

GAS & C-STORE | FOR SALE OR LEASE



2 S BLUE ANGEL PKWY, PENSACOLA, FL

2,307 SF

0.55 ACRES

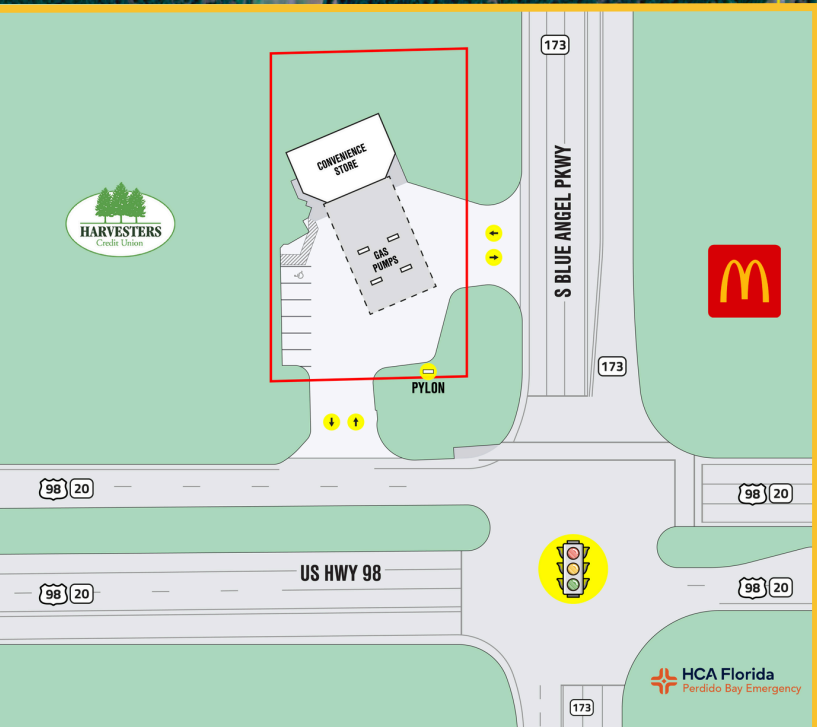
Property Highlights

- Winn-Dixie (soon to be Aldi) Grocery Anchored Shopping Center Outparcel
- Located at Signalized Intersection of Blue Angel Pkwy and Highway 98 with Daily Traffic Counts of 41,400
- 8 lanes of traffic (with 4 additional lanes being added)
- 8 Canopy Pumps
- Opposite New 70,00 SF Publix Grocery Anchored Retail Development
- Opposite New Wawa Gas & C-Store Development
- Strategically located on Rt.98 capturing interstate traffic between Alabama & Florida
- Located Near Naval Air Station Pensacola with More than 23,000 Military and Civilian Personnel Employed

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Demographics - 3 Mile Radius

2023 Population	28,199
2028 Population	30,282
Avg. Household Income	\$66,134
Total Consumer Spending	\$450M

Traffic Counts

S Blue Angel Pkwy	21,500
Hwy 98	19,900
Total	41,400

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