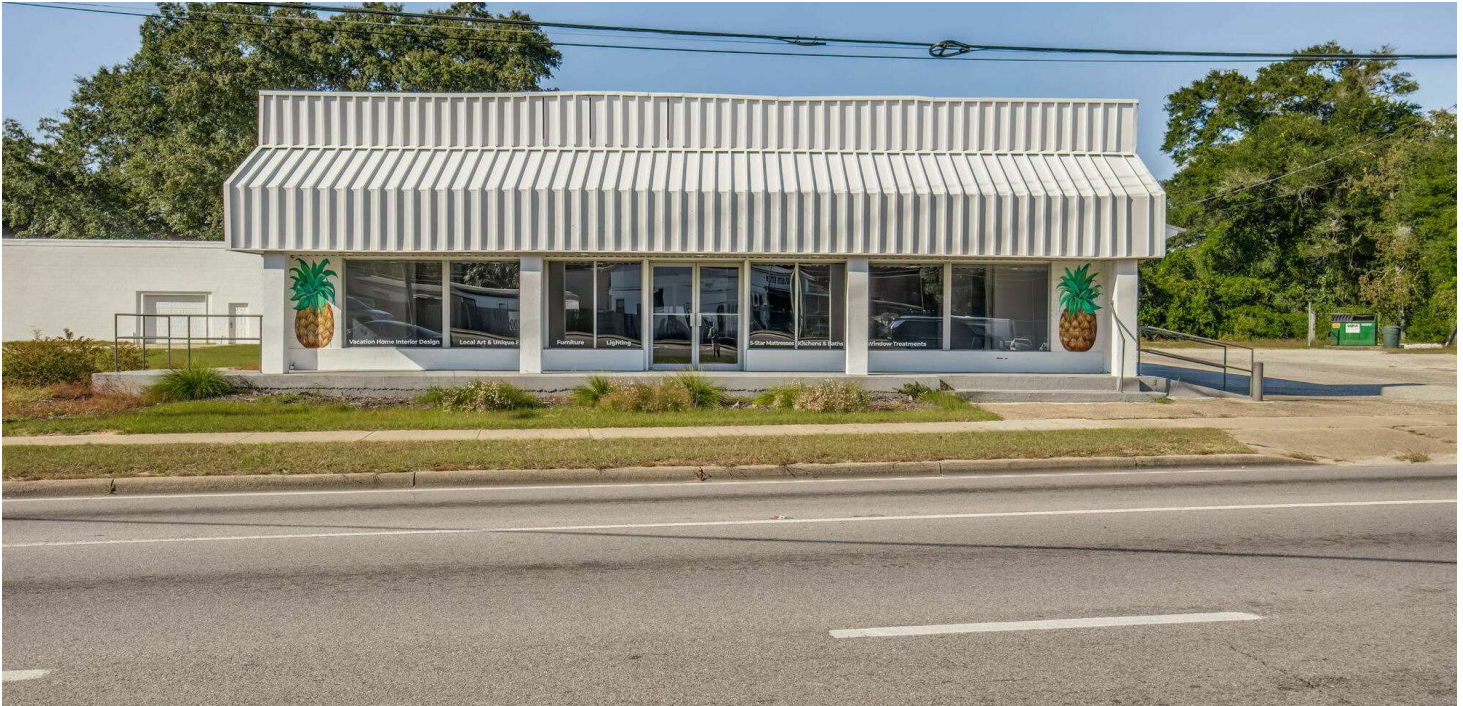


LEASE

3620 W. FAIRFIELD DR.
Freestanding HC/LI at Signalized Corner



PROPERTY DESCRIPTION

Freestanding Building at Signalized Corner, Zoned HC/LI. AADT of 44,500. 3620 W Fairfield includes 5,778 SF with 11 Ft Drop Down Ceiling Height, 12 Ft Eaves and Open Ceiling Height to the Roof of 16 Feet. Rear 9x8 Roll Up Door accessible from both sides of the building using the rear circular drive. 3624 W Fairfield includes 2,680 SF with 16 Ft Ceiling Height and is accessible from Ruby Dr. with visibility from W. Fairfield. 194 Ft of Frontage on W. Fairfield Dr. 5-Mile Demographics: Total Population of 155,221 and Average Household Income \$71,104

