

BELLCORE

COMMERCIAL



MOSSY OAK PLAZA

6231 NORTH W STREET, PENSACOLA, FL 32505



PROPERTY DESCRIPTION

Two retail spaces are available for lease in Mossy Oak Shopping Plaza on North W Street in Pensacola. Suite 11B offers 1,000 SF, and Suite 9 offers 2,000 SF. The property has excellent visibility along North W Street (19,700 VPD) with 245 feet of frontage, ample parking, pylon signage, and easy access. It is located minutes from Pensacola International Airport, Cordova Mall, Sacred Heart Hospital, local schools, and the new \$636 million Baptist Hospital, which is driving significant economic growth in the area. Ideal for retail use, this location offers strong traffic and high visibility.

FOR LEASE | MOSSY OAK PLAZA

PROPERTY HIGHLIGHTS

- Prominent location near national retailers
- Highway access nearby includes I-10 and I-110
- Ample parking space available

OFFERING SUMMARY

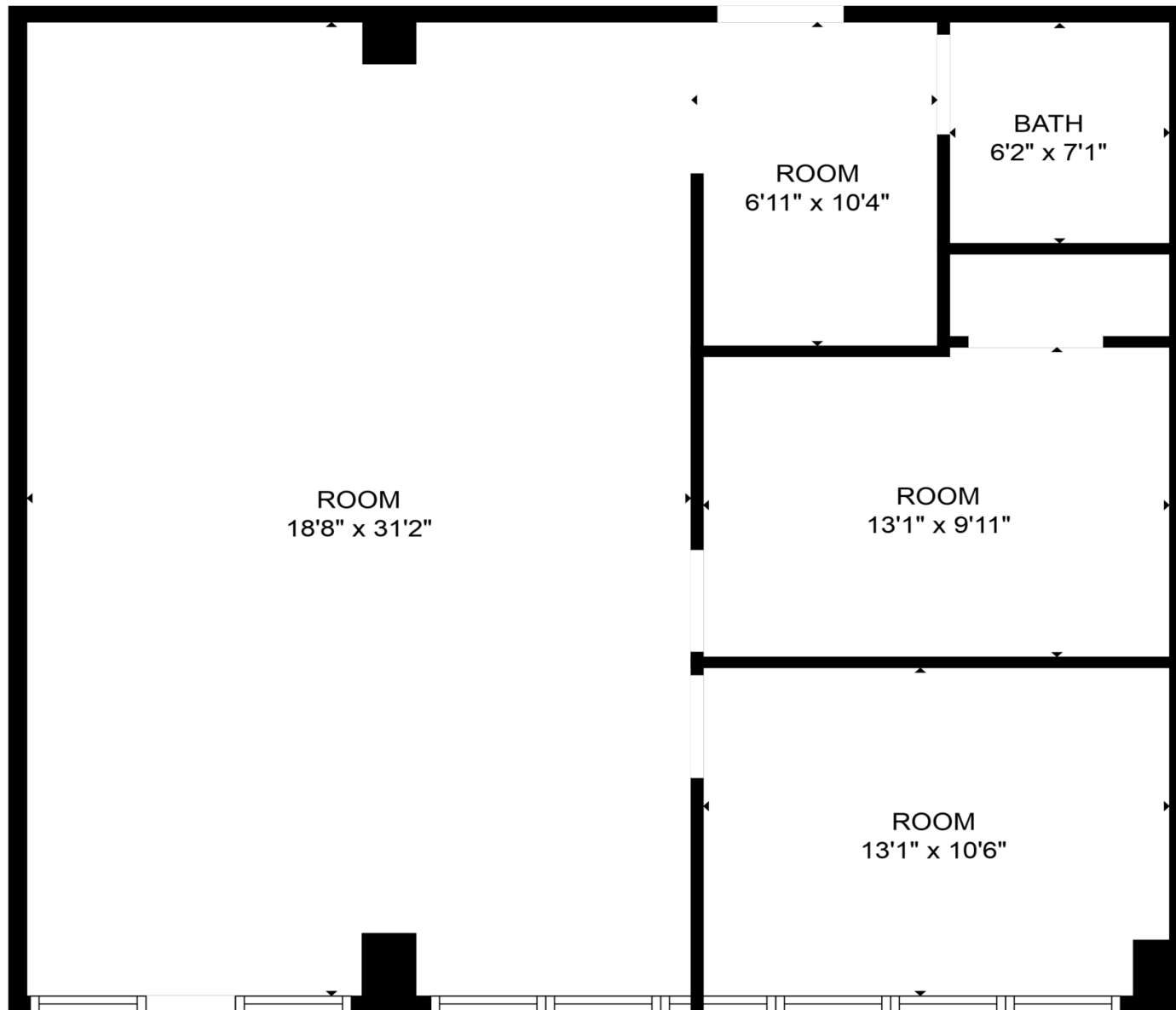
Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	1,000 - 2,000 SF
Lot Size:	1.58 Acres
Zoning	HC/LI
Property Type	Retail
Traffic Count	19,700
Market	Pensacola



