# FOR LEASE Pensacola Square

6235 N Davis Hwy Pensacola, FL 32504





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### PROPERTY **Details**

- National Co-Tenants: Crunch Fitness, Dollar Tree, Bealls
  Outlet, Hobby Lobby, Books-A-Million, Rainbow, Petland, and
  Where Ya Bin (Coming Soon)
- **Location:** The subject property is centrally located on the major market retail thoroughfare
- Traffic Count: 35,000 Cars Per Day (North Davis Hwy)
- Gross Leasable Area: 135,072 Square Feet

## PROPERTY **Highlights**

- Pensacola is the most densely populated MSA in the Florida Panhandle and is experiencing rapid residential growth.
- Village Oaks is highly accessible to the broader market with close proximity to I-110 and I-10 Interstate exits.
- Nearby Naval Air Station Pensacola employs more than 16,000 military and 7,400 civilian personnel. The Naval Air Station creates a diverse retail demand through military emloyment and tourism within the market.
- The subject property is highly visible with pylon signage and direct exposure to N Davis Hwy.

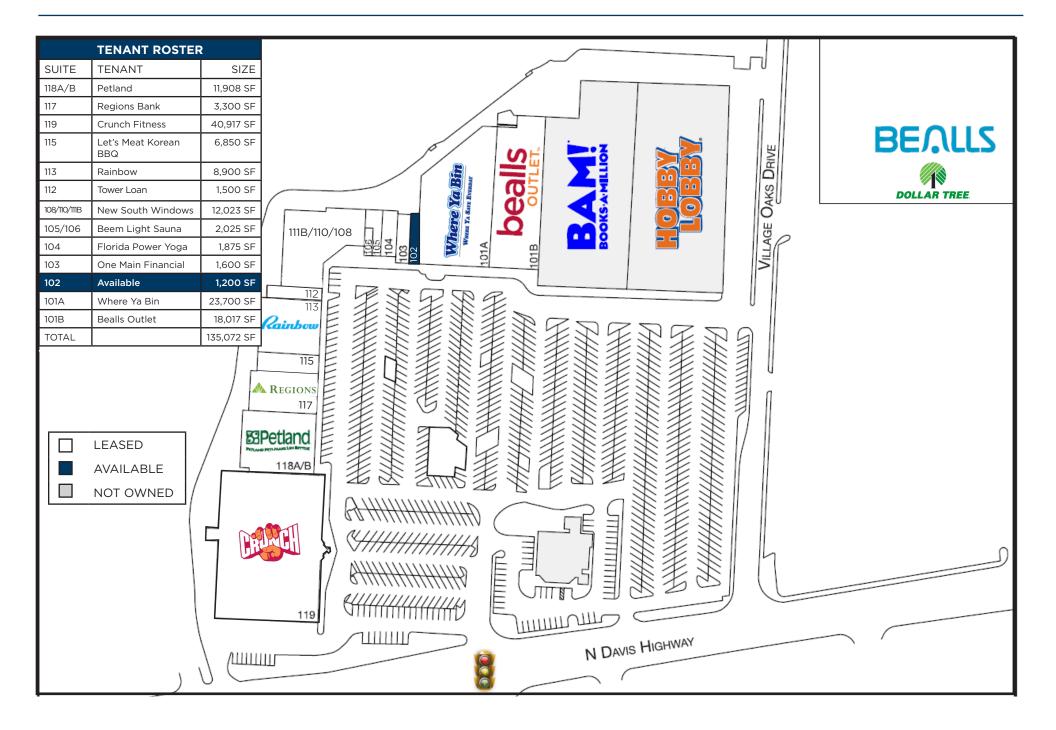
# AREA **Demographics**

RADIUS	3 MI	5 MI	10 MI
Total Population	60,191	150,931	288,939
Avg HH Income	\$63,001	\$66,378	\$73,577
# of Households	24,110	61,251	114,474











for more *Information:* 

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