

#### **Kyle Knight**

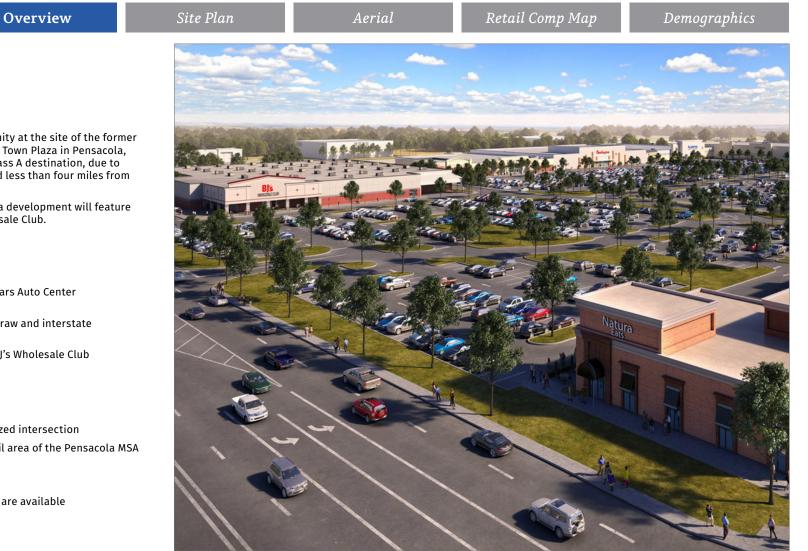
Office: 850-807-7044 Direct: 251-769-8487 kknight@stirlingprop.com

#### Darryl Bonner, CSM, CLS, CRX

Office: 850-807-7043 Cell: 770-335-2828 dbonner@stirlingprop.com

## Sears Redevelopment

### 7171 North Davis Highway, Pensacola, FL





www.seritage.com

For Lease

#### **Property Summary**

Come join a new redevelopment opportunity at the site of the former Sears and Sears Auto Center at University Town Plaza in Pensacola, FL. University Town Plaza is a regional, Class A destination, due to it's proximity to the interstate system and less than four miles from Pensacola International Airport.

The new Shoppes at University Town Plaza development will feature the Gulf South's first (and only) BJs Wholesale Club.

Pad sites are available.

#### **Property Highlights**

- Redevelopment of former Sears and Sears Auto Center (owned by Seritage Growth Properties)
- Class A, trophy location with regional draw and interstate accessibility
- Project anchored by Gulf South's first BJ's Wholesale Club
- Delivering Space 1Q 2020
- Main North-South arterial in Pensacola
- I-10 Visibility
- Full Access Site/Corner at major signalized intersection
- Project located in a primary trade/retail area of the Pensacola MSA

#### **Offering Info**

- Prime Davis Highway fronting pad sites are available
- Zoning: Commercial

#### **University Town Plaza Tenants**

Burlington Coat Factory, JCPenny, Academy Sports + Outdoors, Cheddar's, Texas Roadhouse, Firestone Complete Auto Care, Plato's Closet, Verizon, Jimmy John's, Moe's Southwest Grill, Motherhood Maternity, and many more!

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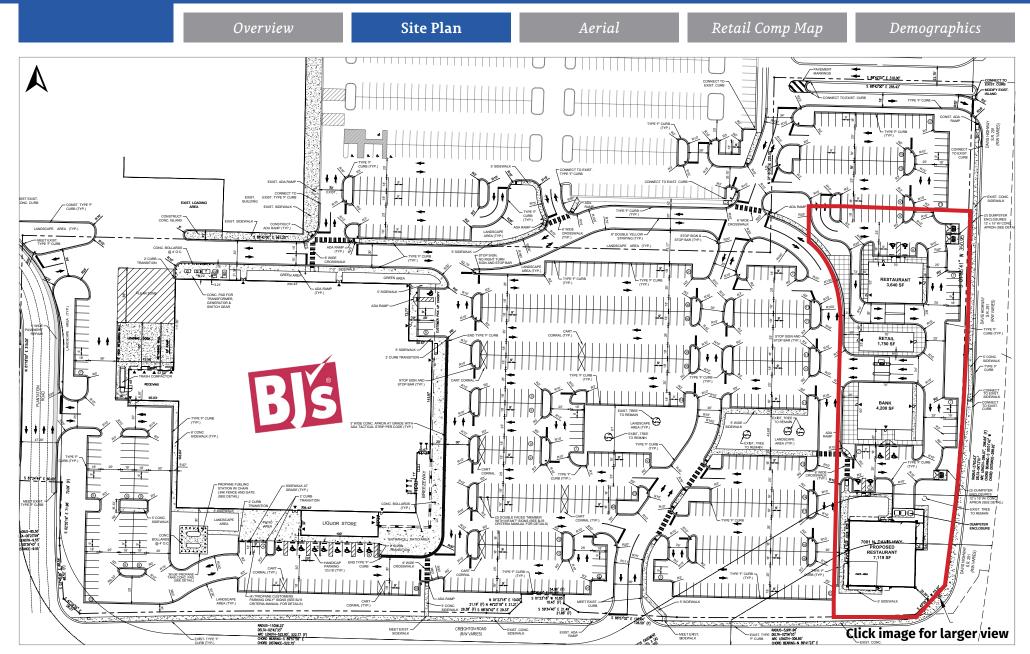
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### STIRLING PROPERTIES

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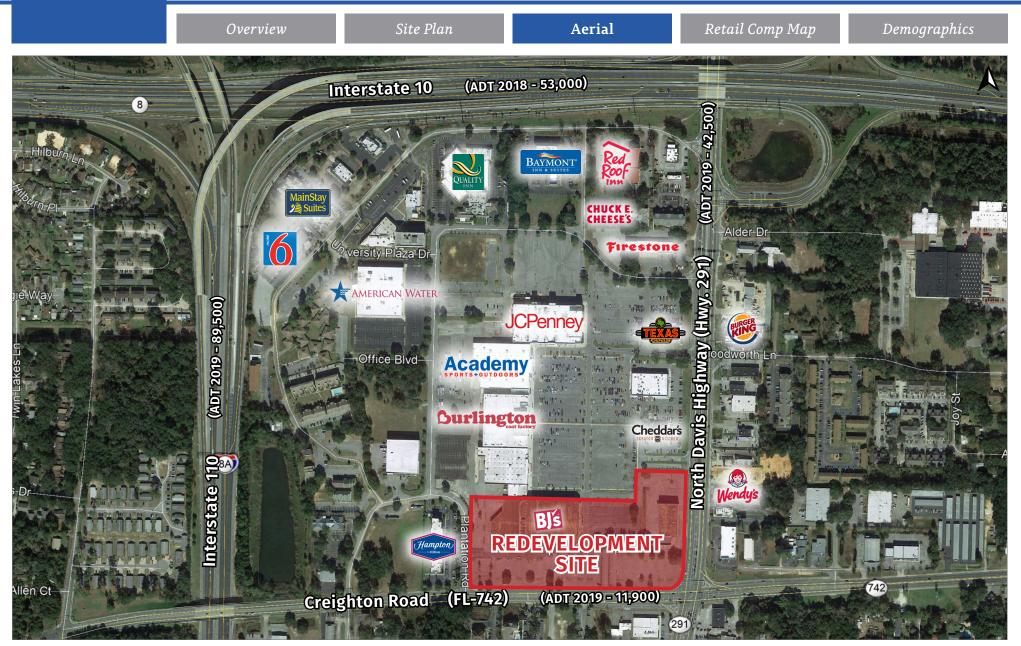
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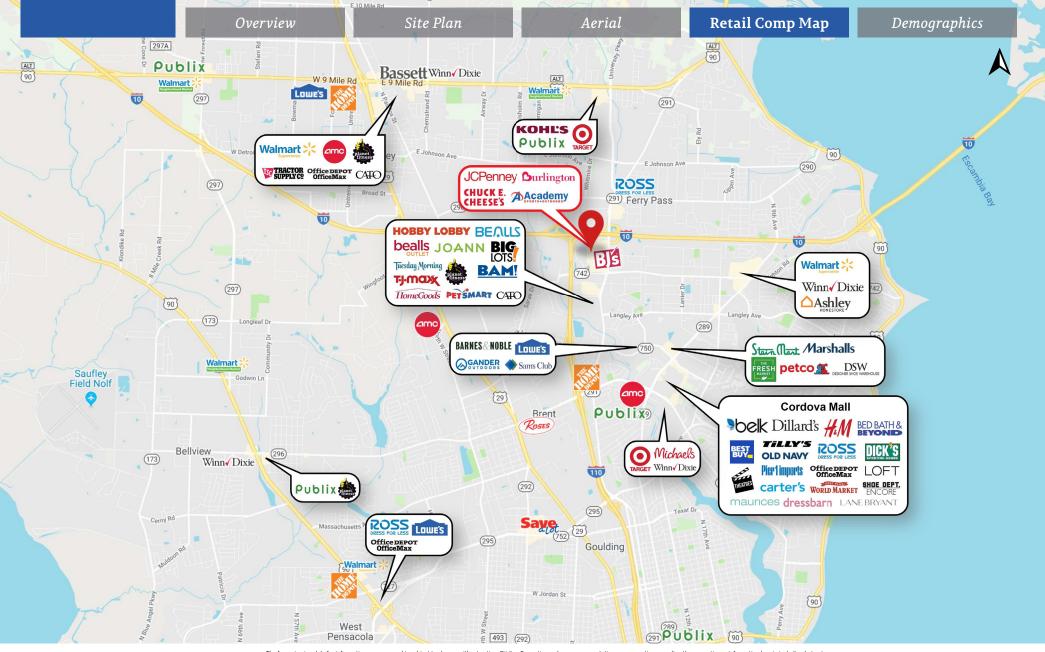
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### STIRLING PROPERTIES

**Demographic Map** 

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Site Plan

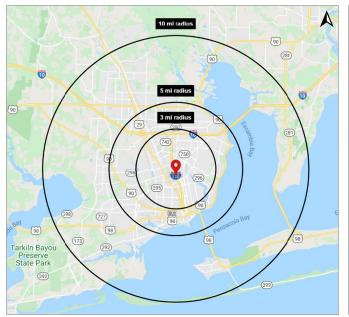
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Demographics

Overview

**Trade Area Map** 





Aerial

Traffic Counts (ADT 2019)

Retail Comp Map



2020 Demographics	3 mi	5 mi.	10 mi.	Trade Area
Population	65,006	153,795	285,266	409,115
Avg. HH Income	\$59,856	\$62,615	\$70,905	\$75,103

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