



**KIN PROPERTIES**

# 5065 N 9th Ave Pensacola, FL 32504

PENSACOLA, FL | RETAIL PROPERTY

FOR LEASE | 41,984 SF

**Subject to Landlord Possession**



## PROPERTY DESCRIPTION

Center is located across from the busy Cordova Mall and Sacred Heart Hospital

## PROPERTY HIGHLIGHTS

- Great Visibility and Signage
- Ample Parking

## OFFERING SUMMARY

Available Size:	41,984 SF
Lot Size:	4.51 Acres
Lease Rate:	Call for Pricing



## DAVID ROTH

561.620.9200 x117

droth@kinproperties.com

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431



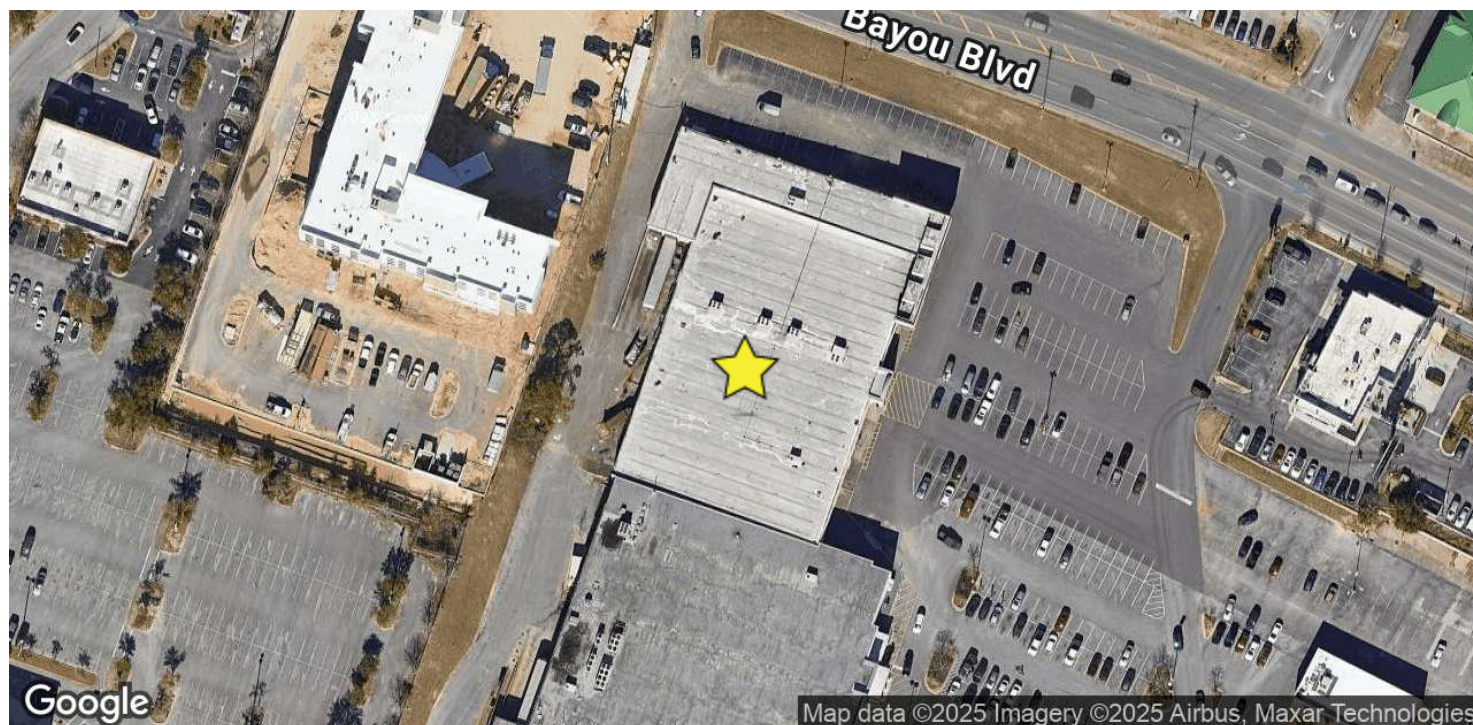


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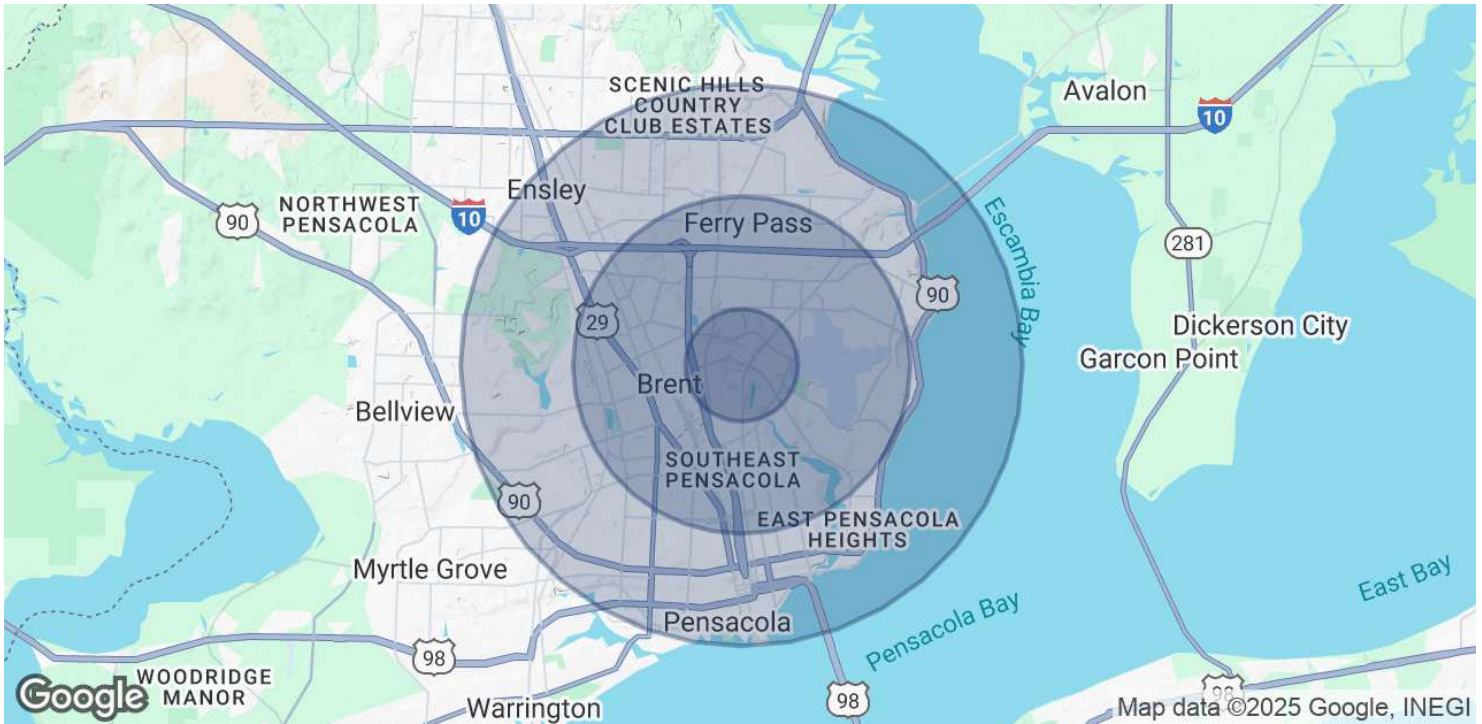




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,461	63,925	151,785
Average Age	43	41	41
Average Age (Male)	41	39	40
Average Age (Female)	45	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,580	25,169	62,735
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$74,195	\$77,777	\$74,764
Average House Value	\$308,887	\$272,631	\$264,922

Demographics data derived from AlphaMap

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