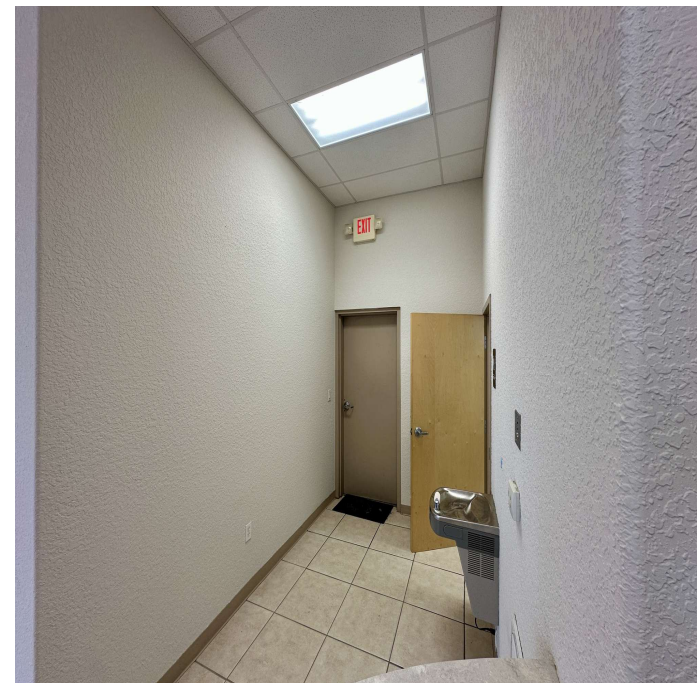
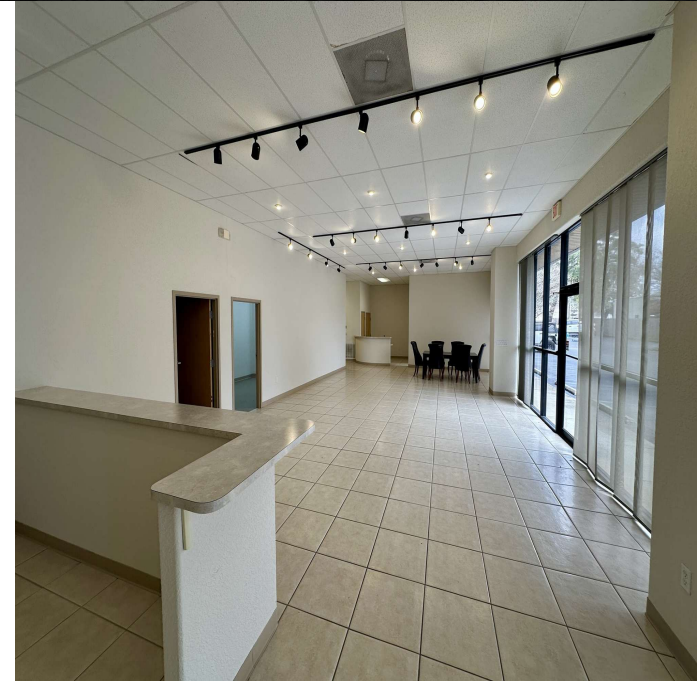
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 9	Available	2,000 SF	Modified Gross	\$15.00 SF/yr
Suite 11B	Available	1,000 SF	Modified Gross	\$15.00 SF/yr

