

FOR LEASE VILLAGE OAKS

6241 N Davis Hwy
Pensacola, FL 32504



UNDER NEW OWNERSHIP



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PROPERTY *Details*

- **National Co-Tenants:** Bealls, PetSmart, Party City, Cato, Once Upon a Child
- **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:** 166,245 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.
- The subject property is highly visible with pylon signage and direct exposure to N Davis Hwy

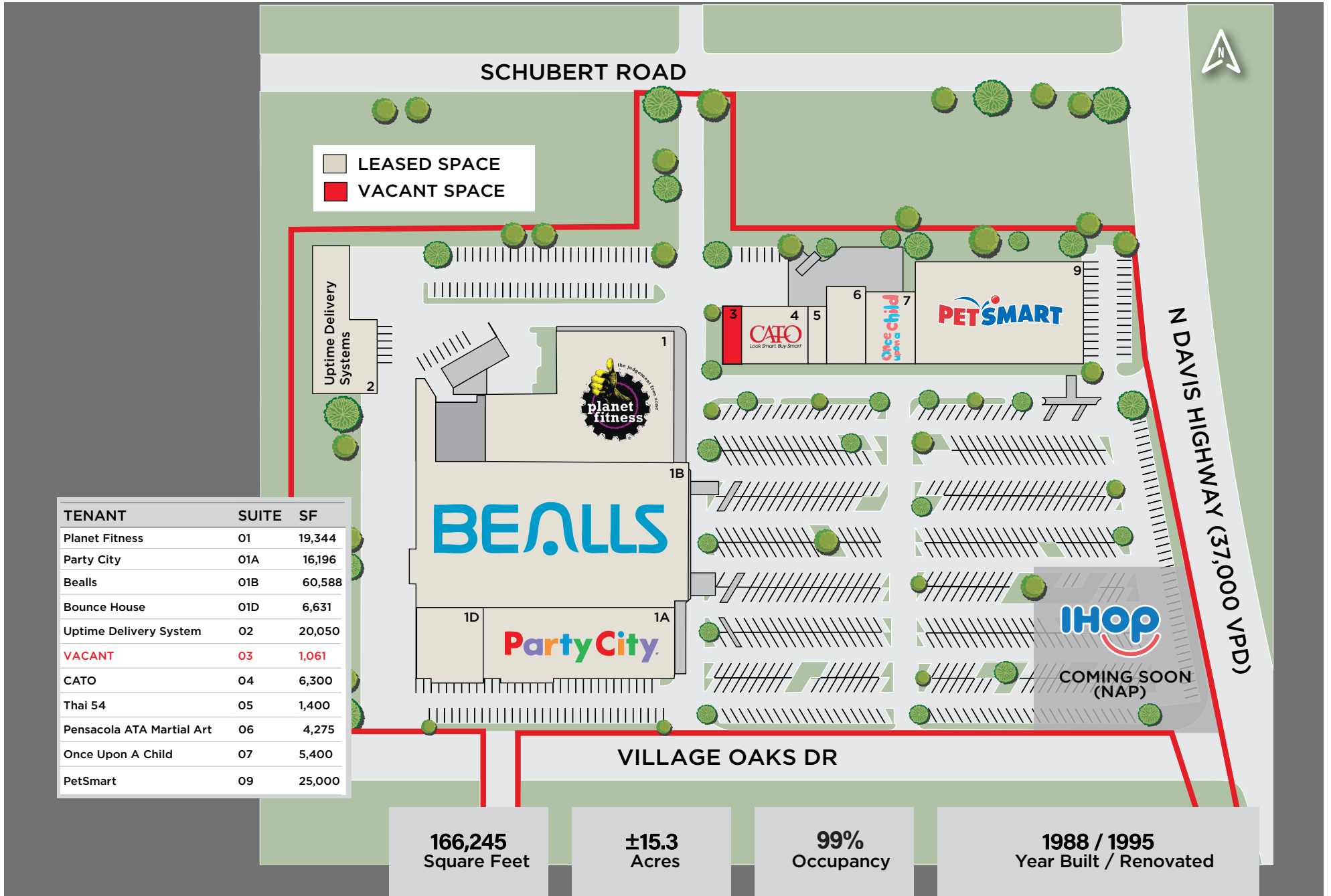


AREA *Demographics*

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



VILLAGE OAKS
Site Plan



VILLAGE OAKS Area Map



FOR MORE
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