

LEASE

2800 N P ST
2800 N P St Pensacola, FL 32505



PROPERTY DESCRIPTION

Large Industrial space available that can be subdivided into 2 units. This site includes 2 8x8 roll up doors and fenced laydown yard space available for tenant's use. Centrally located in west Pensacola, this site is convenient to I-110, which is only 1.5 miles away. Demographics within a 5-mile radius include a total population of 153,426 with an average household income of \$71,975. Property consists of 3 parcels zoned HC/LI

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Number of Units:	2
Available SF:	5,593 SF
Lot Size:	0.85 Acres
Building Size:	11,186 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,362	28,314	62,315
Total Population	7,182	73,016	153,426
Average HH Income	\$45,703	\$65,667	\$71,975

Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY

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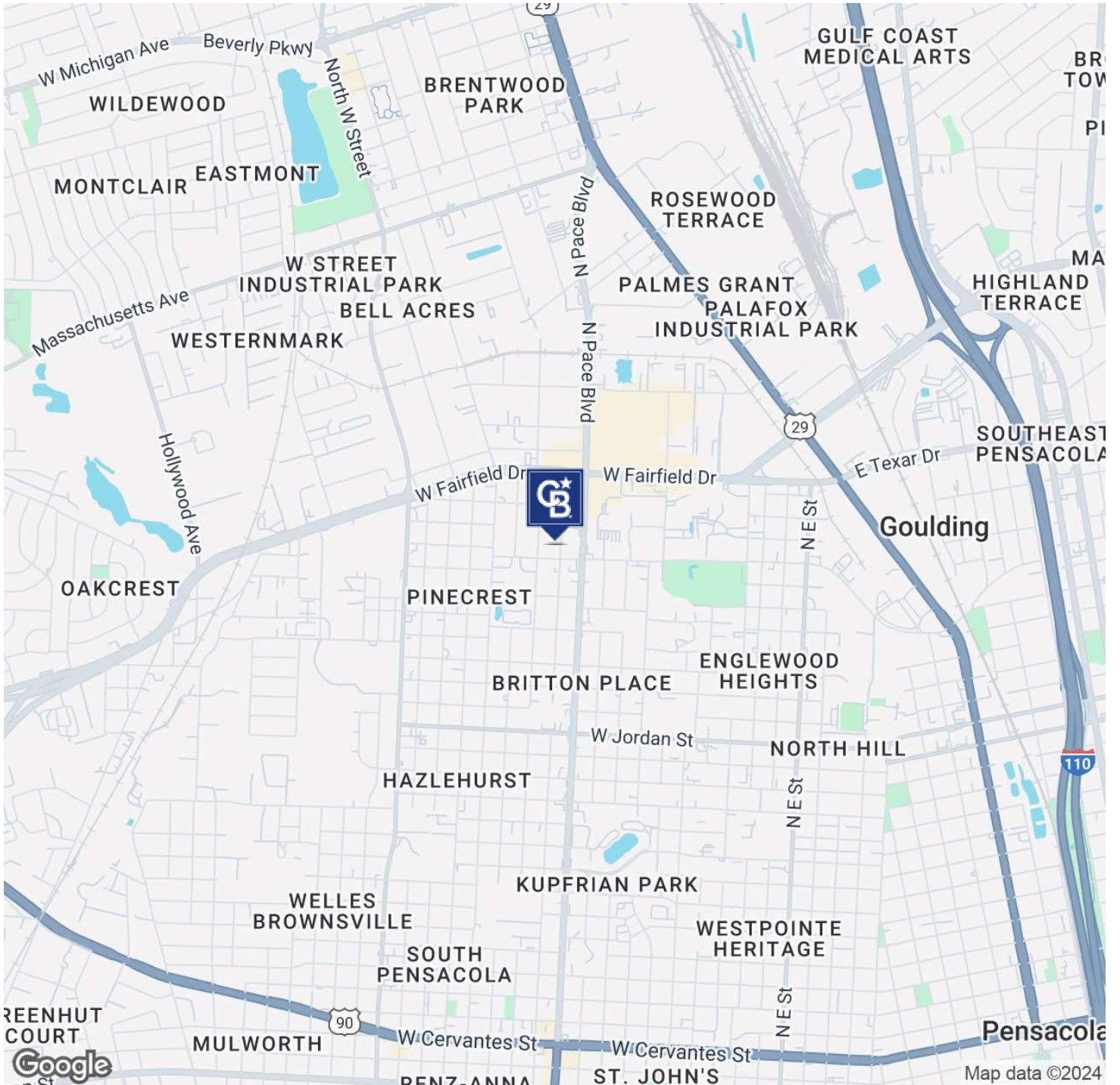


