

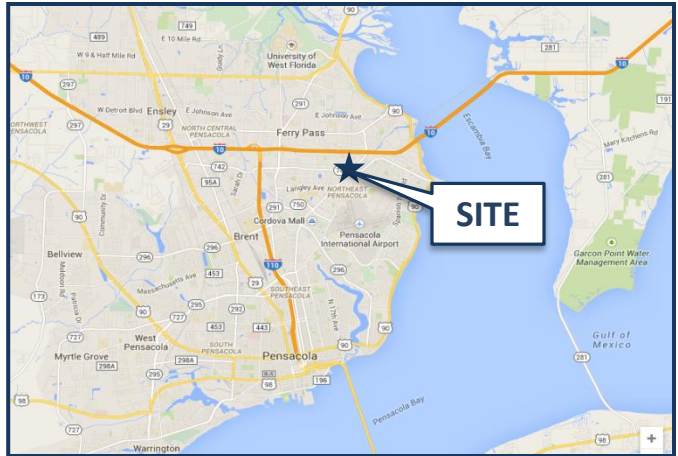
# SPACE FOR LEASE

## (850) 435-4202

**Eastgate Plaza**  
6901 North 9<sup>th</sup> Avenue  
Pensacola, FL 32504

## Property Highlights

- 184,014 SF square foot mixed-use retail shopping center with suites available ranging from 1,400 SF to 18,690 SF
- Strong mix of Anchor Tenants on long-term leases including Winn-Dixie, Habitat for Humanity ReStore, Pensacola Fitness, Guitar Center, CareerSource Escarosa and CiCi's Pizza
- Located at key commercial intersection of North 9<sup>th</sup> Ave and Creighton Rd
  - Combined traffic counts 56,000 AADT (2022)
  - 20 Acre Parcel with 10 points of ingress/egress
  - 5.14 per 1,000 SF Parking Ratio
  - Façade and multiple pylon signage available
- Close proximity to I-10, I-110, Cordova Mall, Pensacola Airport, UWF and Pensacola St College
- \$7,000,000+ in capital improvements to shopping center over past five years, including a \$2,000,000 renovation to Winn-Dixie in 2021



Demographics (2023)	1 Mile	3 Mile	5 Mile
Total Households	3,905	24,312	45,089
Total Population	8,621	57,399	107,502
Avg Household Income	\$69,565	\$71,493	\$68,773



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

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### TENANT ROSTER

SUITE	TENANT	SIZE
1	Lickin Good Donuts	925 SF
2	Freeway Insurance	875 SF
3	Cricket Wireless	900 SF
4	Jackson Hewitt	1,294 SF
5	Hungry Howie's	1,481 SF
7	2B Postal	1,216 SF
8	P&R Nails	806 SF
9	Max Fit Sports Nutrition	1,577 SF
9A	TRIO Community Meals	2,500 SF
10-11	Advantage Dental Pensacola	5,795 SF
12-15	CareerSource Escarosa	19,250 SF
16-17	Available	7,377 SF
18	Available	1,400 SF
19	Available	3,406 SF
20	Available	3,867 SF
25	Guitar Center	9,600 SF
28	Available	18,690 SF
29	Habitat for Humanity Pensacola Restore	21,900 SF
29AB	Pensacola Fitness	18,881 SF
30	Winn-Dixie	43,750 SF
1-2N	Available	2,718 SF
3N	Available	1,200 SF
4N	Pearson Vue	1,200 SF
5N	Leasing Office	1,170 SF
5NA	Available	2,400 SF
5NB	Available	1,185 SF
6N	Available	2,377 SF
7N	Mariner Finance	1,465 SF
8N	CiCi's Pizza	4,809 SF
GL	Synovus Bank ATM	

### EASTGATE PLAZA - SITE PLAN

6901 N. 9<sup>TH</sup> AVENUE, PENSACOLA, FL 32504



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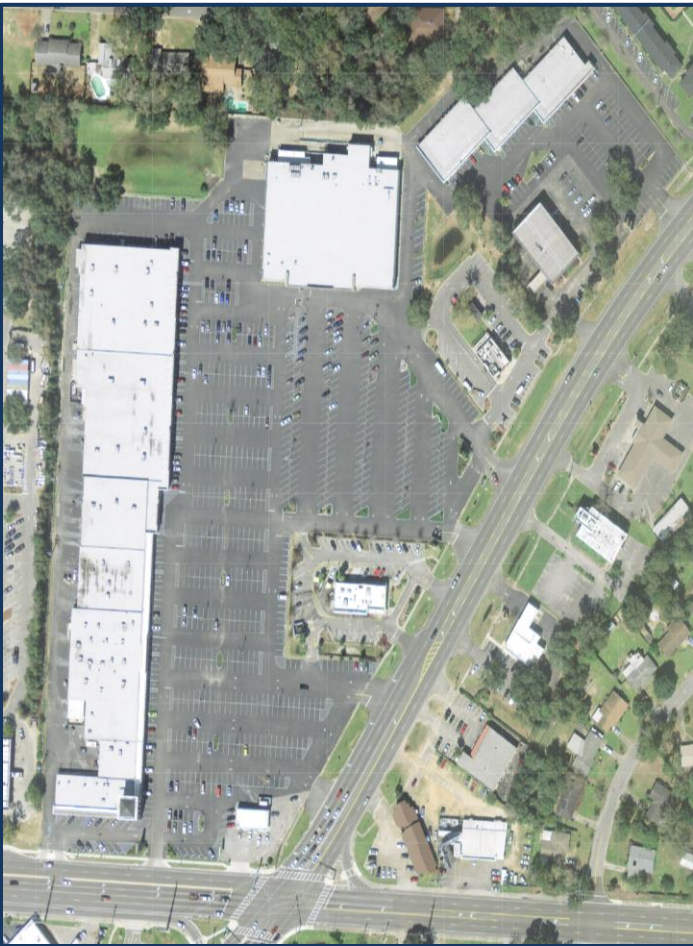
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