PROPERTY HIGHLIGHTS

- 44,500 AADT. Signalized Corner. Zoned HC/LI. Freestanding. 9x 8 Roll up Door. 12 Ft Eave Height. Additional 2,680 SF Industrial Bldg. also available, see 3824 W Fairfield.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,778 SF
Lot Size:	0.57 Acres
Building Size:	5,778 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	29,157	62,231	116,204
Total Population	74,567	155,221	288,087
Average HH Income	\$60,271	\$71,104	\$83,512

Melissa Glyptis Simpson
(850) 733-6532

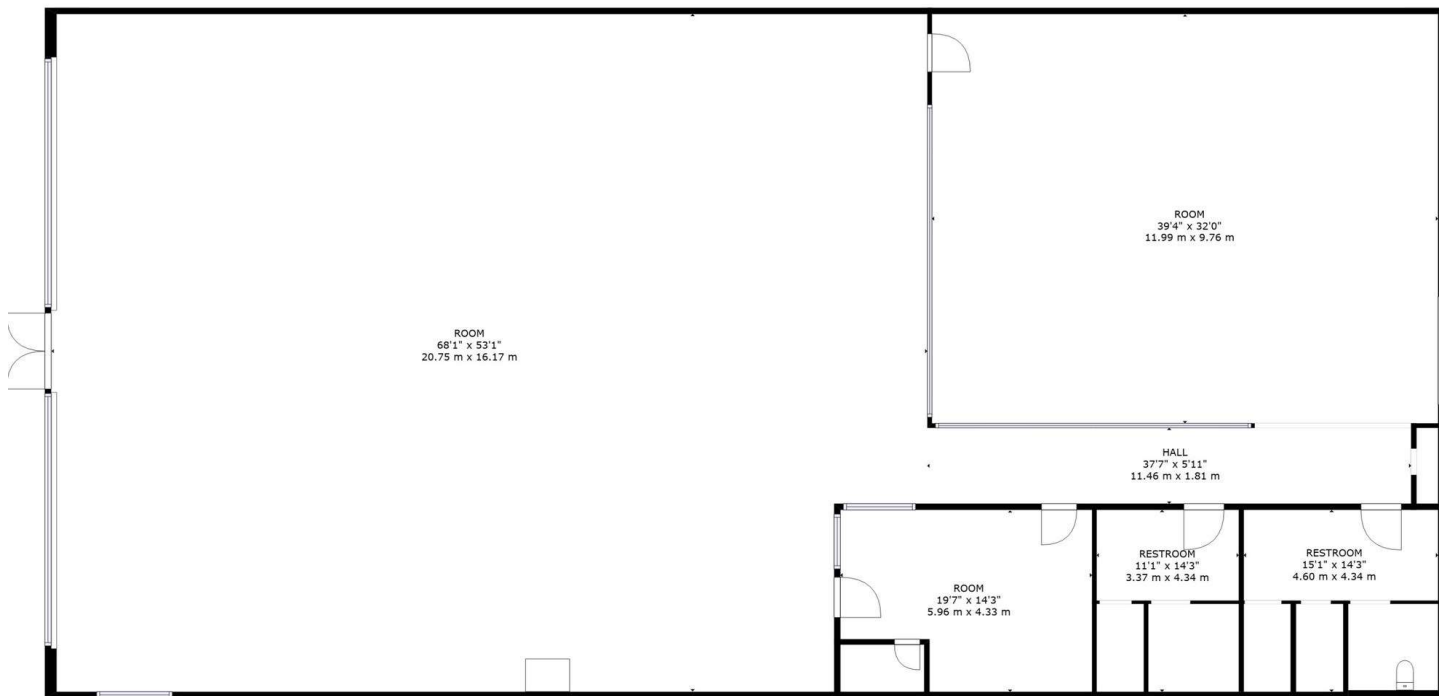


