

FOR LEASE

Pensacola Square

6233 N Davis Hwy
Pensacola, FL 32504



UNDER NEW OWNERSHIP



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PROPERTY *Details*

- **National Co-Tenants:** Big Lots, Bealls Outlet, Hobby Lobby, Books-A-Million, Rainbow, Petland, and American Freight
- **Location:** The subject property is centrally located on the major market retail thoroughfare
- **Traffic Count:** 37,000 Cars Per Day (North Davis Hwy)
- **Gross Leasable Area:** 135,072 Square Feet

PROPERTY *Highlights*

- Pensacola is the most densely populated MSA in the Florida Panhandle and is experiencing rapid residential growth.
- Village Oaks is highly accessible to the broader market with close proximity to I-110 and I-10 Interstate exits.
- Nearby Naval Air Station Pensacola employs more than 16,000 military and 7,400 civilian personnel. The Naval Air Station creates a diverse retail demand through military employment and tourism within the market.
- The subject property is highly visible with pylon signage and direct exposure to N Davis Hwy.

AREA *Demographics*

RADIUS	3 MI	5 MI	10 MI
Total Population	58,321	149,970	289,591
Avg HH Income	\$57,964	\$63,709	\$69,081
# of Households	23,883	60,618	113,542



PENSACOLA SQUARE
Site Plan

TENANT ROSTER		
SUITE	TENANT	SIZE
119	Available	40,586 SF
118A/B	Petland	11,908 SF
117	Available	3,300 SF
115	Let's Meat Korean BBQ	6,850 SF
113	Rainbow	8,900 SF
112	Available	1,500 SF
108/110/111B	New South Windows	12,023 SF
106	Available	600 SF
105	Available	1,425 SF
104	Florida Power Yoga	1,875 SF
103	One Main Financial	1,600 SF
102	Available	1,200 SF
101A	American Freight	23,700 SF
101B	Bealls Outlet	18,017 SF
TOTAL		135,072 SF

	LEASED
	AVAILABLE
	NOT OWNED



PENSACOLA SQUARE Area Map



FOR MORE
Information:

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