

FREESTANDING QSR AVAILABLE

6800 Pensacola Blvd Pensacola, FL 32505



RETAIL PROPERTY FOR LEASE

Lease or Ground Lease Opportunity

Property Highlights

- 2,399 SF former Wendy's on 0.5 AC available for lease or ground lease
- Lot sits on a heavily trafficked corner with full access and excellent visibility
- Located just off of exit 10 on I-10

Demographics	3 Miles	5 Miles	10 Miles
Total Households	21,407	61,058	111,402
Total Population	56,042	154,124	286,113
Median HH Income	\$43,896	\$44,775	\$49,593
Daytime Population	69,111	210,882	334,775

Traffic Counts

49,174 VPD

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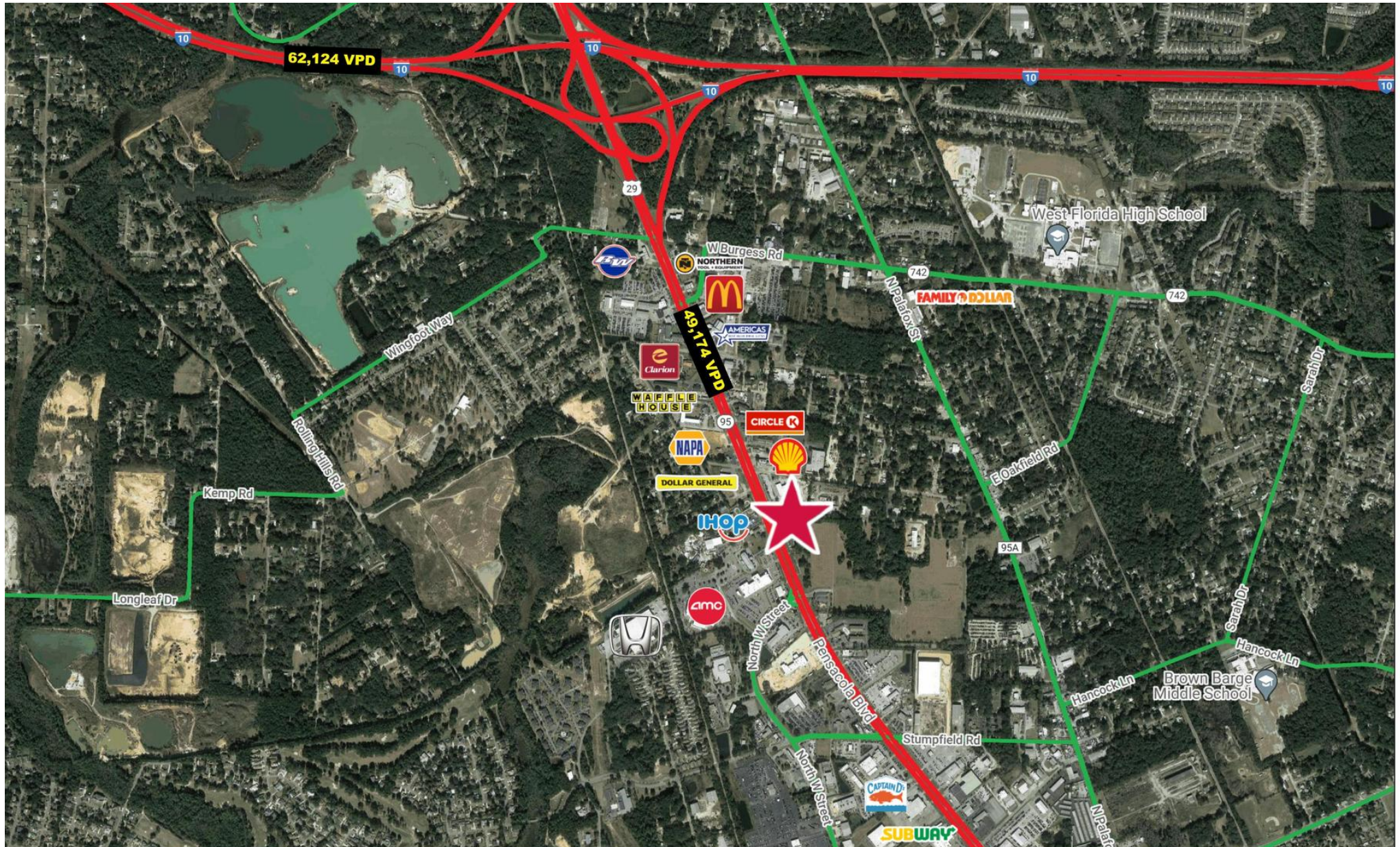
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MARKET AERIAL | FOR LEASE



