

LEASE

4151 BARRANCAS AVE

4151 Barrancas Ave Pensacola, FL 32507



PROPERTY DESCRIPTION

Retail Units Available at the signalized intersection of Gulf Beach Hwy & Navy Blvd. These first floor retail units have been renovated to a white box state and include onsite parking available in front/side and rear of the property. Combined daily traffic counts for the intersection total an AADT of 50,500. 5 mile demographics include a Total Population of 102,080 with an Average House Hold Income of \$66,465

LOCATION DESCRIPTION

Pensacola's MSA provides N/S and E/W connectivity with it's 2 Federal Interstates, 3 Federal Highways and 8 State Highways. Additional infrastructure includes Pensacola International Airport, Direct Rail with CSX Transportation, Genesee & Wyoming, and the Port of Pensacola. According to the Florida West Economic Development Alliance, "The Department of Defense (DoD) is the largest economic engine in Greater Pensacola, with more than \$7.8 billion in total economic impact. Greater Pensacola Region is home to Naval Air Station (NAS) Pensacola, Saufley Field, Corry Station, Naval Hospital Pensacola and Whiting Field. The Greater Pensacola area is home to more than 35,000 military retirees—the second largest concentration in the nation."

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
NNN Rate:	\$2.50 SF/yr
Lot Size:	0.5 Acres
Building Size:	10,195 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 4175	\$18.00 SF/yr	972 SF
Unit 4171	\$18.00 SF/yr	2,550 SF
Unit 4165-4169	\$18.00 SF/yr	970 SF
Unit 4163	\$18.00 SF/yr	802 SF
Unit 4159	\$18.00 SF/yr	1,000 SF
Unit 4157	\$18.00 SF/yr	1,912 SF
Unit 4151	\$18.00 SF/yr	1,215 SF

Melissa Glyptis Simpson
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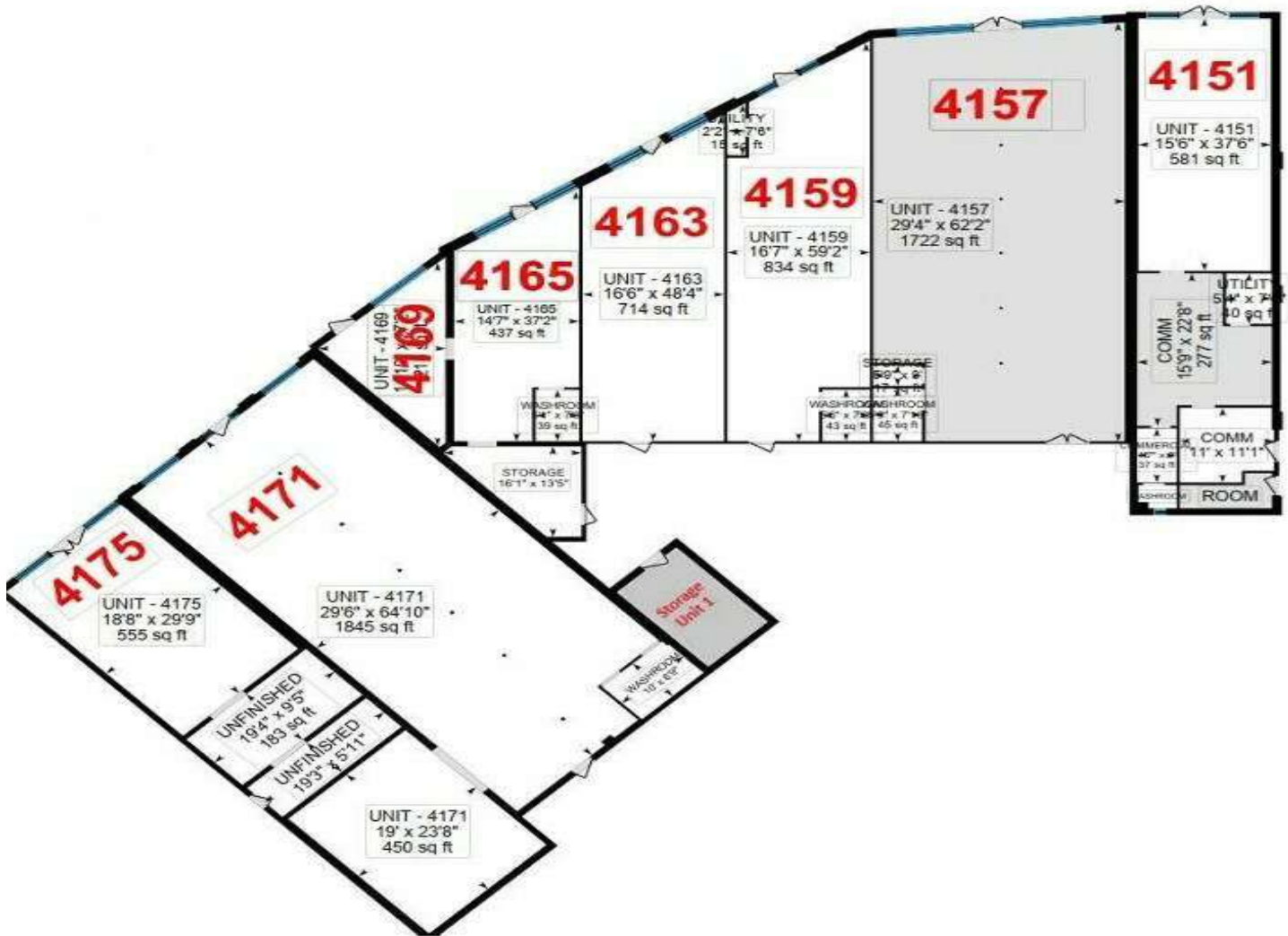


