

FOR LEASE

Pensacola Square

*6235 N Davis Hwy
Pensacola, FL 32504*



BIG BOX & 2ND GEN RESTAURANT AVAILABLE

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Cushman & Wakefield U.S., Inc.
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PROPERTY *Details*

- **National Co-Tenants:** Crunch Fitness, Dollar Tree, Bealls Outlet, Hobby Lobby, Books-A-Million, Rainbow, and Petland
- **Location:** The subject property is centrally located on the major market retail thoroughfare
- **Traffic Count:** 35,000 Cars Per Day (North Davis Hwy)
- **Gross Leasable Area:** 135,072 Square Feet

PROPERTY *Highlights*

- Pensacola is the most densely populated MSA in the Florida Panhandle and is experiencing rapid residential growth.
- Village Oaks is highly accessible to the broader market with close proximity to I-110 and I-10 Interstate exits.
- Nearby Naval Air Station Pensacola employs more than 16,000 military and 7,400 civilian personnel. The Naval Air Station creates a diverse retail demand through military employment and tourism within the market.
- The subject property is highly visible with pylon signage and direct exposure to N Davis Hwy.

AREA *Demographics*

RADIUS	3 MI	5 MI	10 MI
Total Population	60,191	150,931	288,939
Avg HH Income	\$63,001	\$66,378	\$73,577
# of Households	24,110	61,251	114,474



PENSACOLA SQUARE
Site Plan

TENANT ROSTER		
SUITE	TENANT	SIZE
118A/B	Petland	11,908 SF
117	Regional Finance	3,300 SF
119	Crunch Fitness	40,917 SF
115A	Available- 2nd Gen Restaurant	4,110SF
115B	Available	2,740 SF
113	Concentra	8,900 SF
112	Tower Loan	1,500 SF
108/110/111B	New South Windows	12,023 SF
105/106	Beem Light Sauna	2,025 SF
104	Florida Power Yoga	1,875 SF
103	One Main Financial	1,600 SF
102	Available	1,200 SF
101A	Available	23,700 SF
101B	Bealls Outlet	18,017 SF
TOTAL		135,072 SF

	LEASED
	AVAILABLE
	NOT OWNED



PENSACOLA SQUARE *Area Map*



FOR MORE
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