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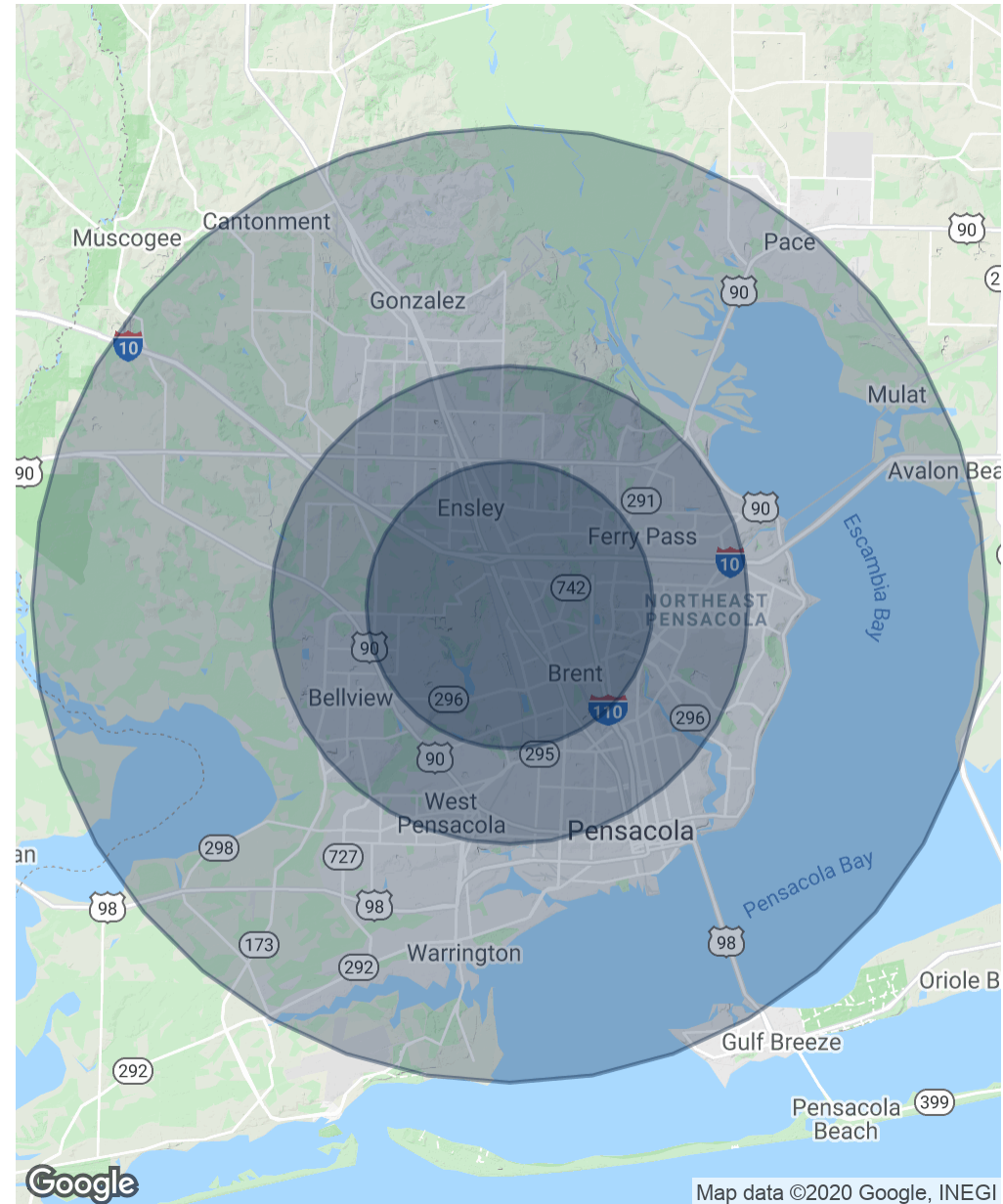
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DEMOGRAPHICS MAP & REPORT | FOR LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	56,042	154,124	286,113
Average age	38.7	37.8	39.9
Daytime Population	69,111	210,882	334,755
Households & Income	3 Miles	5 Miles	10 Miles
Total households	21,407	61,058	111,402
# of persons per HH	2.7	2.6	2.6
Average house value	\$203,465	\$233,679	\$272,837
Median HH Income	\$43,896	\$44,775	\$49,593

* Demographic data derived from SiteWise Pro



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