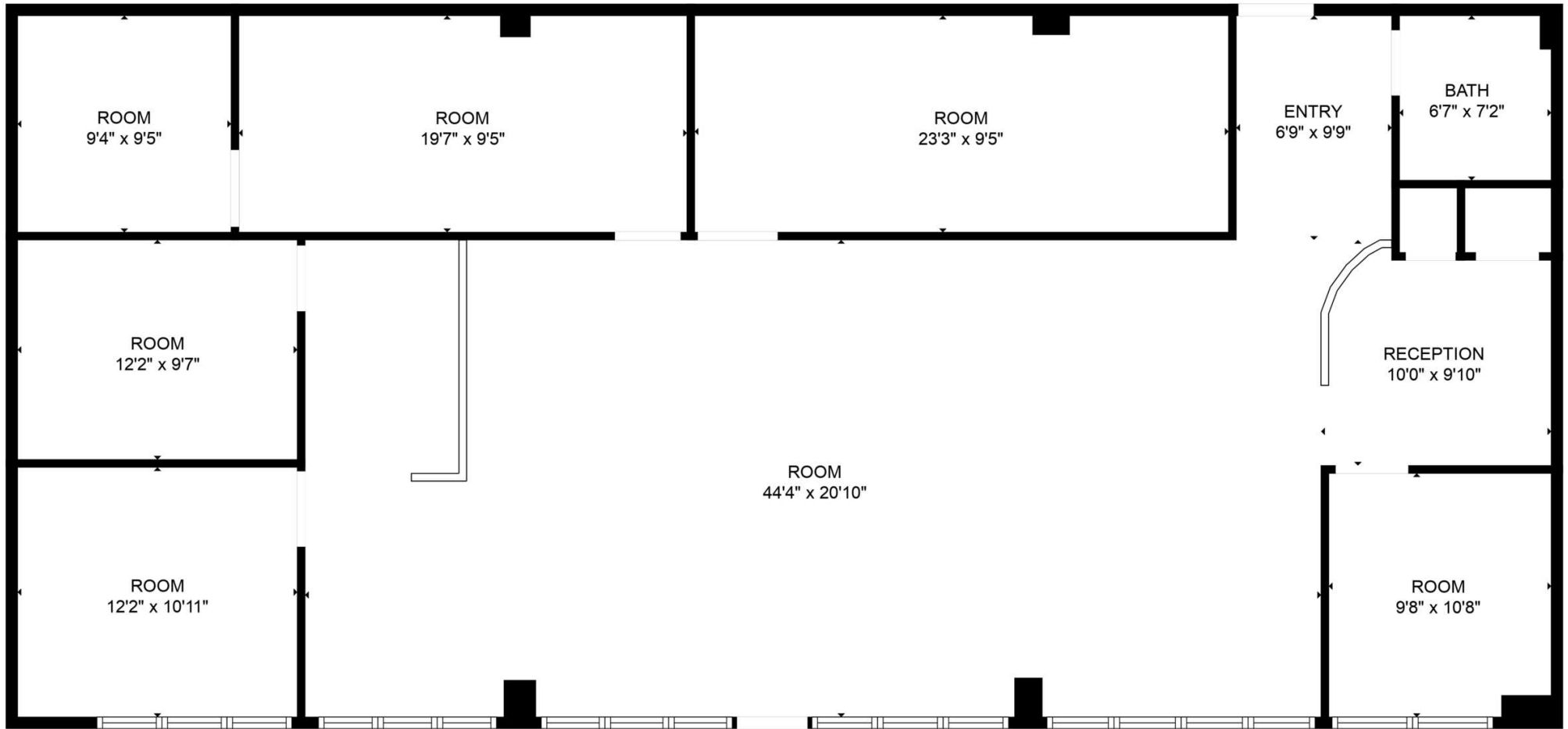




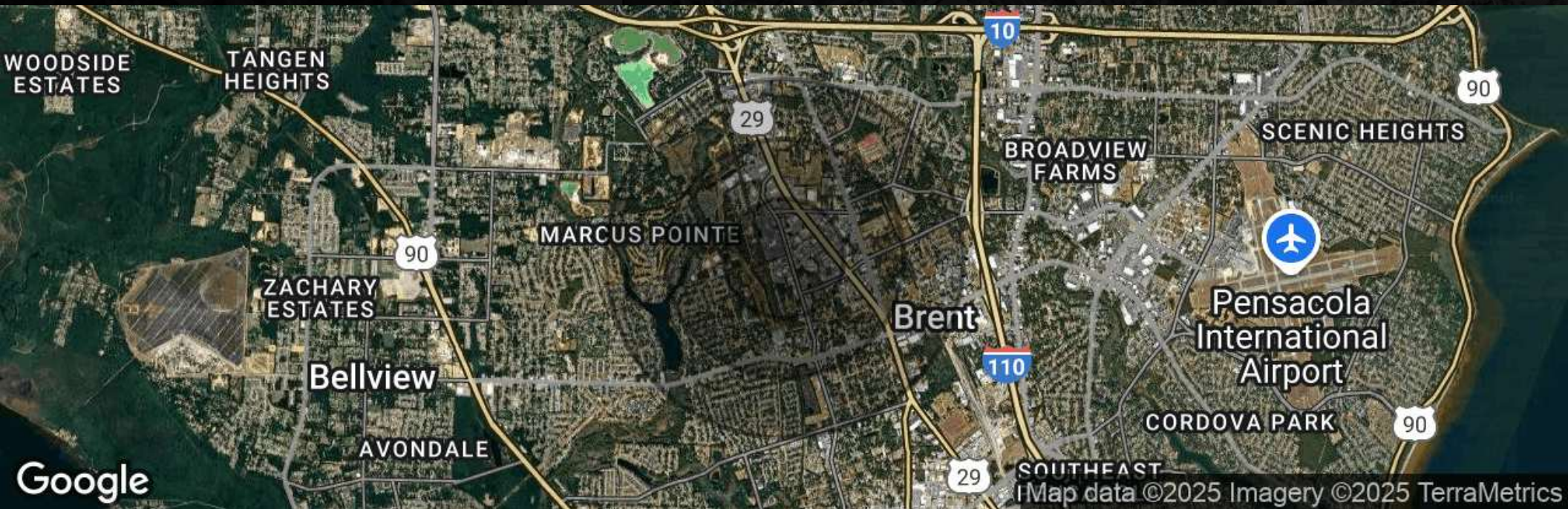
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.











POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	899	4,702	14,599
Average Age	44.6	40.5	35.7
Average Age (Male)	36.0	35.9	34.1
Average Age (Female)	49.6	45.1	39.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	450	2,219	5,800
# of Persons per HH	2.0	2.1	2.5
Average HH Income	\$43,886	\$46,094	\$48,108
Average House Value	\$134,298	\$142,960	\$128,729

2020 American Community Survey (ACS)

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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