

Build-to-Suit or For Lease

Overview

New proposed retail development on East Nine Mile Road just West of University Boulevard in Pensacola, Florida, across the road from the new Walmart Neighborhood Market, Publix, Target, Kohl's and many other national retailers and restaurants. A total of up to 14,100 square feet is available. This is a great site near East Nine Mile Road and University Boulevard with high traffic counts and great access and visibility. Please call for pricing information.

Available

- Building Size: Up to 14,100 SF
- Land Size: 2.42 ± Acres
- Feet of Frontage: 264'

Lease Rate

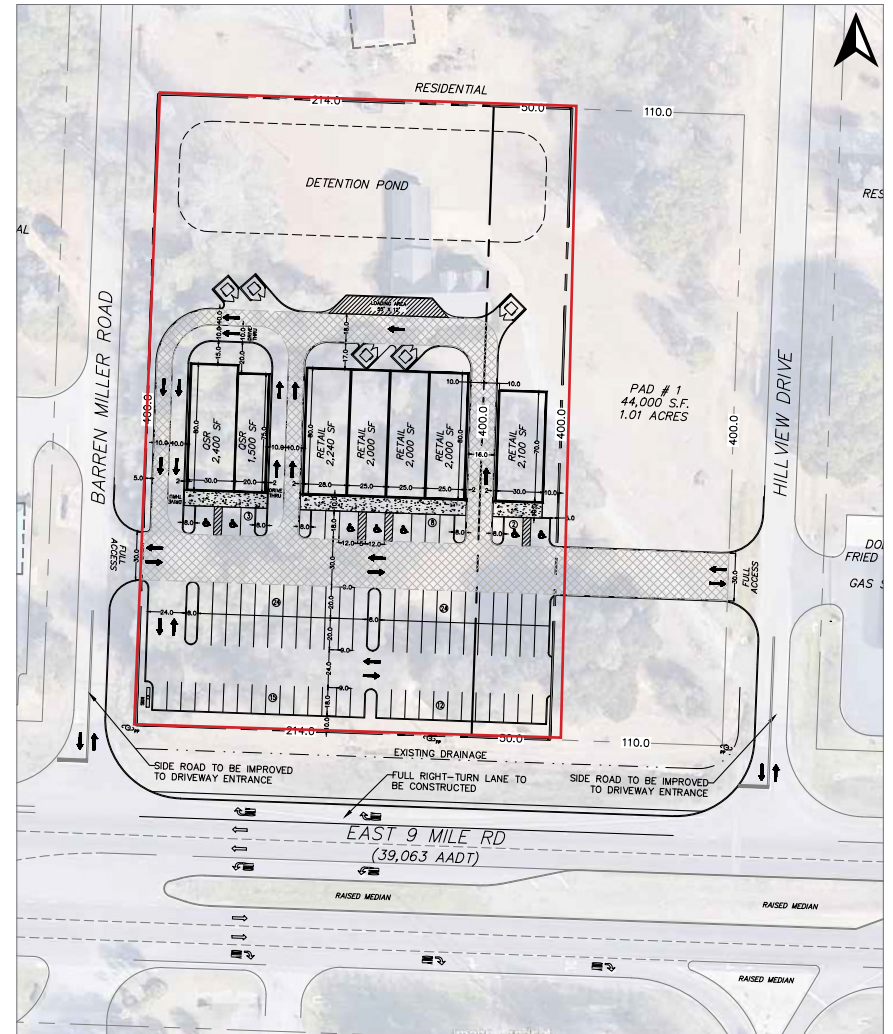
- Contact Agent for Price

Traffic Counts (ADT 2015)

- East Nine Mile Road: 37,000
- University Parkway: 27,500

Area Businesses

- Walmart Neighborhood Market
- Publix
- Target
- Kohl's
- Starbucks
- Chick-fil-A
- Verizon
- Wells Fargo Bank
- Panera Bread



