

RETAIL PROPERTY FOR LEASE

EAST HILL RETAIL SPACE AVAILABLE

1301 N. 9th Ave, 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.

Jack Williams

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OFFERING SUMMARY

Lease Rate: Negotiable

Available SF:

Lot Size: 1.68 Acres

Year Built: 1964

Building Size: 29,344

Renovated: 1986

Zoning: C-1

PROPERTY OVERVIEW

Two spaces are available for Lease in a +29,000 SF Retail Center that serves the highly sought after East Hill neighborhood of Pensacola, FL. This location is also perfectly situated to serve Downtown Pensacola, North Hill, and the new urbanist neighborhood of Aragon just down 9th Avenue. 9th Avenue is also the main local thoroughfare connecting downtown Pensacola directly to Simon Property Groups' Cordova Mall.

Property Owner is willing to consider a Land Lease for entire parcel or a portion of the parcel. Contact Broker for more information.

PROPERTY HIGHLIGHTS

- Easy access to Hwy 110 that leads to Gulf Breeze, FL and Pensacola Beach to the South & Hwy 10 to the north.
- Average Daily Traffic Volume on 9th Ave of 15,204
- Average Household Income is \$68,954 within a 1 Mile Radius.
- Current parking Ratio of 4.43/1000 SF
- Retail Center serving the Pensacola neighborhoods of East Hill, Downtown, Aragon, & North Hill.



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LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
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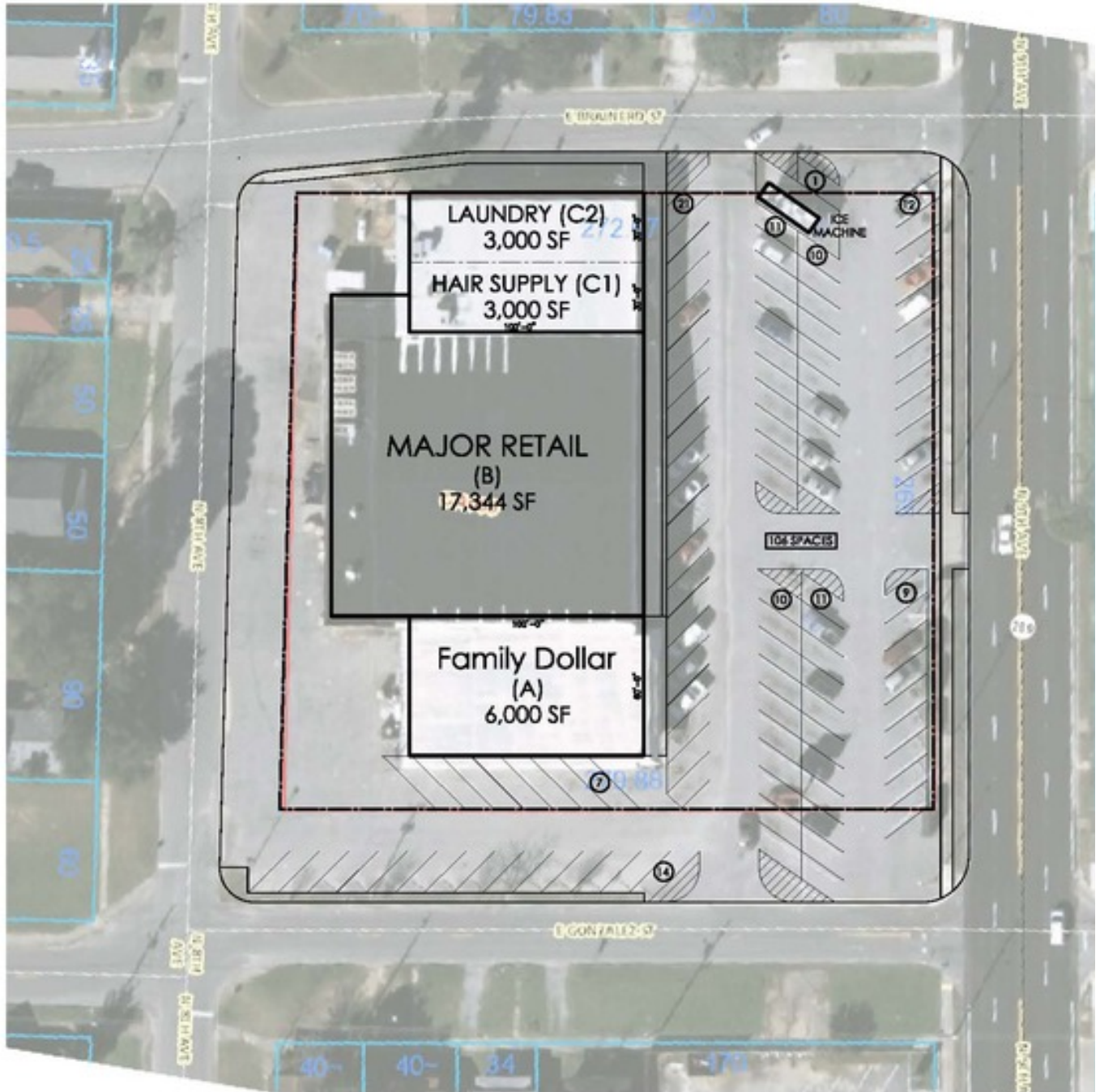
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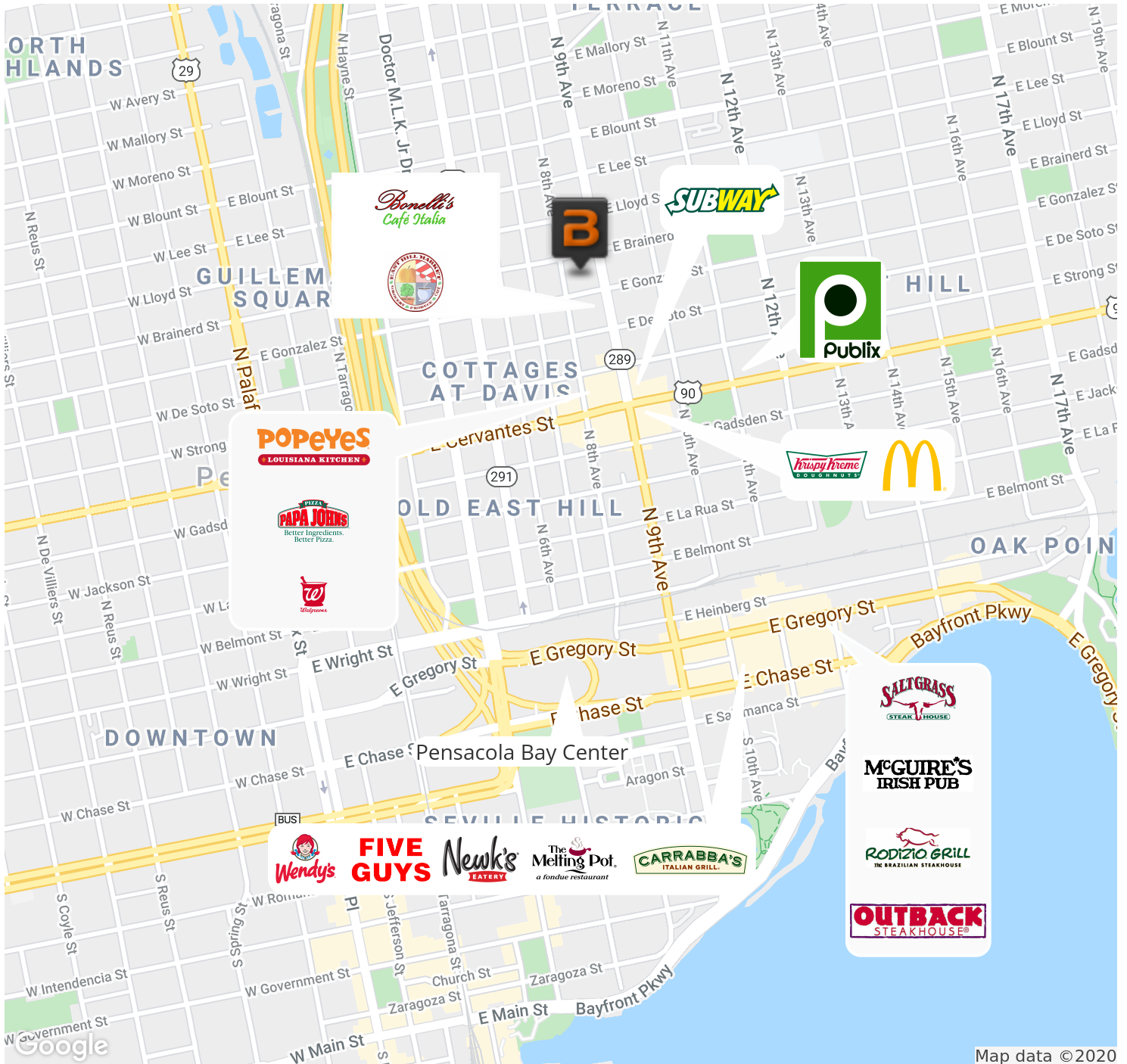
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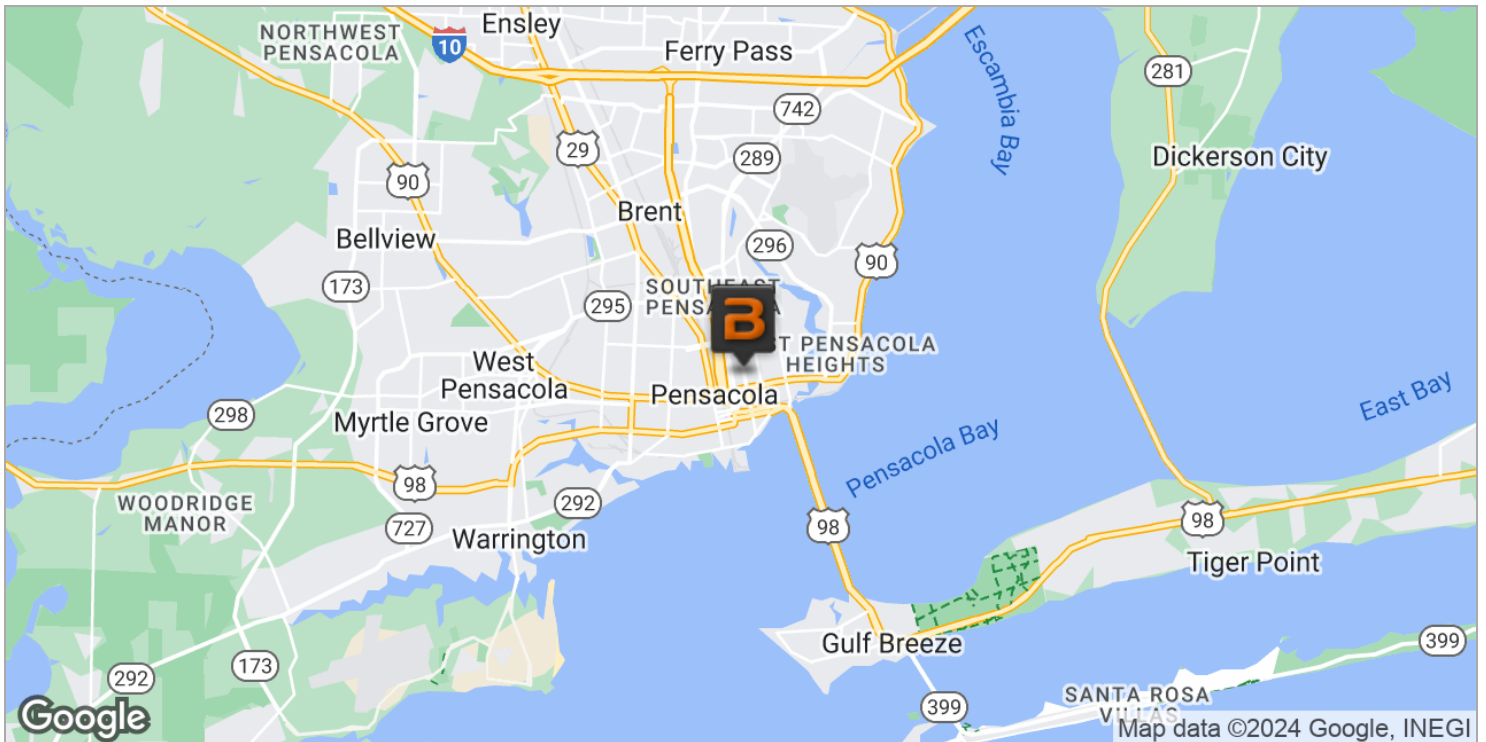
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,321	108,112	281,672
Median age	40.9	37.8	37.7
Median age (Male)	40.3	35.9	36.2
Median age (Female)	40.7	39.4	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,387	41,898	108,553
# of persons per HH	2.2	2.6	2.6
Average HH income	\$58,521	\$55,244	\$57,608
Average house value	\$231,390	\$238,605	\$220,024

* Demographic data derived from 2020 ACS - US Census



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