

RETAIL PROPERTY FOR LEASE
APRIL 2024

**12TH AVE.
5033 N.**

stirling



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.43 Acres
Year Built:	2006
Building Size:	7,238 SF
Zoning:	C-2
Market:	FL-Pensacola/Ferry Pass/Brent
Traffic Count:	24,000

PROPERTY OVERVIEW

Rare Cordova / Airport 1st class offering. Retail - Office - Medical are ideal prospects for this location next to Bonefish Grille. Great visibility on 12th with easy access to the airport & hospitals. 7238sf with large open area & private offices. Construction is made of reinforced concrete walls & roof. All glass is set for 140mph winds. Custom brick on interior & exterior with additional stucco finish. All floors are tile & hardwood. Price has been reduced & is well below what it would cost to reproduce this type of building. Structurally sound for many decades ahead. Currently occupied by Luxe Home Interiors but will soon be available for immediate purchase. The property is for lease with a minimum 5 year NNN lease subject to landlord approval of use &/or tenant. Rate is \$18.15psf NNN.

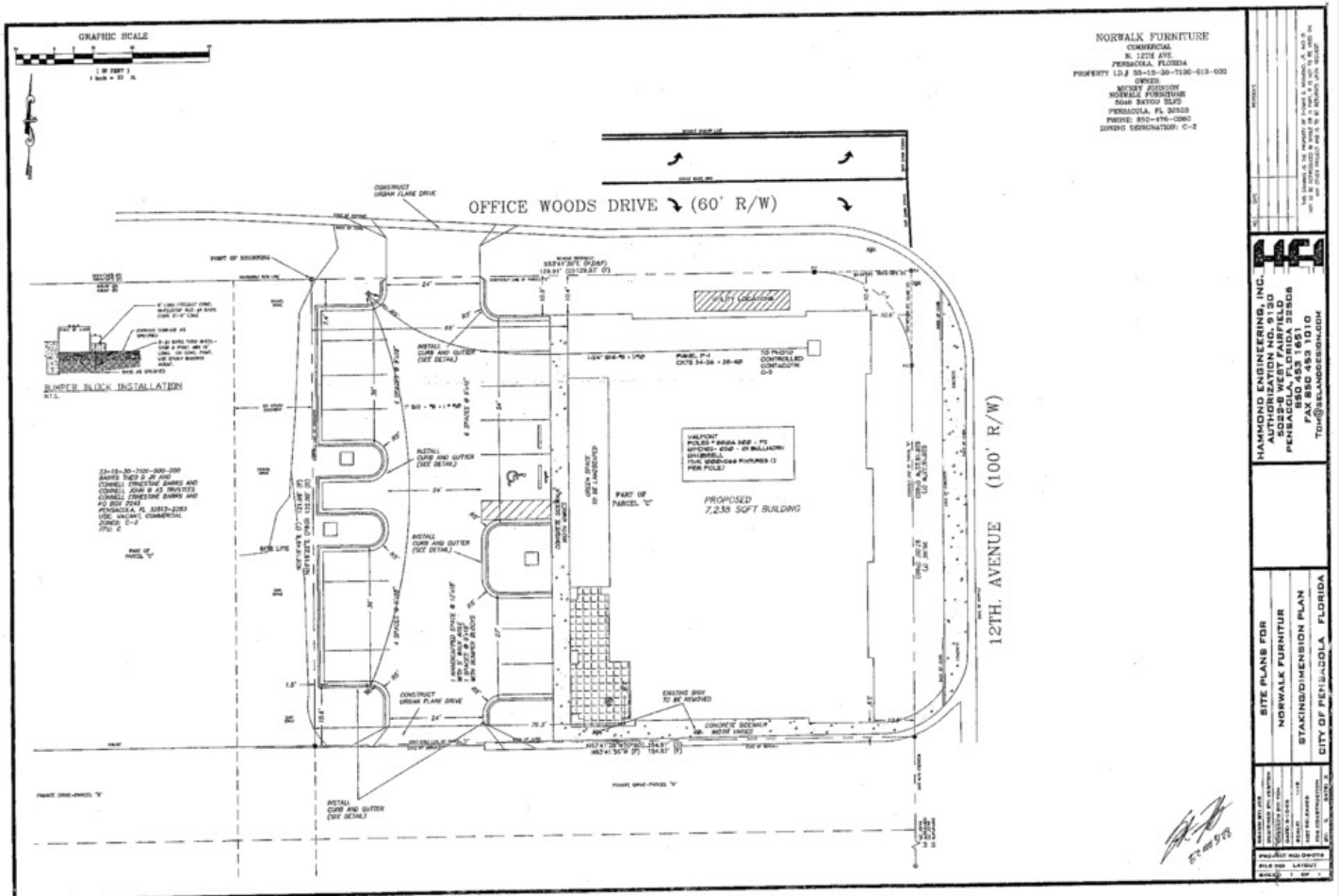
PROPERTY HIGHLIGHTS

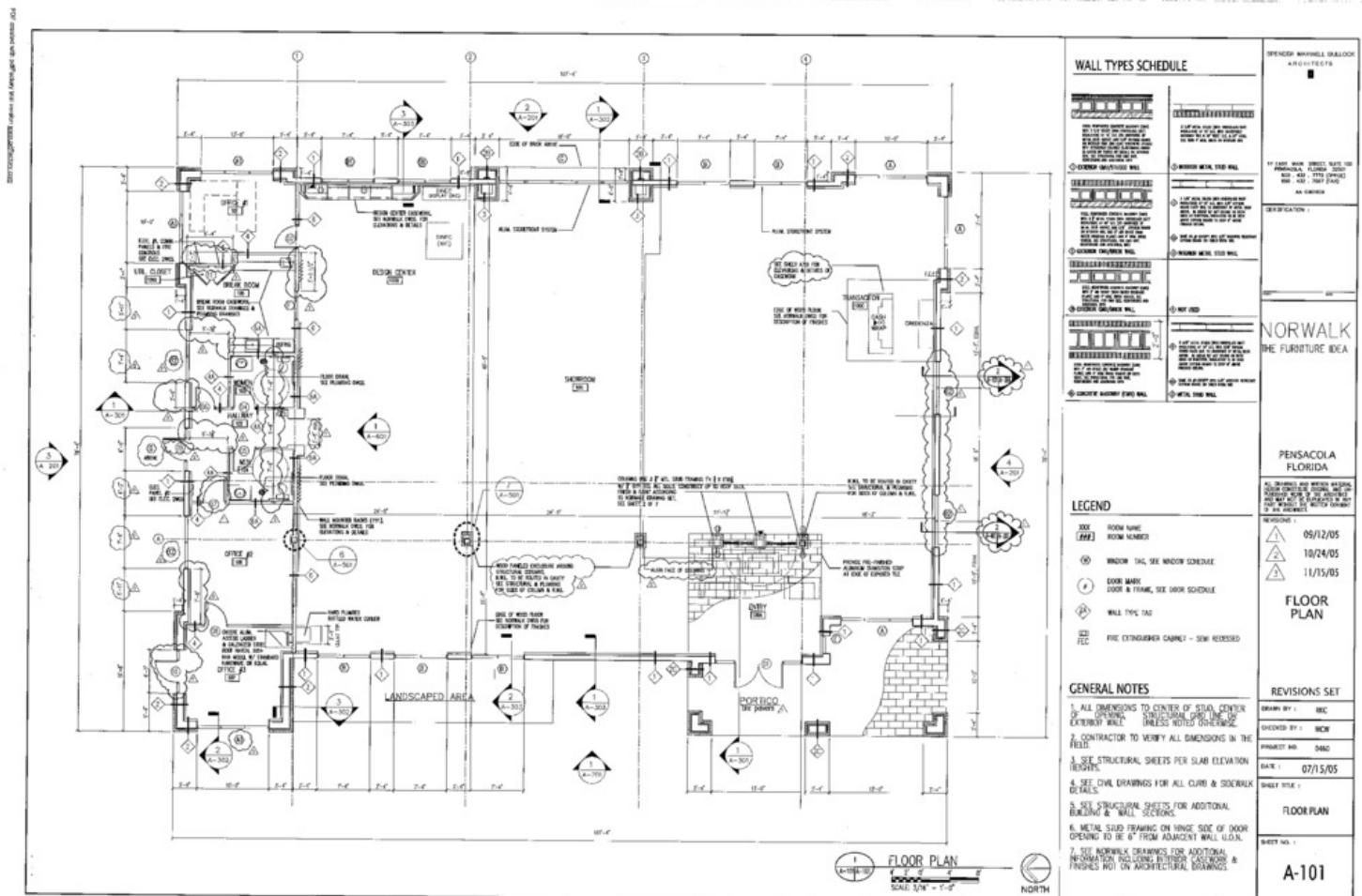
- Rare Cordova / Airport 1st class offering. 7238sf structure for Retail-Office-Medical.
- Rare 12th Ave. Medical-Office-Retail opportunity near Pensacola Airport. 7238sf.





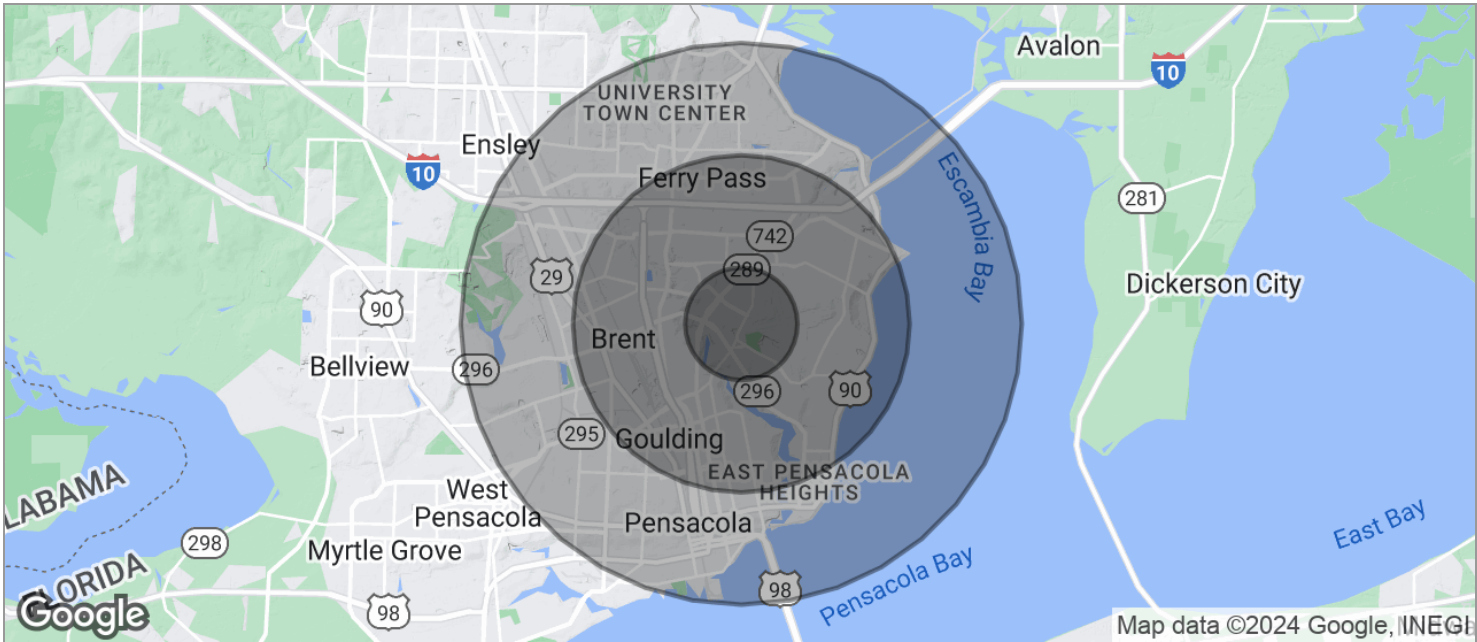












POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,199	56,015	125,049
MEDIAN AGE	41.0	37.8	38.0
MEDIAN AGE (MALE)	38.9	35.1	35.9
MEDIAN AGE (FEMALE)	42.4	39.9	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,961	21,484	49,930
# OF PERSONS PER HH	2.1	2.6	2.5
AVERAGE HH INCOME	\$64,451	\$59,609	\$57,715
AVERAGE HOUSE VALUE	\$283,506	\$271,189	\$222,647

* Demographic data derived from 2020 ACS - US Census

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