



### 3624 Barrancas Avenue.

Pensacola, FL 32507

LEASING OPPORTUNITIES IN BARRANCAS CENTER

Turnkey Salon | Retail Showroom Suite | Open Office or Retail Space

Position your business for success at Barrancas Center, a high-visibility, high-traffic property ideally located near the Downtown Core and the densely populated West Side of Pensacola.

Join a roster of long-term, successful tenants in a professionally managed center offering:

- Flexible suite options
- Overflow parking
- Rear access entries
- Competitive lease rates

Don't miss your opportunity to lease in one of Pensacola's most accessible and active corridors. Schedule a tour today!

**LEASING OPPORTUNITIES**

- **TURN-KEY MEDICAL SPA- SALON**
- **PROFESSIONALLY DESIGNED RETAIL SHOWROOM**
- **OPEN RETAIL SUITE**

**Cameron Cauley, CCA, MiCP, SIOR**

o: 850 291 3341  
e: ccauley@naipensacola.com



**3620 Barrancas Avenue.**  
**Pensacola, FL 32507**

1,560 SF +/- Turn-Key End Cap Suite

Introducing a professionally designed end unit suite, boasting an impressive showroom area at the front, complemented by two private offices and a restroom to the rear. The tastefully painted interior features LVP flooring, while the store front window floods the space with ample natural light. Convenient parking is available both at the front and side of the premises

Leasing Information

- NNN Lease
- Three (3) Year Term
- Services Provided: Trash, Water, Sewer, and Professional Management

1560 SF | \$14 PSF + \$3.75 PSF NNN | \$2,307.50/mo

**PROFESSIONALLY DESIGNED  
RETAIL SHOWROOM**

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**3640 Barrancas Avenue.**  
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1,560 SF +/- In Line Suite

Introducing a professionally designed end unit suite, boasting an impressive showroom area at the front, complemented by two private offices and a restroom to the rear. The tastefully painted interior features LVP flooring, while the store front window floods the space with ample natural light. Convenient parking is available both at the front and side of the premises

Leasing Information

- NNN Lease
- Three (3) Year Term
- Services Provided: Trash, Water, Sewer, and Professional Management

1560 SF | \$13.50 PSF + \$3.75 PSF NNN | \$2,242.50/mo l

**OPEN THE SHOWROOM TOWARDS  
THE FRONT, WITH THE OFFICE  
SITUATED IN THE REAR SECTION.**

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**3622 Barrancas Avenue.**  
**Pensacola, FL 32507**

900 SF +/- In Line Suite

1900 SF open concept retail suite in a multi-tenant neighborhood strip center. This popular neighborhood center boasts a service-driven-tenant mix, fostering a positive synergy that benefits all businesses within.

Leasing Information

- NNN Lease
- Three (3) Year Term
- Services Provided: Trash, Water, Sewer, and Professional Management

900 SF | \$13.50 PSF + \$3.75 PSF NNN | \$1,293.75/ mo.

**900 SF OPEN RETAIL OR OFFICE  
SUITE FOR LEASE**

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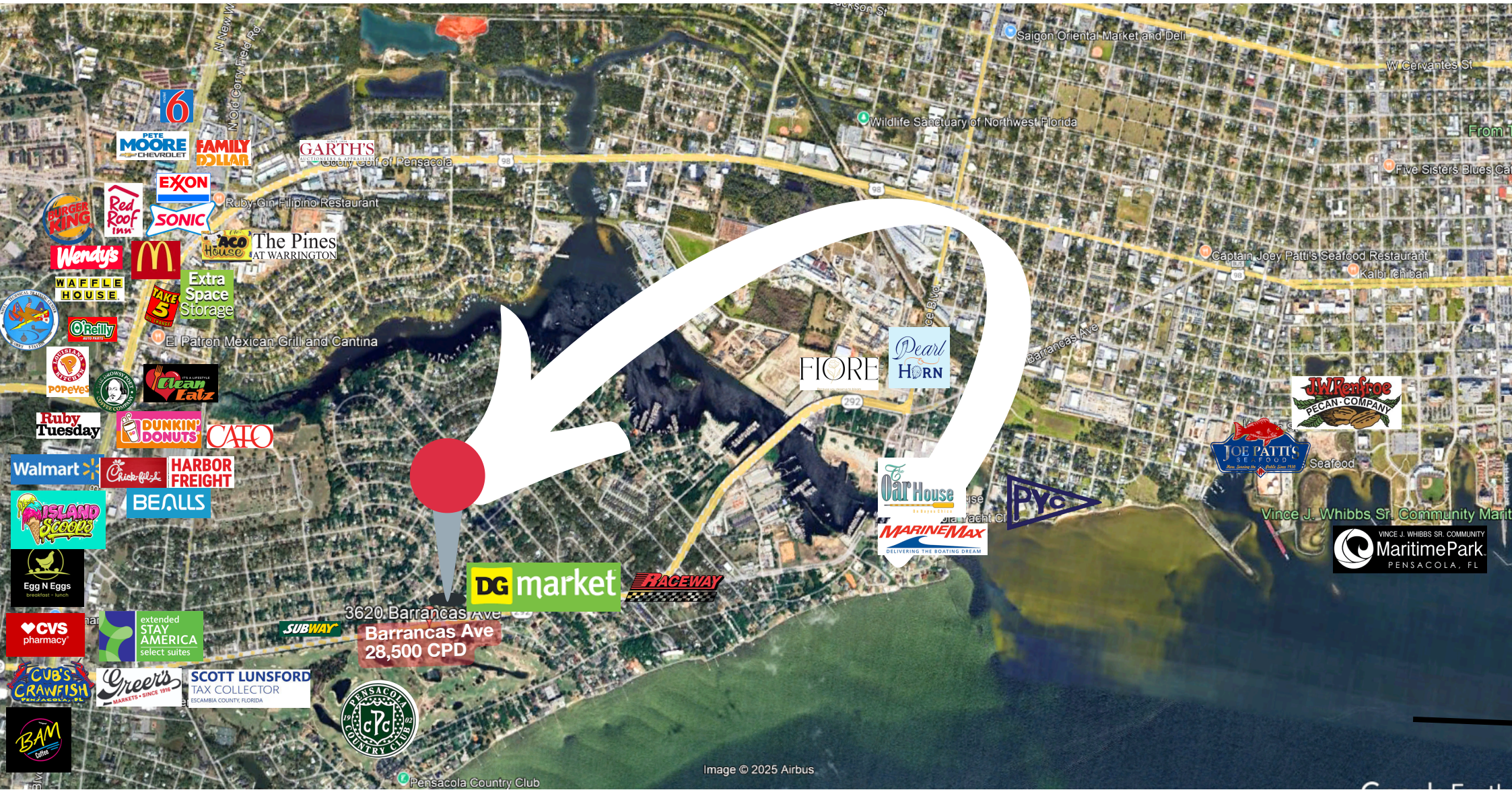
- 1.7836 AC
- C-1
- PID 502S305010080016
- Lot dimensions 385' x 285'
- Ample parking 12 front – 25 rear
- 385 Ft of frontage
- Quick to downtown core, surrounding residential and Pensacola Naval Air Station
- \*\*Additional lay-down yard space available.

# Barrancas Center

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# NAIPensacola



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