Property Owned & Managed By



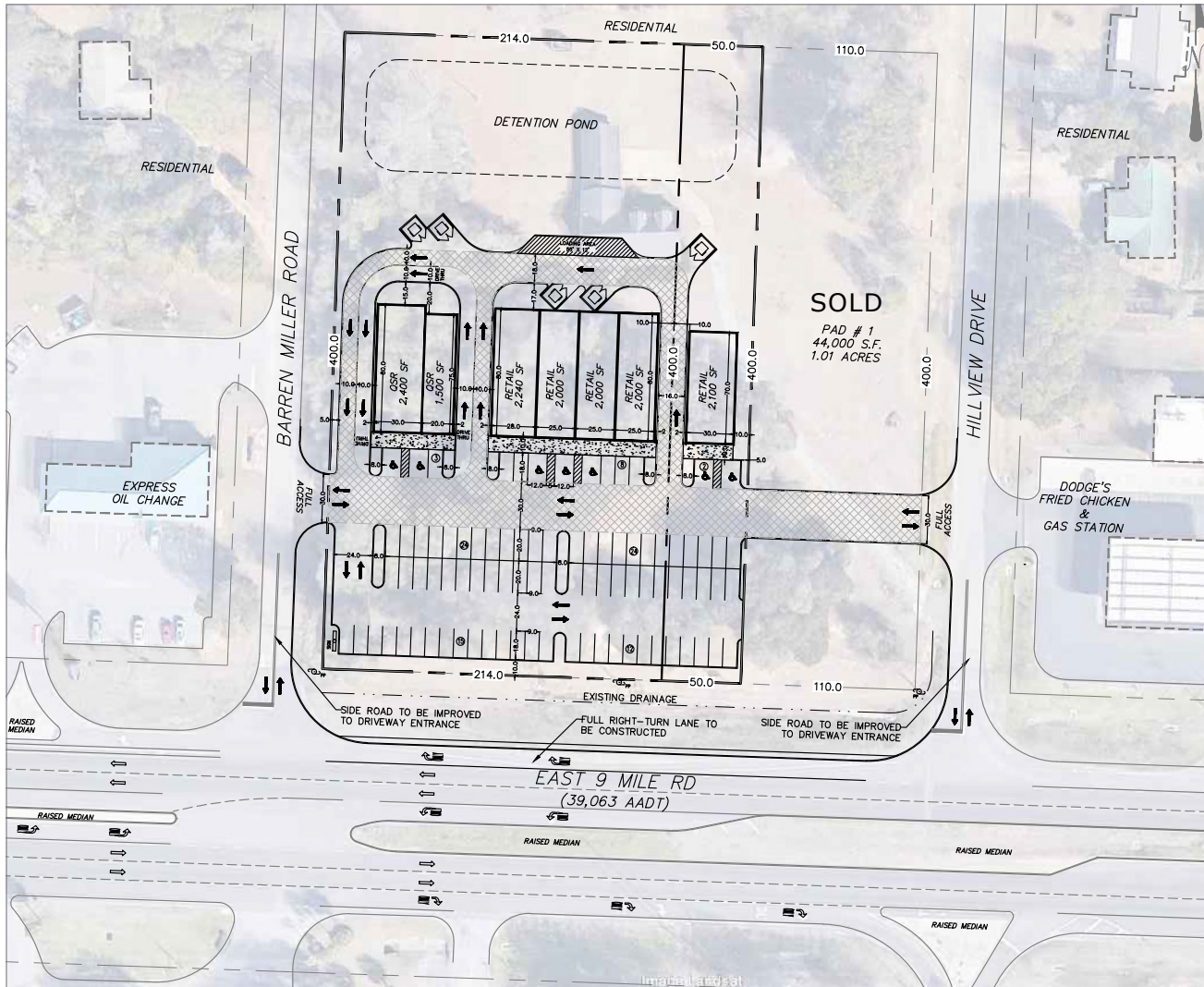
Overview

Site Plan

Aerial

Regional Aerial

Demographics



Click image for larger view

New Development Center

1690 East Nine Mile Road, Pensacola, FL

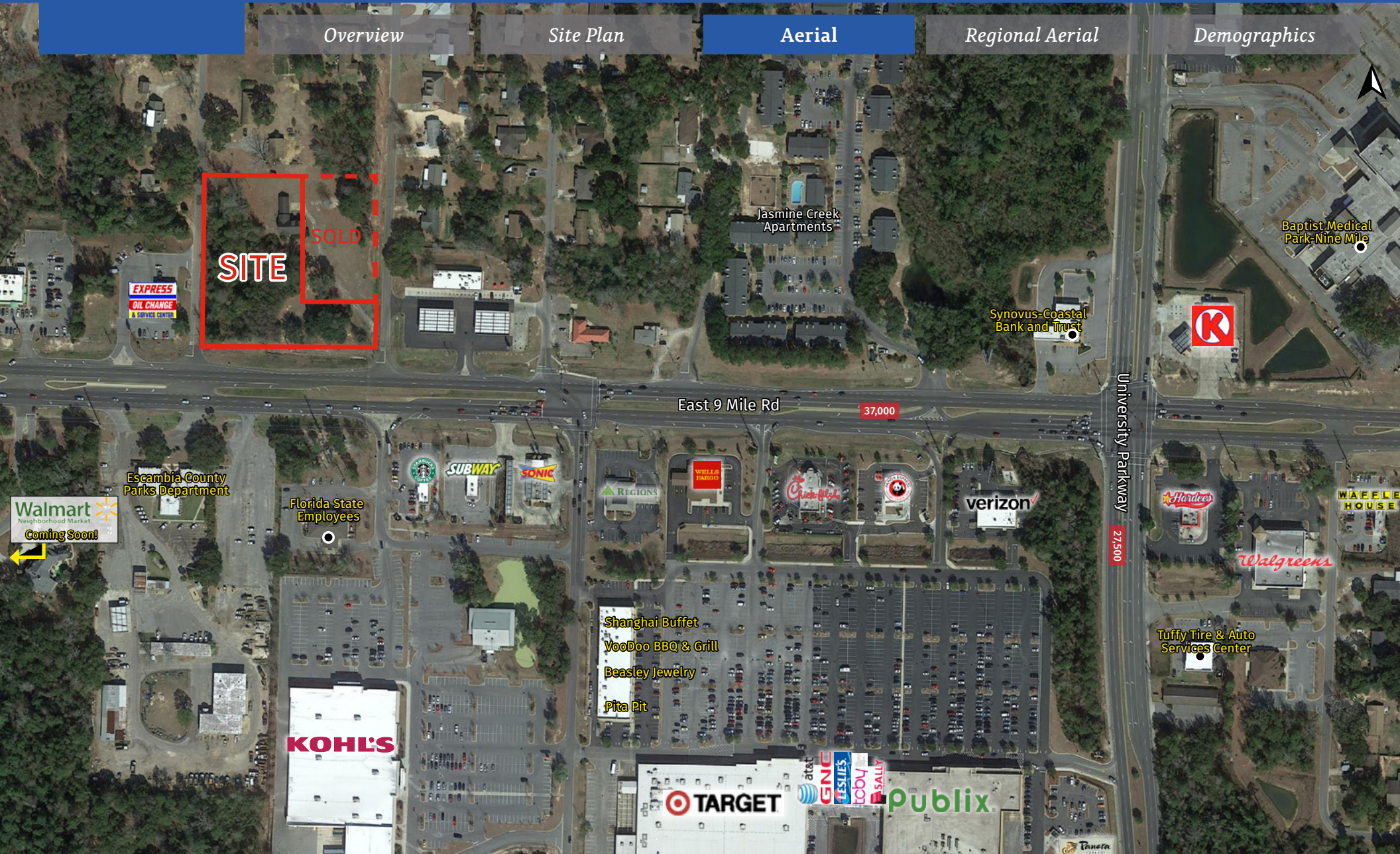
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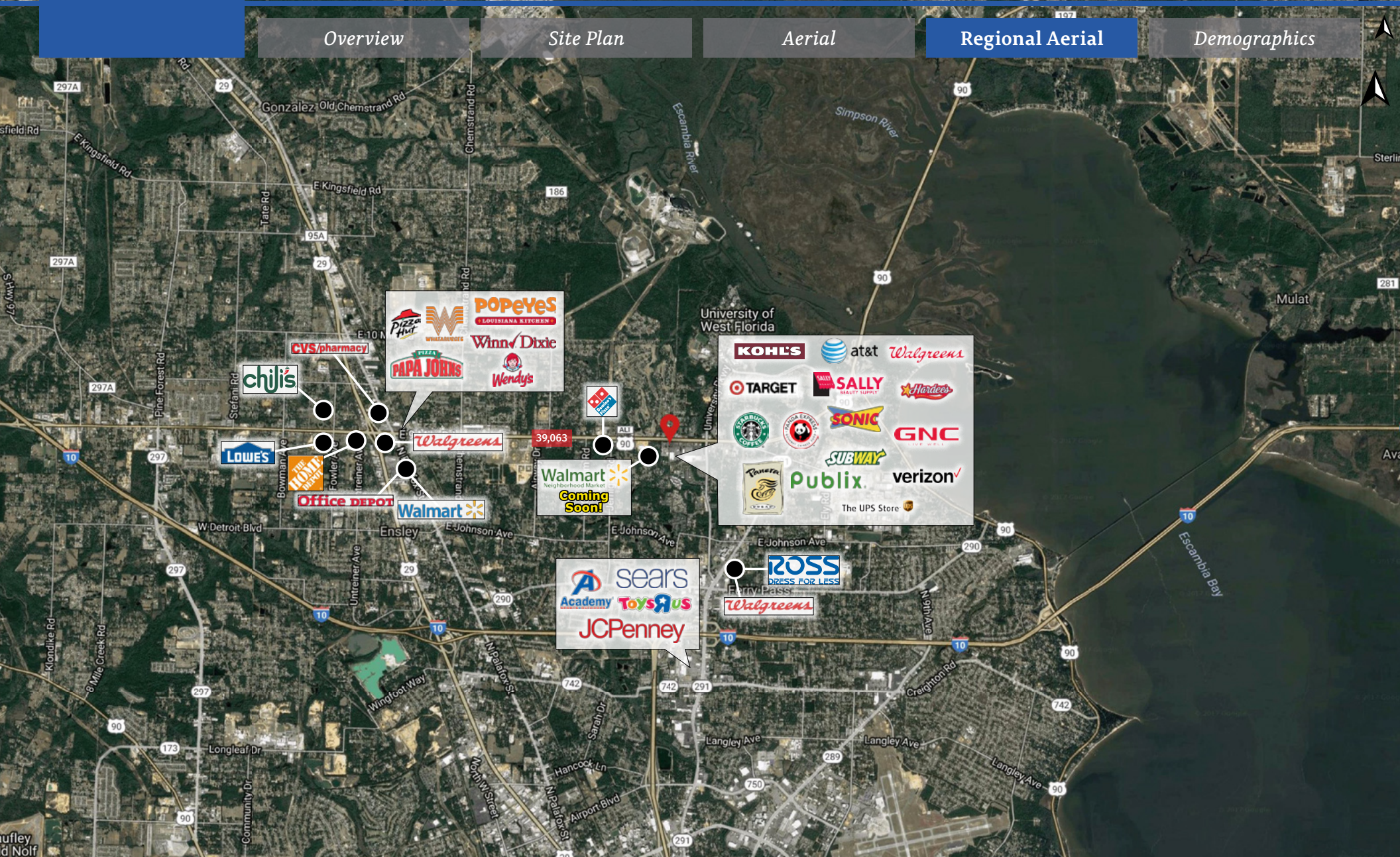
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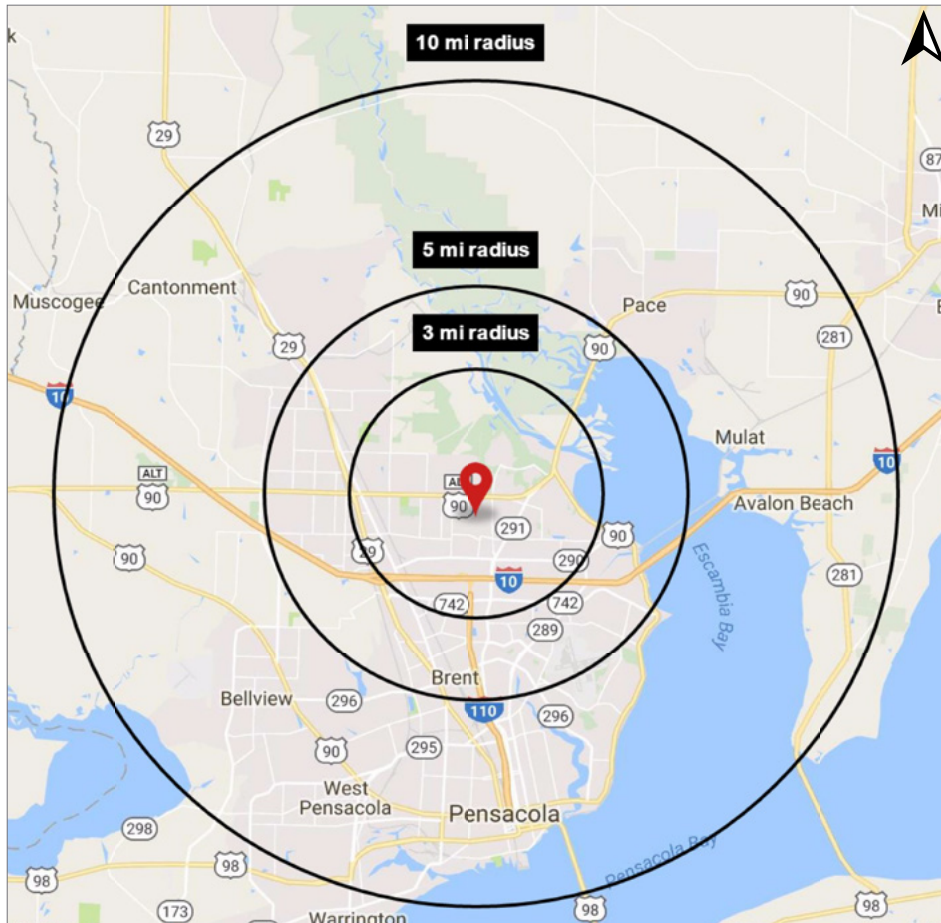
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| 2017 Demographics | 3 mi. | 5 mi. | 10 mi. |
|-------------------|----------|----------|----------|
| Population | 44,008 | 99,537 | 283,032 |
| Avg. HH Income | \$61,174 | \$62,260 | \$64,272 |