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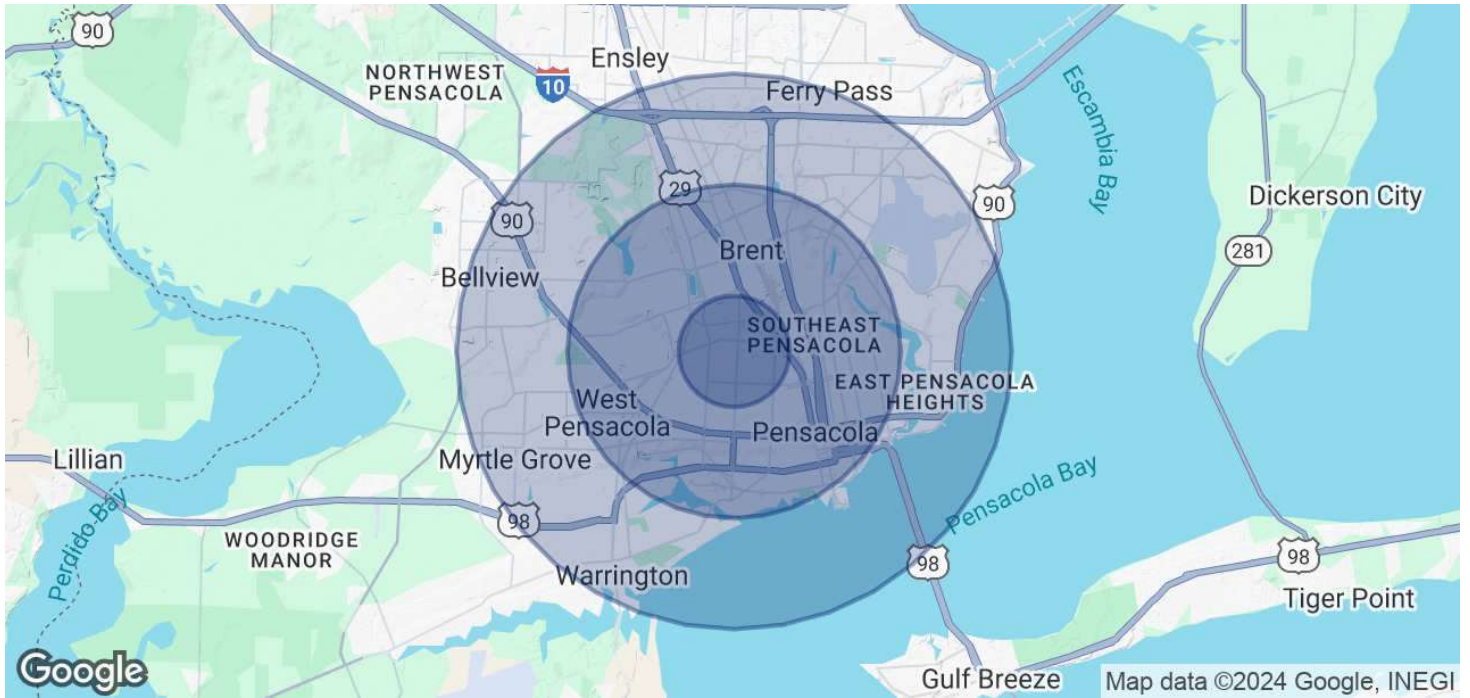


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,182	73,016	153,426
Average Age	39	39	41
Average Age (Male)	37	38	39
Average Age (Female)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,362	28,314	62,315
# of Persons per HH	3	2.6	2.5
Average HH Income	\$45,703	\$65,667	\$71,975
Average House Value	\$148,553	\$241,216	\$255,293

Demographics data derived from AlphaMap

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