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FLOORPLAN

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LOCATION MAP

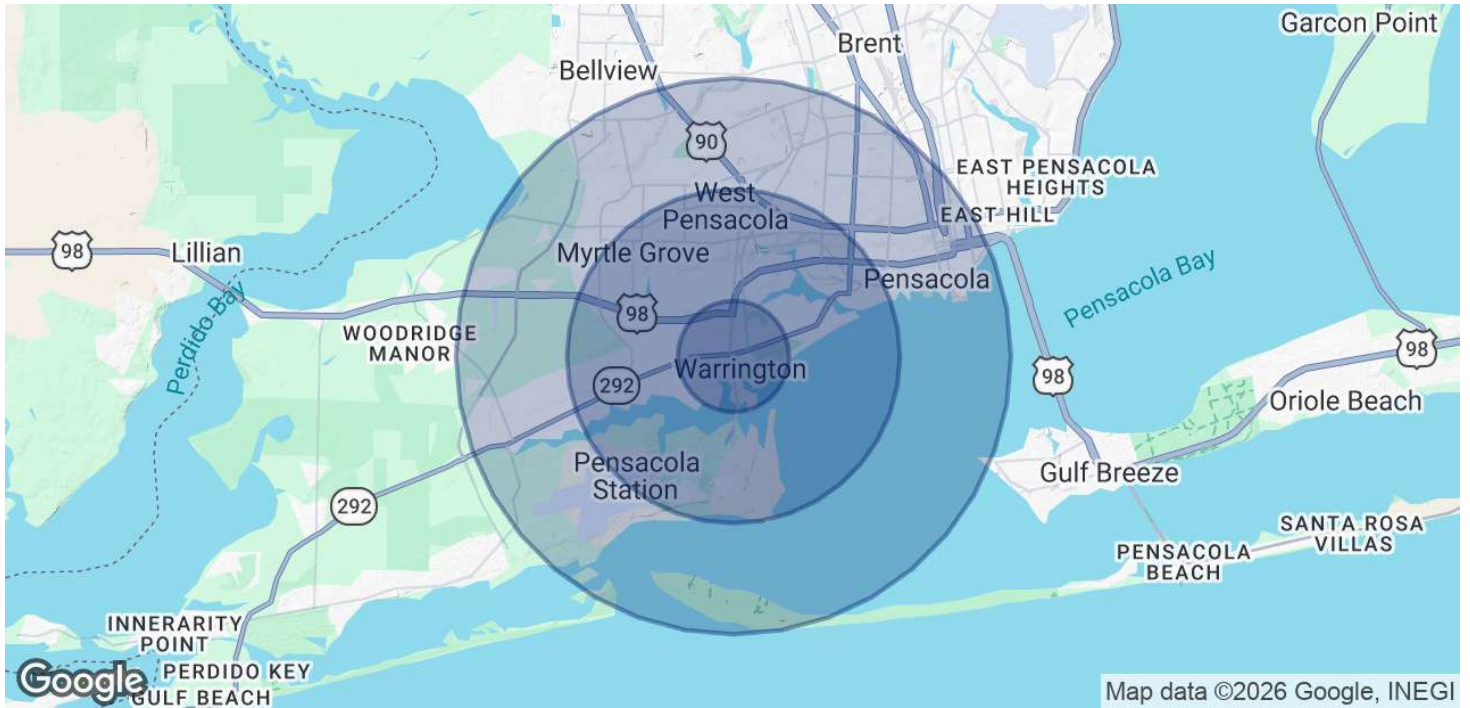
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,614	43,738	102,080
Average Age	43	38	39
Average Age (Male)	41	37	38
Average Age (Female)	44	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,005	16,337	39,675
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$77,238	\$68,186	\$66,465
Average House Value	\$339,073	\$219,077	\$223,316

2020 American Community Survey (ACS)

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