**COLDWELL BANKER
COMMERCIAL**
REALTY

LEASE

3620 W. FAIRFIELD DR.

Floorplan



Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

3620 W. FAIRFIELD DR.
3620 W. Fairfield Dr. Pensacola, FL 32505



Melissa Glyptis Simpson
(850) 733-6532

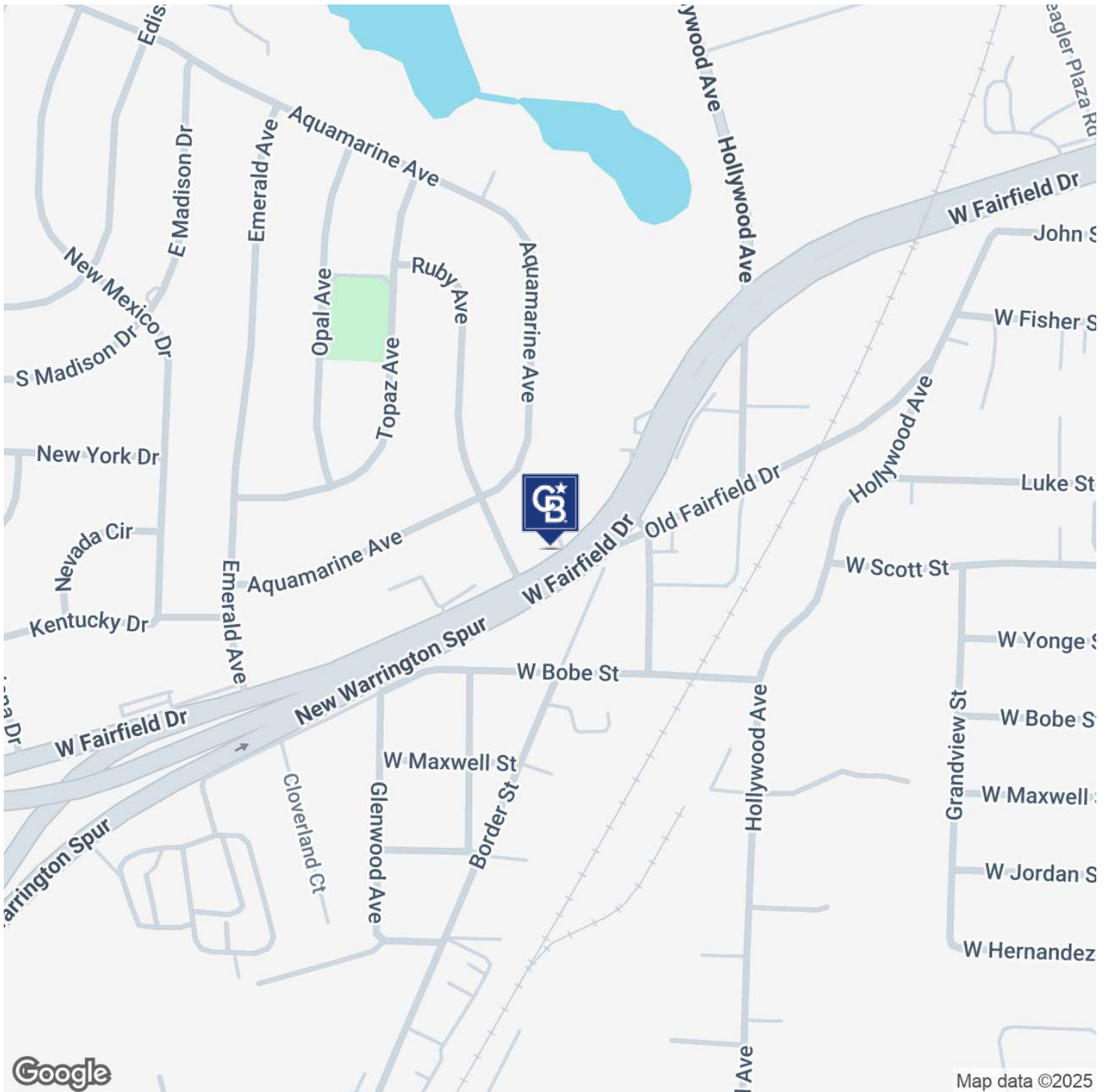


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

3620 W. FAIRFIELD DR.

3620 W. Fairfield Dr. Pensacola, FL 32505



Melissa Glyptis Simpson
(850) 733-6532

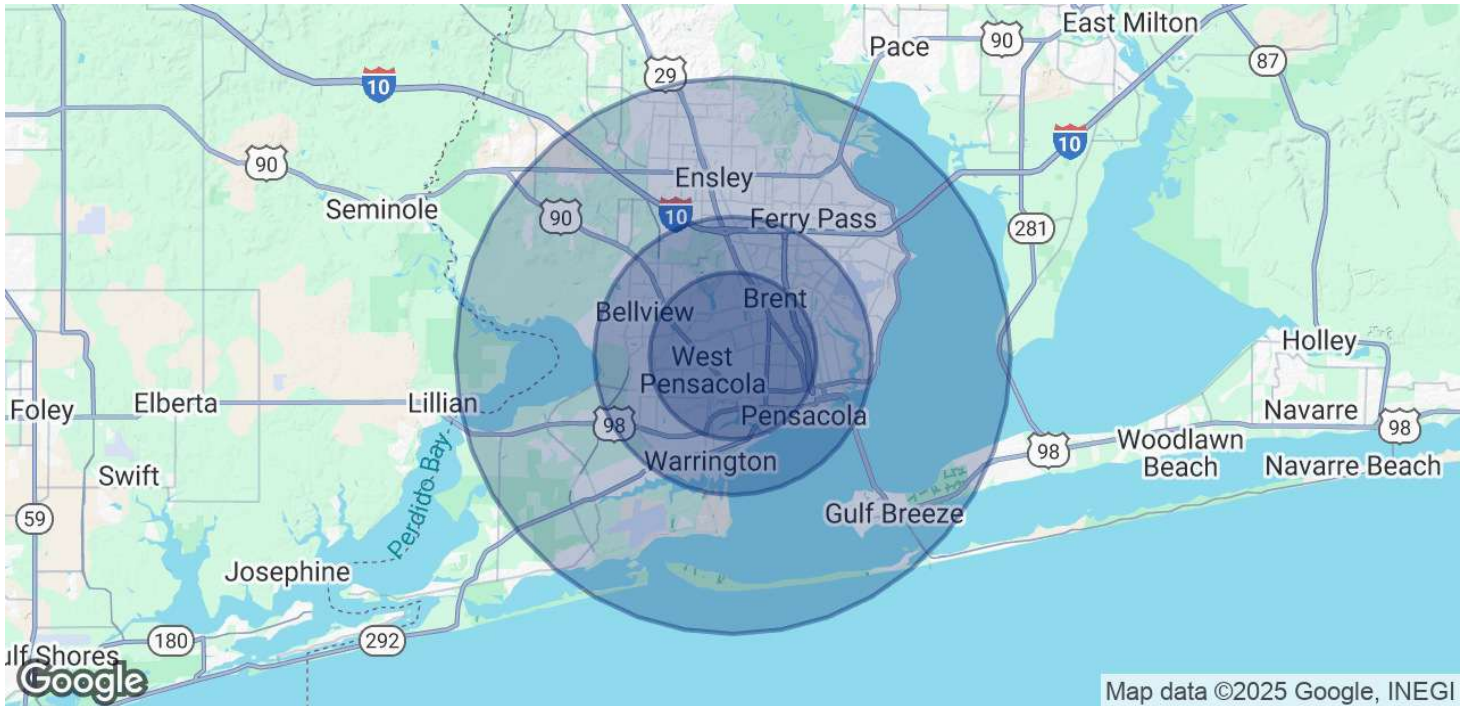


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

3620 W. FAIRFIELD DR.

3620 W. Fairfield Dr. Pensacola, FL 32505



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	74,567	155,221	288,087
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	42	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	29,157	62,231	116,204
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$60,271	\$71,104	\$83,512
Average House Value	\$204,693	\$250,428	\$285,327

Demographics data derived from AlphaMap

Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY