

# Publix #1879 - Blue Angel Parkway

US-98 & Blue Angel Parkway  
Pensacola, FL 32506  
Lat 30.404, Long -87.343

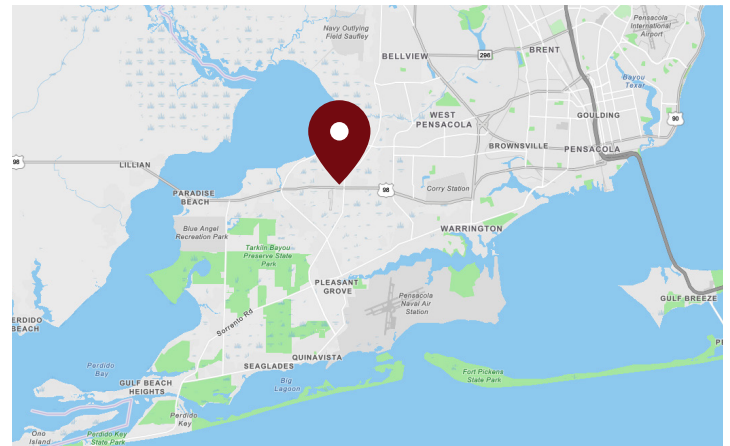
## ESTIMATED DELIVERY SPRING 2025



## 1,200 - 3,000 SF & ±0.79 - ±1.29 ACRE OPS AVAILABLE

### PROPERTY HIGHLIGHTS

- Under Development
- Located at the Signalized Intersection of Blue Angel Parkway and Highway 98 with over 29,900 Vehicles Per Day
- One of the Only New Grocery-Anchored Development Projects to be Constructed in Pensacola
- Ideal for Retail, Medical, Hotel and Restaurant Uses
- Located Near Naval Air Station Pensacola with More than 23,000 Military and Civilian Personnel Employed
- Property is near Naval Air Station Pensacola, Pensacola International Airport, Sacred Heart Hospital, University of West Florida, NAS Whiting Field, Perdido Key, Pensacola Beach and Orange Beach.
- Inline Units and Outparcels Available



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,613	31,724	76,161
Daytime Population	1,786	22,272	85,920
Total Households	1,059	12,379	30,307
Avg. HH Income	\$72,320	\$76,399	\$72,910

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

### Jamie Golomb

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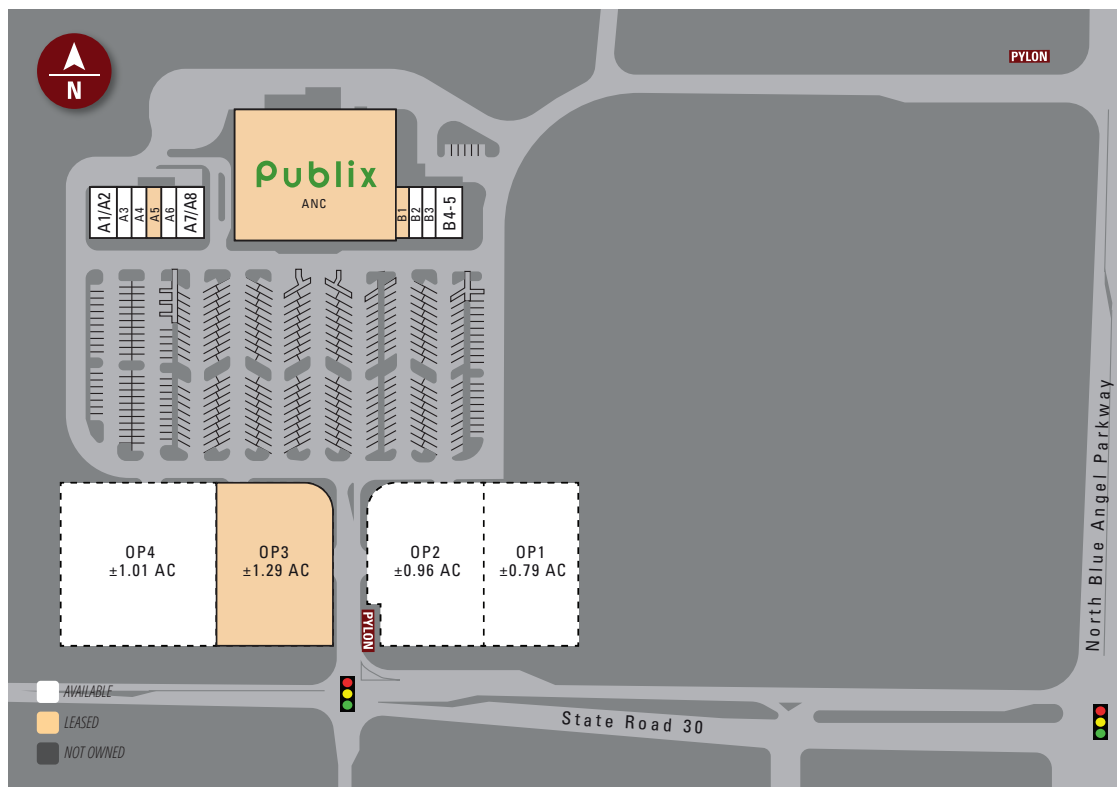
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## SITE PLAN



Suite	Tenant	Size
ANC	Publix	46,791
A1/A2	AVAILABLE	3,000
A3	AVAILABLE	1,500
A4	AVAILABLE	1,500
A5	Nail Boutique and Spa	1,500
A6	AVAILABLE	1,500
A7/8	AVAILABLE	3,000
B1	Unavailable	2,100
B2	AVAILABLE	1,200
B3	AVAILABLE	1,200
B4-B5	AVAILABLE	3,000
OP1	AVAILABLE	±0.79 AC
OP2	AVAILABLE	±0.96 AC
OP3	Unavailable	±1.29 AC
OP4	AVAILABLE	±1.01 AC

**TOTAL 66,291**



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