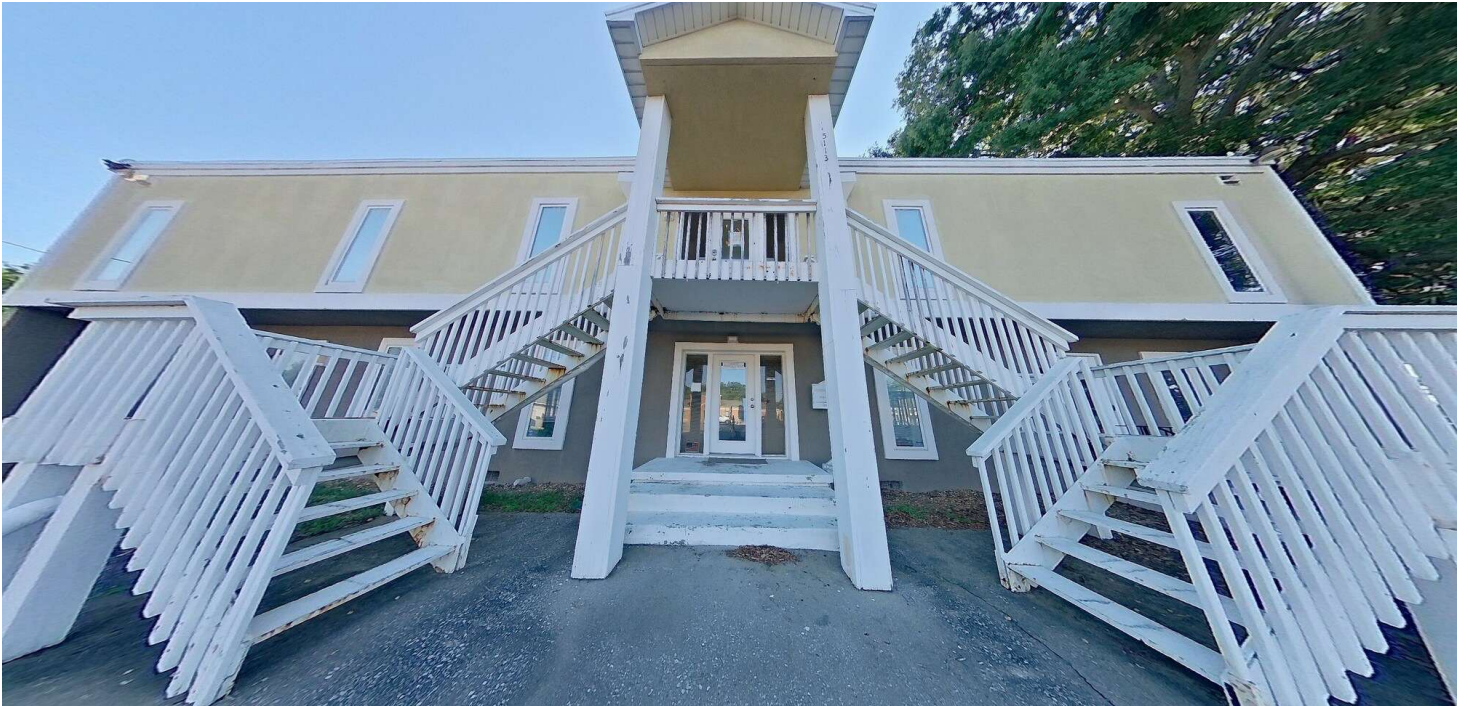


# LEASE

5113 N DAVIS HWY

5113 N Davis Hwy Pensacola, FL 32503



## PROPERTY DESCRIPTION

Professional Space Available with frontage on N. Davis Hwy. Located just south of the I-110/Brent/Bayou Intersection, this site provides multiple options with professional space available with open floorplans to multiple private offices. Multiple units available. On site parking +/-30 spaces. Demographics within a 5-mile radius include a Total Population of 156,643 and an Average Household Income of \$74,176

## PROPERTY HIGHLIGHTS

- 30 parking spaces. N Davis Hwy AADT 21,500. Multiple Units Available.

## OFFERING SUMMARY

Lease Rate:	\$14 - 25 SF/yr (NNN)
NNN Rate:	\$1.65 SF/Yr
Lot Size:	0.55 Acres
Building Size:	9,615 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 1-2	\$14.00 SF/yr	2,633 SF
Unit 5	\$18.00 SF/yr	735 SF
Unit 8	\$25.00 SF/yr	473 SF

**Melissa Glyptis Simpson**  
(850) 733-6532

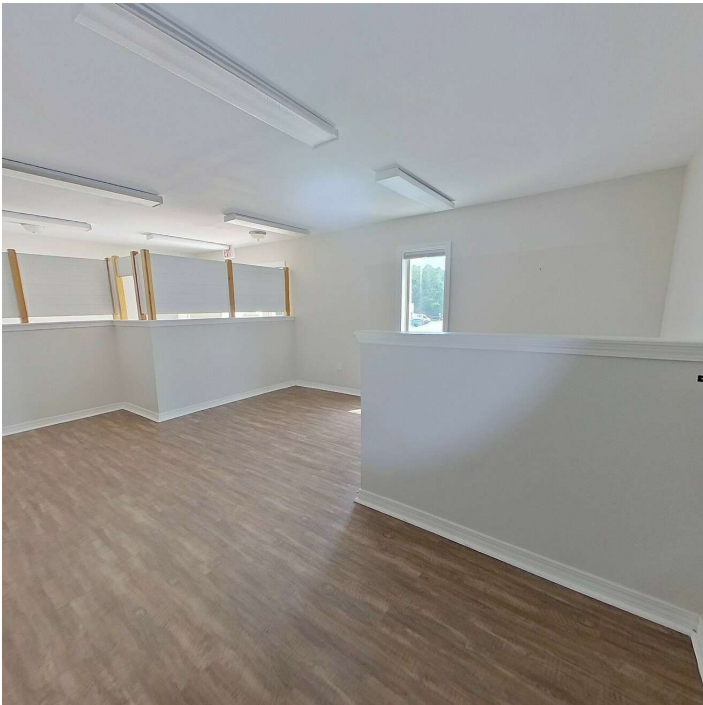


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

UNIT 1-2

5113 N Davis Hwy Pensacola, FL 32503



**Melissa Glyptis Simpson**  
(850) 733-6532

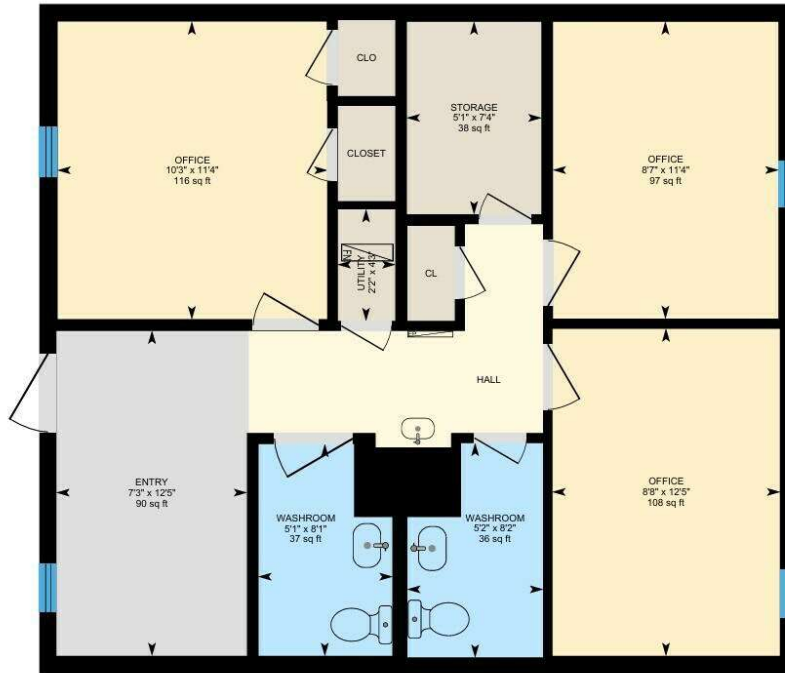


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

UNIT 5

5113 N Davis Hwy Pensacola, FL 32503



**Melissa Glyptis Simpson**  
(850) 733-6532

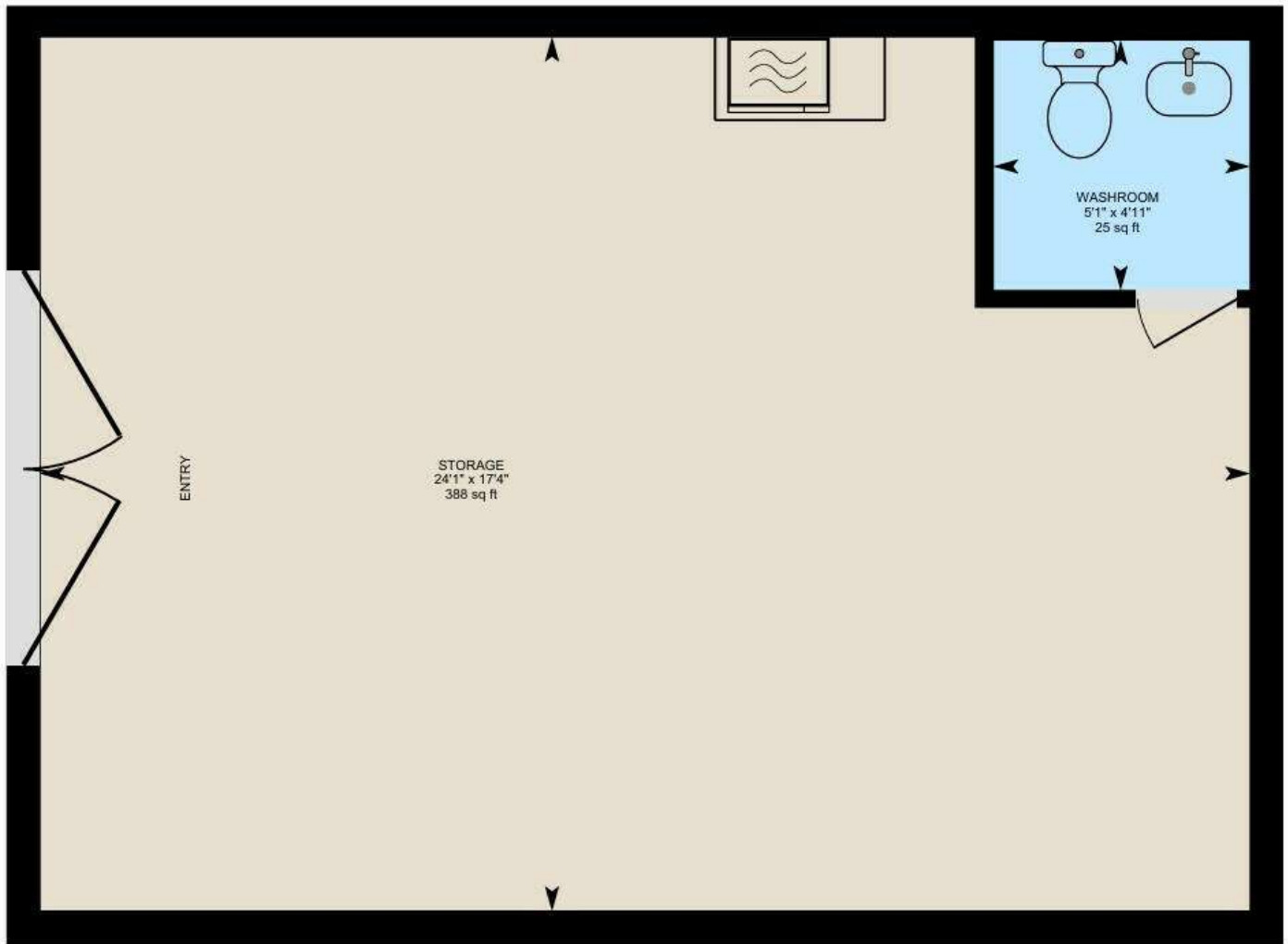


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

UNIT 8

5113 N Davis Hwy Pensacola, FL 32503



**Melissa Glyptis Simpson**  
(850) 733-6532



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

5113 N Davis Hwy Pensacola, FL 32503



**Melissa Glyptis Simpson**  
(850) 733-6532

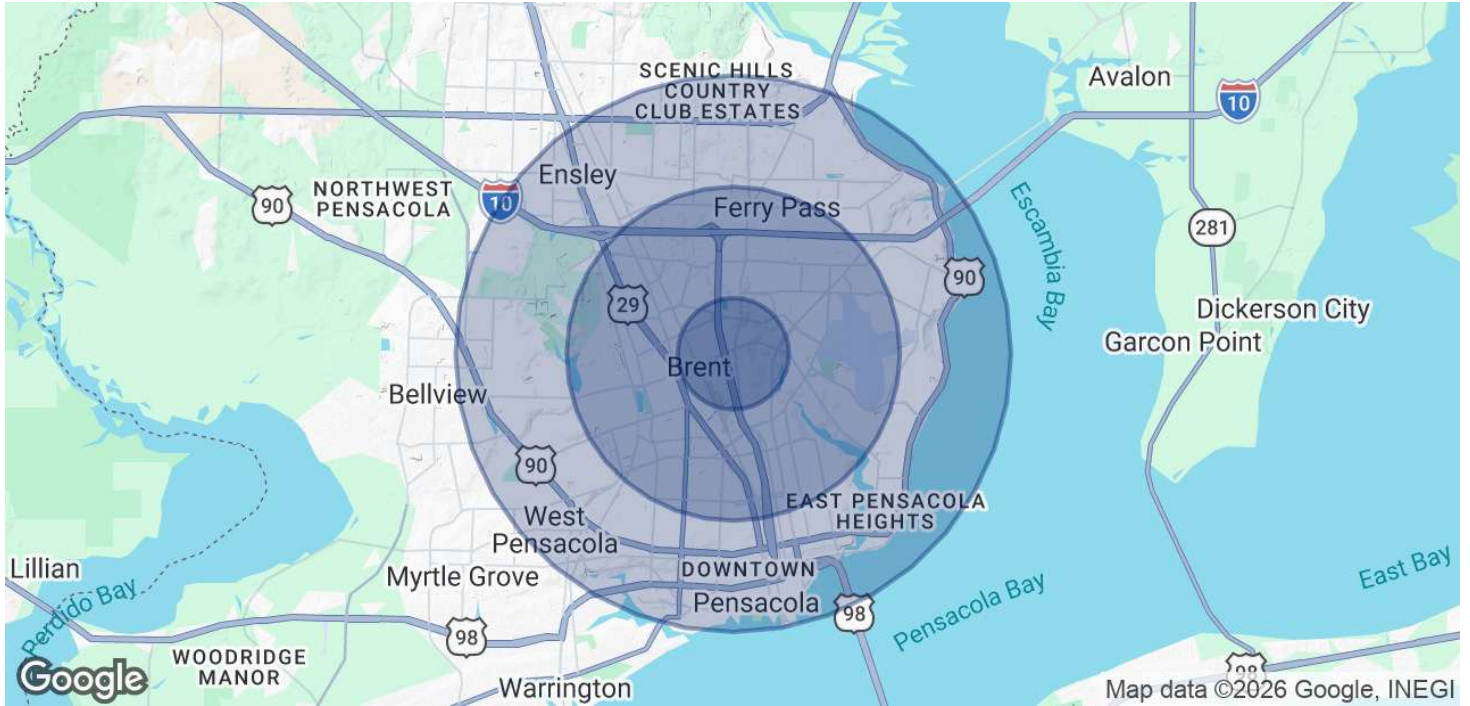


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

5113 N DAVIS HWY

5113 N Davis Hwy Pensacola, FL 32503



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,098	63,199	156,643
Average Age	32	40	41
Average Age (Male)	31	38	40
Average Age (Female)	32	41	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,119	24,292	64,752
# of Persons per HH	4.3	2.6	2.4
Average HH Income	\$77,720	\$71,140	\$74,176
Average House Value	\$223,493	\$251,563	\$260,332

## TRAFFIC COUNTS

21,500/day

2020 American Community Survey (ACS)

**Melissa Glyptis Simpson**  
(850) 733-6532



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY