.
- GENERAL CONTRACTOR SHALL COORDINATE METER INSTALLATIONS SO THAT THEY TAKE UP THE LEAST AMOUNT OF WALL SPACE. TYPICAL AT GAS AND ELEC. METER LOCATIONS.
- PREFINISHED DOWNPOUT AT PAINTED P.V.C. BOOT AT GRADE. REFER TO EXTERIOR ELEVATIONS DRAWING. CONNECT TO UNDERGROUND PIPING (SEE CIVIL).

- TYPICAL RESTROOM WALL: 5/8" 6"PLY. BOARD ON EA. SIDE OF 3 5/8" 25 GA. MTL. STUDS & 24" O.C. SOUND ATTENUATING BATT INSULATION BETWEEN STUDS. GYPSUM BOARD WALL TO BE 6" ABOVE ADJACENT CEILING AND BRACED TO STRUCTURE ABOVE (EXTEND GYPSUM BOARD WALL 24" ABOVE ADJACENT CEILING BETWEEN RESTROOMS) TAPES, M.D. SAND READY FOR PAINT. SEAL. ALL JOINTS AND PENETRATIONS.
- REFER TO DETAILS ON SHEET A1 FOR TYPICAL RESTROOM LAYOUT
- HOSE BIBS. REFER TO PLUMBING DWGS.
- BOTTLED WATER COOLER PROVIDED AS A 30% SUPPLEMENT OF THE DRINKING FOUNTAIN REQUIRED BY CODE AND USED FOR ADA COMPLIANCE. BY TENANT.
- 3/4" PLYWOOD TELEPHONE BOARD. SEE ELECTRICAL DRAWINGS.
- SURFACE MTD. ELECTRICAL PANEL. REFER TO ELEC. DWGS.
- 4" DIA. PIPE BOLLARD AT TRASH ENCLOSURE, 4" DIA. IN FRONT OF METERS. REFER TO DETAIL.
- 4" DIA. PIPE BOLLARDS. SEE DETAIL S1A.0.
- ELECTRIC WATER HEATER. REFER TO ELECTRICAL & MECHANICAL DWGS.
- REFER TO SHEET A4.0 FOR STOREFRONT FRAME DETAILS.
- TACTILE EXIT SIGN STATING "EXIT" AND COMPLYING W/ ADAAGS SECTION 703. MOUNT SIGN ADJACENT TO DOOR FRAME BETWEEN 48" AND 60" AFF. AS OUTLINED IN SECTION 703.4. SIGN AT FRONT OF STORES SHALL BE MOUNTED TO FACE OF STOREFRONT DOOR JAMBES.

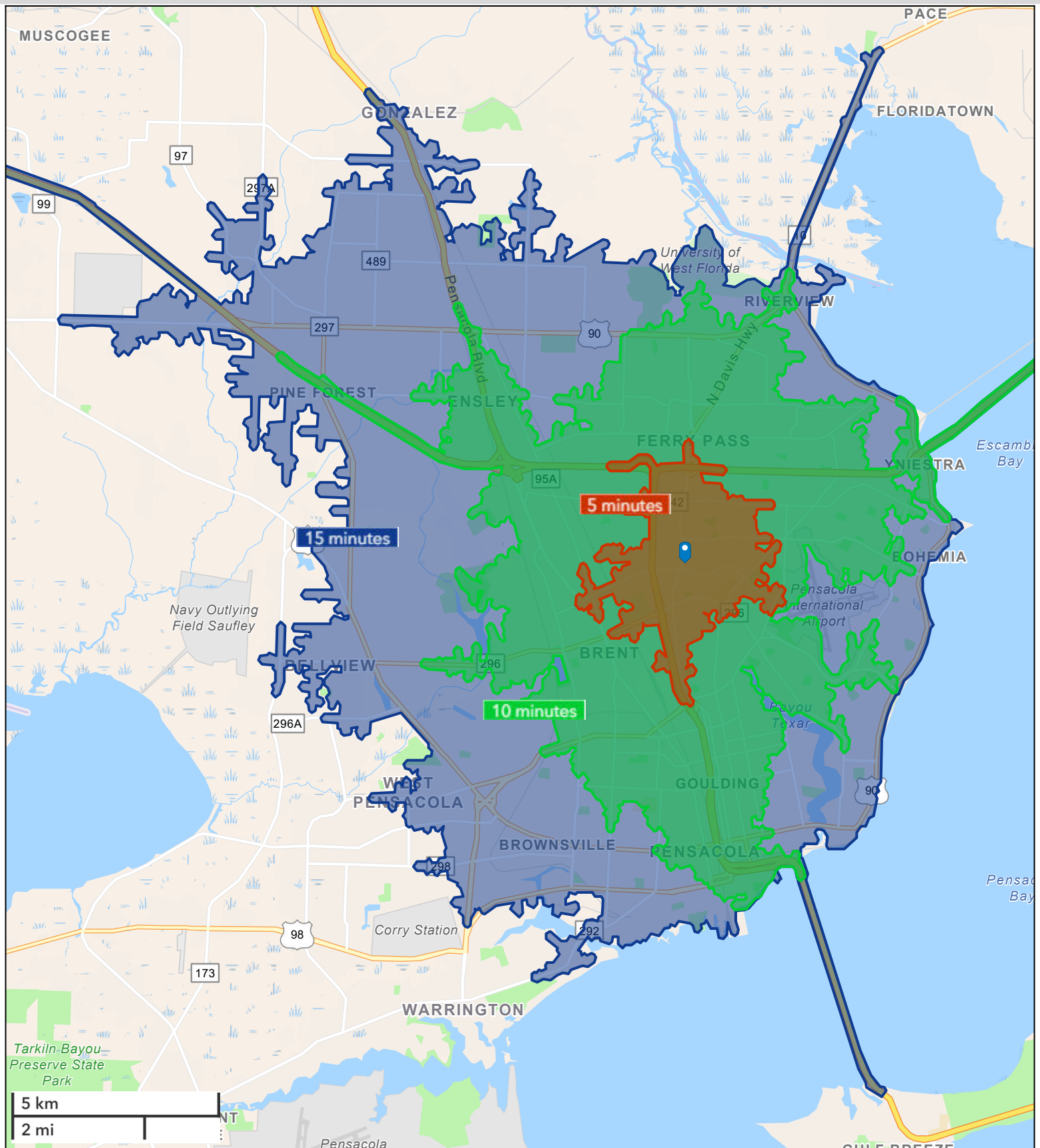
- SEE ELECTRICAL DRAWINGS FOR METERS, DISCONNECTS, & MAIN SERVICE.
- TRASH ENCLOSURE: 6"DNB 1/2" 6"PLY WALL 6'-0" HIGH W/ BATE CONSTRUCTED OF CHAIN LINK AND PRIVACY SLATS. REFER TO DETAILS A & B ON A1.5.
- 6'0" x 8'4" x 16" CMU SPLIT SMOOTH AND SCORED TYPE UNITS OVER 6"DNB 1/2" STANDARD GRAY CMU. OCCURS AT FRONT ELEVATION ONLY.
- LEAVE OUT PORTION OF CONCRETE SLAB AND VAPOR BARRIER FOR FUTURE TENANT. ENSURE FUTURE VAPOR BARRIER WILL LAP EXISTING BY LEAVING EXPOSURE ON COMPACTED FILL.
- BIKE RACK: 4 BIKE RACK SYSTEM. POWDER COAT FINISH. COLOR: GRAY-RED-ORANGE.
- FLORESTONE MODEL PH UTILITY SINK.
- ADA COMPLIANT HIGHLIGHT DRINKING FOUNTAIN.
- GENERAL CONTRACTOR (G.C.) TO PROVIDE TEMPORARY DOOR IN STOREFRONT IN PREPARATION FOR TENANT SUPPLIED / INSTALLED CUSTOM DOOR. PAIR OF DOORS AT FRONT AND SINGLE DOOR AT SIDE FOR TENANT "C". G.C. TO VERIFY WITH BUILDING DEPARTMENT REQUIREMENTS FOR TEMPORARY DOOR.

### GENERAL NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CMU, UNLESS OTHERWISE NOTED.
- SEE CIVIL DRAWINGS FOR LANDSCAPING, GRADING AND RELATED SITE WORK BY OTHERS.
- REFER TO ELECTRICAL & PLUMBING DRAWINGS FOR UNDERSLAB ITEMS. SHELL CONTRACTOR TO PROVIDE SLAB & COORDINATE ALL UNDERSLAB ITEMS WITH TENANT INTERIOR CONTRACTOR.
- CONCRETE FLOOR SLAB FINISH FLOOR ELEVATION = 0'-0" (REFERENCE TO CIVIL DWGS. FOR FINISH FLOOR ELEV.)
- FIRE EXTINGUISHERS W/ WALL MOUNT BRACKETS SHALL BE PROVIDED FOR EA. DENSED AREA. LOCATE SPACED NOT MORE THAN 75'-0" APART AS DIRECTED BY LOCAL FIRE MARSHALL. REFER TO INTERIOR PLANS FOR LOCATION OF PORTABLE FIRE EXTINGUISHERS (N.I.C.).
- REFER TO INTERIOR DRAWINGS BY OTHERS FOR LOCATION & TYPES OF INTERIOR FINISHES, FURRING, INSULATION, CEILING, MILLWORK, EQUIPMENT, ETC. (N.I.C.).
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE INSPECTION, INCLUDING SOIL APPLIED PESTICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. TERMITE PROTECTION SHALL COMPLY WITH FSC SECTION 504 AND SECTION 502 REGISTERED TERMITE. UPON COMPLETION OF THE APPLICATION OF TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE BUILDING DEPARTMENT BY COMPANY THAT CONTAINS THE BUILDING HAS RECEIVED FOR THE PREVENTION OF A TREATMENT IS IN ACCORD WITH FSC 500.14.
- LANDING (SEE CIVIL FOR 2 FINISH FLOOR AT DOOR TO COMPLY WITH FSC 500.14)
- ALL ANGLES SHALL BE 45° UNLESS OTHERWISE NOTED ON PLAN
- ABSOLUTELY NO BUILDING DRAWINGS SHALL BE RECD UNITS, SHOP DRAWINGS, SA SUBMITTALS CALLED FOR BEEN APPROVED BY THE
- THE SPECIFICATIONS CONT INFORMATION ON THE HATE INSTALLATIONS OF EACH E SPECIFICATIONS ARE A P/D DOCUMENTS. COORDINATE WITH BE USED IN CONJUNCTION I SPECIFICATIONS ON SHEET



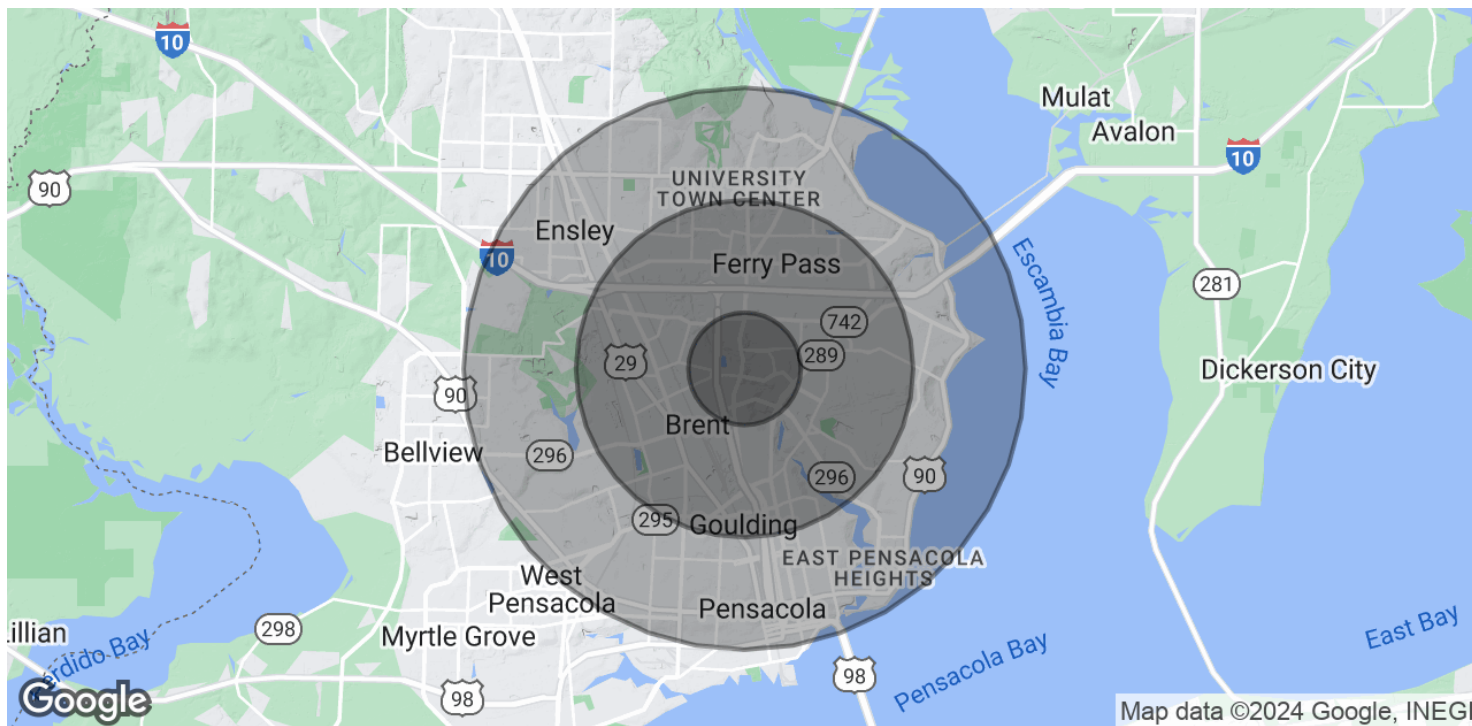












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,818	61,897	146,215
Average Age	27.9	35.7	38.0
Average Age (Male)	27.2	34.1	36.0
Average Age (Female)	28.1	37.9	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,763	26,676	66,162
# of Persons per HH	3.2	2.3	2.2
Average HH Income	\$53,080	\$56,482	\$58,053
Average House Value	\$153,782	\$143,153	\$151,991

\* Demographic data derived from 2020 ACS - US Census





## KYLLE SHOEMAKER

Advisor

kshoemaker@stirlingprop.com

Direct: 850.972.0161 | Cell: 760.505.2798

FL #SL3513458

## PROFESSIONAL BACKGROUND

Kylle joined Beck Partners in 2021 following a successful career coaching collegiate football, during which he guided elite teams from California to Missouri and Pensacola's own University of West Florida. Among his many accomplishments, Kylle was a key contributor to UWF's National Championship in 2019 and their national finalist status in 2017 as Assistant Coach and Special Teams Coordinator, where he developed a punt team that was rated #1 in the nation in 2018 and 2019. Kylle's coaching experience has translated well into his commercial real estate career, where he specializes in office and industrial space in the northwest Florida market. In 2022, he played a crucial role in helping his team close 90 transactions with a total deal volume exceeding \$44 million. Currently, Kylle is pursuing his CCIM designation to further his knowledge and expertise in the field.

## EDUCATION

Azusa Pacific University, Azusa, CA – MA Leadership '12

California Polytechnic State University – SLO, San Luis Obispo, CA – BA Business Management '10

### Stirling

125 W. Romana St. Suite 800  
Pensacola, FL 32502  
850.477.7044





## STACY TAYLOR, CCIM

Regional Vice President / Market Leader - Pensacola/Tallahassee

staylor@stirlingprop.com

Direct: **850.477.7044** | Cell: **404.936.8936**

## PROFESSIONAL BACKGROUND

Stacy began his career in Atlanta, GA with CoStar and soon moved to Grubb & Ellis Co. There he focused primarily on office tenant representation while also representing office development company Workstage.

In 2005, he formed Taylor Real Estate, he became responsible for developing, marketing, leasing, and selling four office developments in North Atlanta:

The Gates at McGinnis Ferry The Gates at Laurel Springs

The Gates at Sugarloaf The Gates at North Point

Since moving to Pensacola, Stacy has continued to focus on his primary business. This core business includes the leasing and selling of office and industrial properties. Stacy has fifteen years experience representing both Landlords and Tenants. He has been very successful in leveraging his regional and national relationships within this new market and is quickly establishing himself as an office and industrial specialist in this region.

Through years of experience, Stacy understands that building and maintaining strong relationships equally important as completing the real estate transaction. His high level of experience in successfully completing over 500,000sf in real estate transactions as well as an estimated \$60 Million in sales enables him to streamline the transaction process.

## EDUCATION

- B.S. Business Administration, University of Mississippi
- CCIM (Certified Commercial Investment Member) Designee

### Stirling

125 W. Romana St. Suite 800  
Pensacola, FL 32502  
850.477.7044