

LEASE

END CAP UNITS AVAILABLE
4828 West Jackson Street Pensacola, FL 32506



PROPERTY DESCRIPTION

Centrally located between Mobile Hwy and Navy Blvd. with quick access to I-110 and I-10. This 13,612 SF Center includes a total of 4 units and 68 parking spaces. This .76-acre parcel is zoned High Density Mixed Use (HDMU) and is located on a corner with an AADT of 13,000 on W Jackson St with 175 feet of road frontage. Additional features include a new digital pole sign added in 2025, fire alarm system in the bingo hall unit, and 68 parking spaces. Located 4 miles to I-110 and 7 Miles to I-10. Demographics within a 5-mile radius include a Total Population of 132,501 and an Average Household Income of \$68,165

LOCATION DESCRIPTION

Pensacola's MSA provides N/S and E/W connectivity with its 2 Federal Interstates, 3 Federal Highways and 8 State Highways. Additional infrastructure includes Pensacola International Airport, Direct Rail with CSX Transportation, Genesee & Wyoming, and the Port of Pensacola. According to the Florida West Economic Development Alliance, "The Department of Defense (DoD) is the largest economic engine in Greater Pensacola, with more than \$7.8 billion in total economic impact. Greater Pensacola Region is home to Naval Air Station (NAS) Pensacola, Saufley Field, Corry Station, Naval Hospital Pensacola and Whiting Field. The Greater Pensacola area is home to more than 35,000 military retirees—the second largest concentration in the nation."

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Zoning:	HDMU
Available SF:	1,968 - 7,800 SF
Lot Size:	0.75 Acres
Building Size:	13,612 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	27,218	50,156	114,224
Total Population	66,847	132,501	283,022
Average HH Income	\$62,738	\$68,165	\$82,353

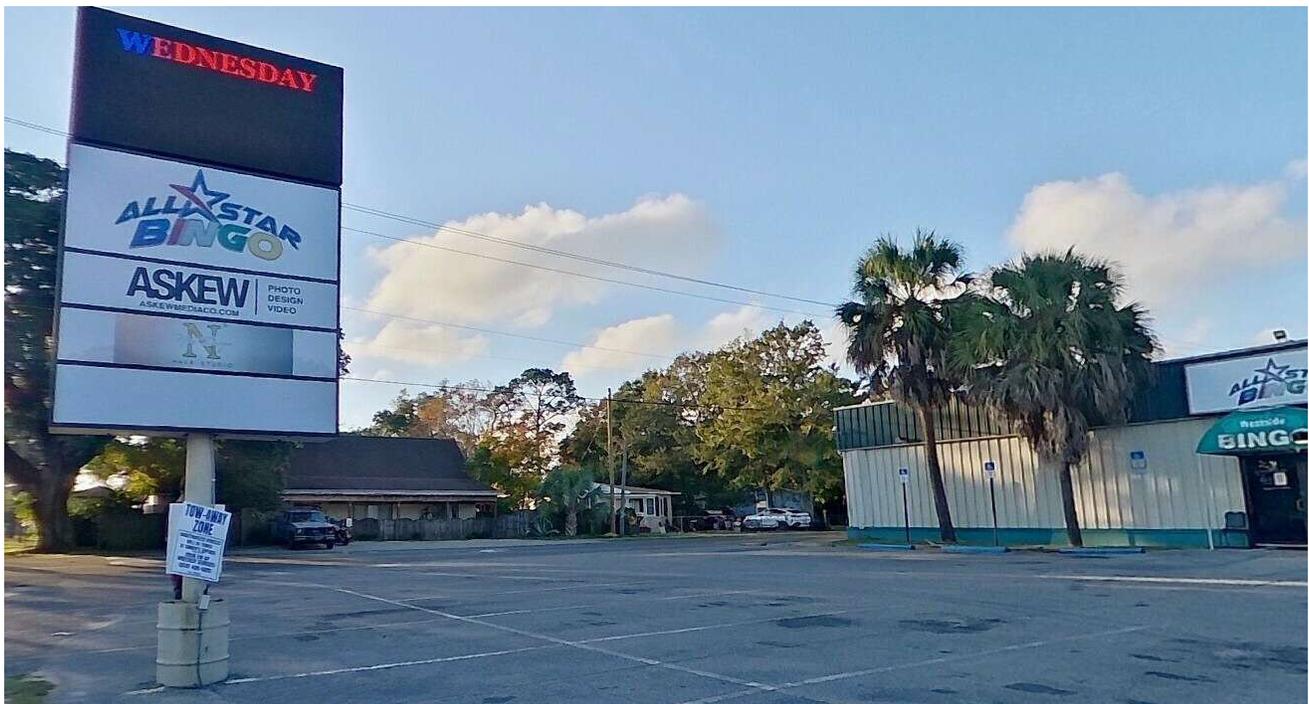
Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

4828 West Jackson Street Pensacola, FL 32506



Melissa Glyptis Simpson
(850) 733-6532

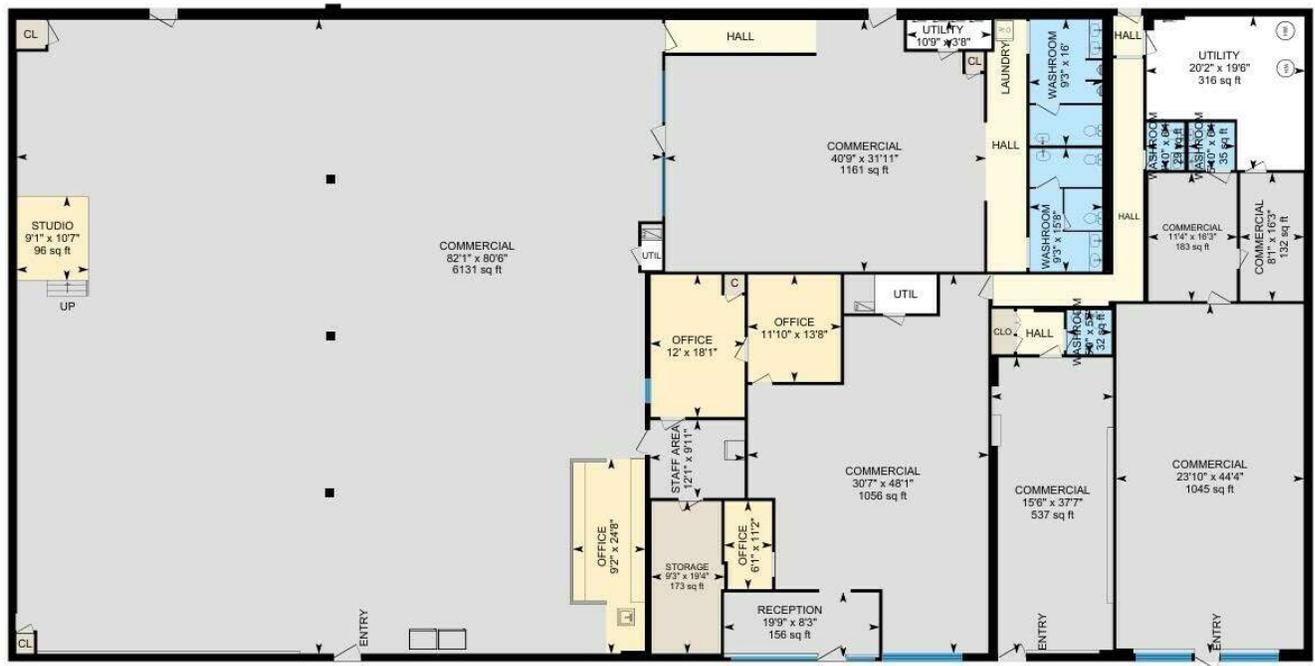


**COLDWELL BANKER
COMMERCIAL**
REALTY

LEASE

FLOORPLAN

4828 West Jackson Street Pensacola, FL 32506



Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

LOCATION MAP

4828 West Jackson Street Pensacola, FL 32506



Melissa Glyptis Simpson
(850) 733-6532

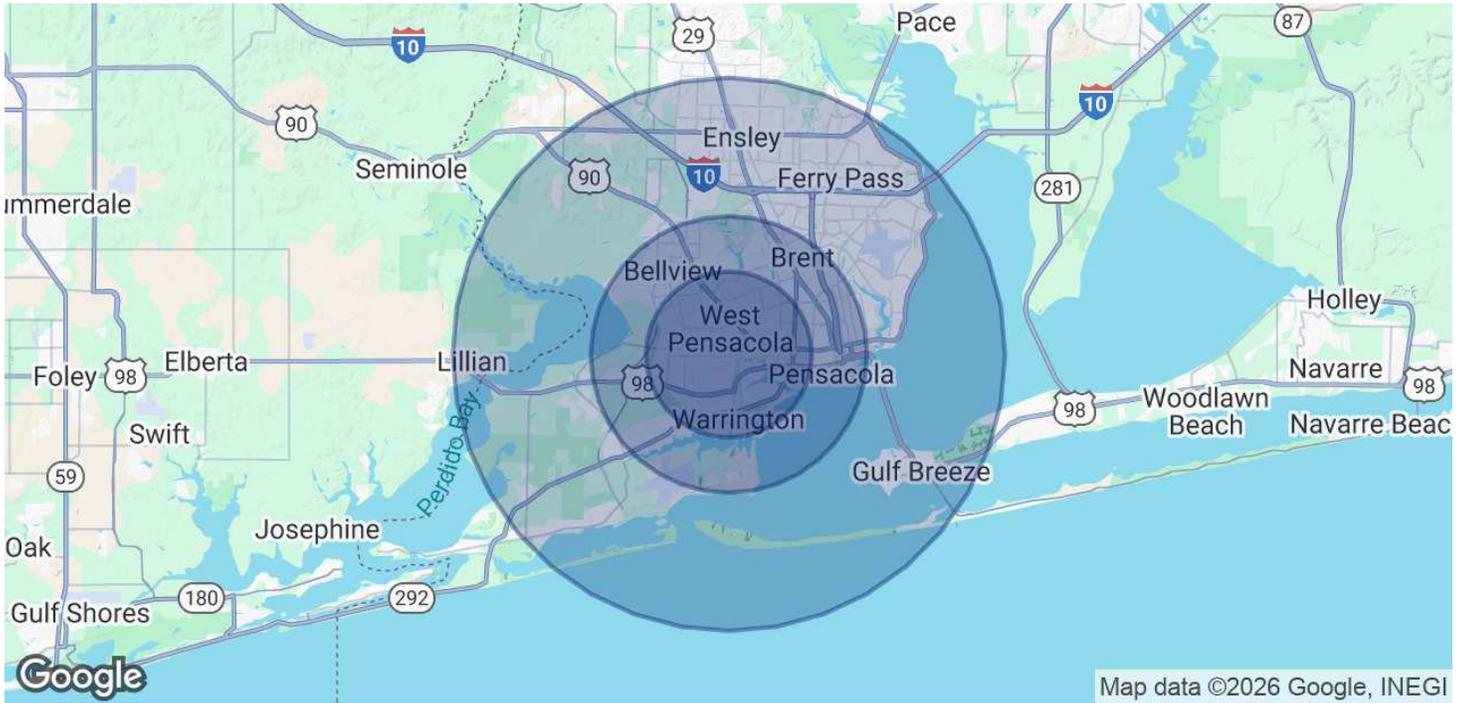


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

DEMOGRAPHICS

4828 West Jackson Street Pensacola, FL 32506



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	66,847	132,501	283,022
Average Age	40	39	41
Average Age (Male)	38	38	40
Average Age (Female)	41	40	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	27,218	50,156	114,224
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$62,738	\$68,165	\$82,353
Average House Value	\$208,476	\$227,793	\$277,046

Demographics data derived from AlphaMap

Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY