

# NORTHVIEW SHOPPING CENTER

235 East Nine Mile Road, Pensacola, FL 32534

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Pensacola is the westernmost city in the Florida Panhandle, approximately 13 miles from the border with Alabama. Pensacola is a sea port on Pensacola Bay, which is protected by the barrier island of Santa Rosa and connects to the Gulf of Mexico. A large United States Naval Air Station, the first in the United States is located southwest of Pensacola.



## PROPERTY HIGHLIGHTS

- Anchor opportunity in the vibrant city of Pensacola
- Conveniently located on Nine Mile Rd. adjacent to the Jon Jones Jr. Athletic Complex with visibility to over 37,000 cars per day
- Neighboring tenants include: Planet Fitness, AMC Theatres, Applebee's, Krystal, DQ, Taco Bell and many others
- Over 60,000 SF available with the opportunity for a BTS on the adjacent 7.5 acres
- Call for more details and more information.

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	48,207	108,320	183,795
HOUSEHOLDS	19,894	42,295	71,163
AVERAGE HH INCOME	\$63,853	\$66,935	\$66,176

## EXCLUSIVE AGENT(S)

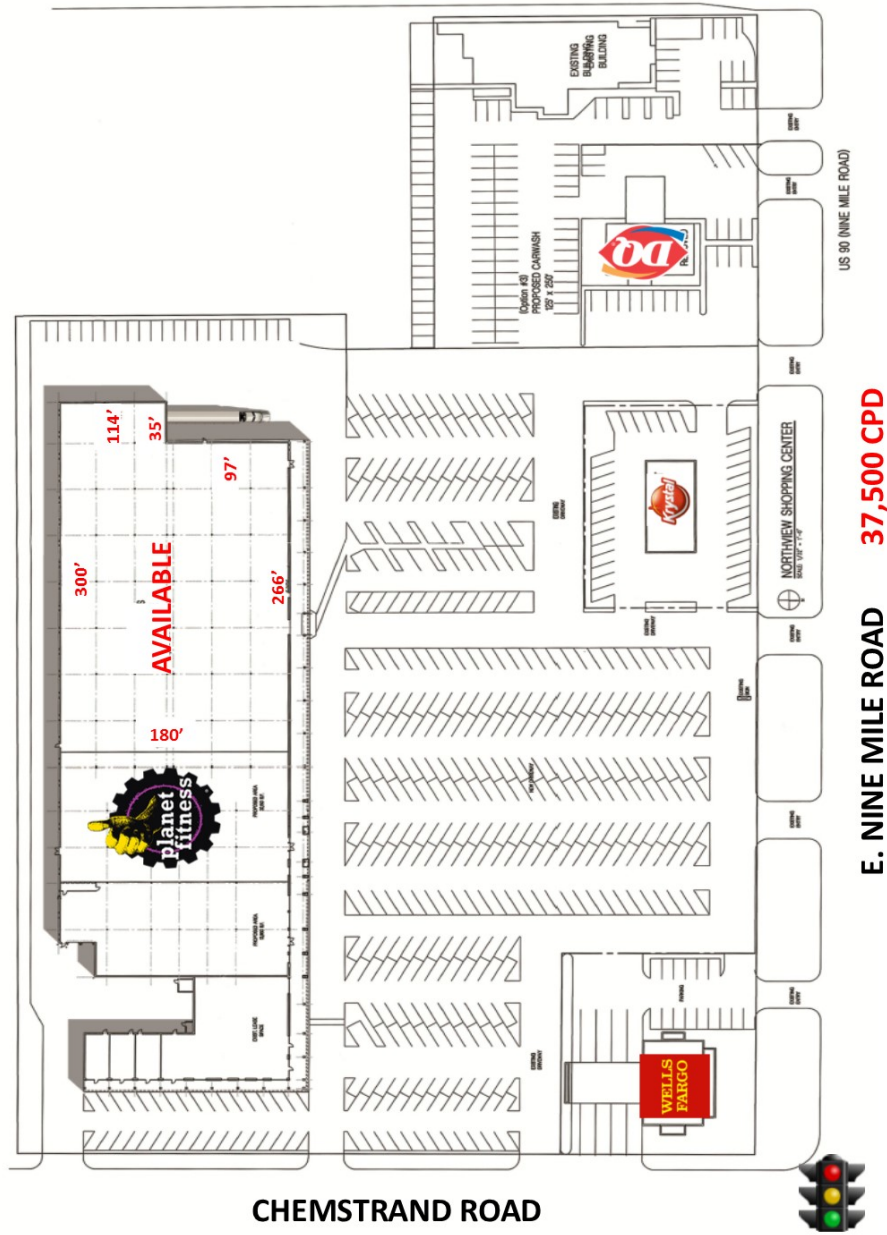
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## SITE PLAN



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