

FOR LEASE VILLAGE OAKS

6241 N Davis Hwy
Pensacola, FL 32504



60,588 SF BIG BOX NOW AVAILABLE



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Cushman & Wakefield U.S., Inc.
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PROPERTY *Details*

- **National Co-Tenants:** Dollar Tree, Planet Fitness, PetSmart, Cato, Once Upon a Child
- **Location:** The subject property is centrally located on the major market retail thoroughfare
- **Traffic Count:** 37,000 Cars Per Day (North Davis Hwy)
- **Gross Leasable Area:** 166,245 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.
- 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	58,321	149,970	289,591
Avg HH Income	\$57,964	\$63,709	\$69,081
# of Households	23,883	60,618	113,542



VILLAGE OAKS
Site Plan



TENANT	SUITE	SF
Planet Fitness	01	19,344
Dollar Tree	1A	16,196
AVAILABLE	1B	60,588
Generator Supercenter	1D	6,631
Spartan Industries	02	20,050
Fashion Nails	03	1,061
CATO	04	6,300
House of Pho	05	1,400
Pensacola ATA Martial Art	06	4,275
Once Upon A Child	07	5,400
PetSmart	09	25,000

166,245
 Square Feet

±15.3
 Acres

100%
 Occupancy

1988 / 1995
 Year Built / Renovated

VILLAGE OAKS Area Map



FOR MORE
Information:



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