

Navy Park Plaza

61,249 SF Multi-Tenant Mixed-Use Center

NAIPensacola



3960 Navy Blvd.

Pensacola, FL 32507

Property Overview:

Navy Park Plaza is a 61,240 SF multi-tenant center offering a dynamic mix of office, retail, service, and light industrial users. This well-located, mixed-use property fosters tenant synergy and a seamless customer experience.

- ◆ HIGH-VISIBILITY LOCATION |
- ◆ VERSATILE USE | AMPLE PARKING |
- ◆ STRONG TENANT MIX LOCATION | COMPETITIVE RATES
- ◆ RETAIL, OFFICE, OR SERVICE-READY | MOVE-IN OPPORTUNITIES AVAILABLE NOW
- ◆ WHERE BUSINESS THRIVES

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3960 W. Navy Blvd. I Suite 3-5

Pensacola, FL 32507



This unit combines the visibility of a prime showroom with the functionality of onsite product storage—an ideal blend for growing retail businesses.

Navy Park Plaza | 61,380 SF Mixed-Use Center | Ample Parking | Professionally Managed

\$4,185 per month/ \$13.50 PSF I \$3.00 PSF NNN
Plus Sales Tax I NNN Lease I Three YR Term

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Property Highlights:

Now Leasing | Suite 3–5 – Navy Park Plaza

3,720 SF | High-Visibility Showroom with Onsite Storage | Ideal for Retail, Studio, or Specialty Use

Suite 3–5 offers 3,720 SF of versatile space across three combined inline units, currently home to a successful long-term tenant who is retiring, creating a rare opportunity to lease a well-established retail footprint.

Key Features:

- Open concept layout with expansive storefront glass for natural light and product display
- Two restrooms and private manager's office
- Rear warehouse area with 16' eave height
- Two 10' x 10' roll-up doors and two personnel doors
- Designed with full drive-around access for convenient deliveries and customer pickups
- Fantastic visibility in a well-trafficked center, ideal for retail, showroom, or specialty users

3960 W. Navy Blvd. I Suite 18

Pensacola, FL 32507

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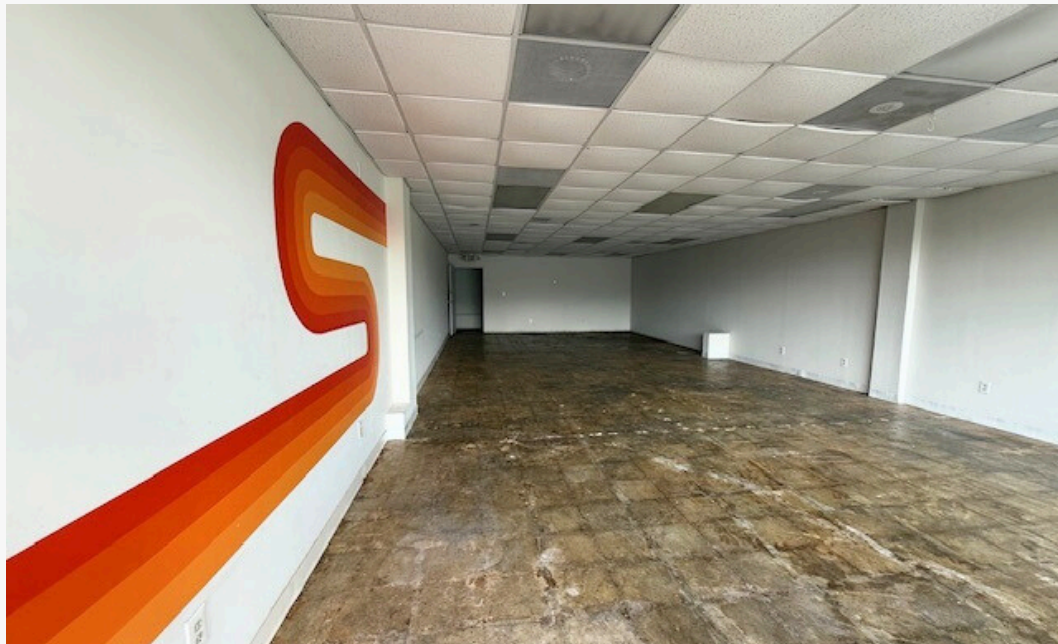
1,300 SF Open Concept Retail | \$14.25 PSF BASE | \$3.00 NNN
\$1,543.75/Month + NNN

Property Highlights:

Position your business in Navy Park Plaza, a 61,380 SF Mixed-Use Neighborhood Center serving the West Pensacola trade corridor.

Suite 18 offers an open-concept 1,300 SF layout with high-visibility storefront windows that provide ample natural light, making it ideal for retail, showroom, or service-oriented businesses. The space features:

- Bright, open retail floorplan
- Rear dividing wall for storage
- Private restroom
- 8x10 roll-up door + personnel access at rear
- NNN Lease – competitive rates in a well-maintained, professionally managed center



Now Leasing | Suite 18 – Navy Park Plaza

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24 W. Chase St. Pensacola, FL 32502



850.433.0577



naipensacola.com

1,300 SF Professional Suite | \$14.25 PSF BASE | \$3.00 NNN

\$1,543.75/Month + NNN

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3960 W. Navy Blvd. I Suite 40 Pensacola, FL 32507

Flexible Office + Storage Space | Ideal for Professional Services or Unit 40 offers a practical and flexible layout featuring:

- Four private offices, including one oversized room perfect for a conference or team workspace
- Private restroom
- Rear storage area (10' x 17') with 16' eave height
- 10' x 12' roll-up door + personnel access
- Functional layout ideal for professional services, contractors, or light office showroom

The unit is part of Navy Park Plaza, a 61,380 SF mixed-use center designed with full drive-around access. It is ideal for deliveries and operational flow. Located just minutes from Downtown Pensacola, this professionally managed center enjoys excellent visibility and easy access to major corridors.

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- 61,240 SF Mixed Use Center
- Primary Travel Corridor
- 32,200 Combined CPD 2024
- Surrounded by National Retailers

Key Highlights:

- Established Tenant Base – Businesses providing essential services that attract a broad and loyal client base.

Purchased in June 2025 by an experienced investor, Navy Park Plaza is professionally managed by NAI Pensacola. Recent upgrades include:

- Newly resurfaced parking lot
- Fresh exterior paint
- Updated units designed for modern functionality

These improvements support long-term tenant success and enhance the overall appeal of the center for both customers and prospective businesses.

High-Visibility Location – Positioned on a 5.14-acre parcel with 782 feet of prime frontage.



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Location & Market Trends:

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- Navy Blvd. serves as a primary commuter route connecting businesses to the Downtown Business District.
- Recent market trends highlight significant growth, with high-volume sales businesses investing in renovations along this key trade corridor.

CITY ELECTRIC SUPPLY

BLUE MOON ANTIQUE MALL

EST. 1990
ARCO
MARINE

ROSIES
ANTIQUES

THE RUSTY RELIC

NAPA

Gene's
FLOOR COVERING

The Pines
AT WARRINGTON

SINCE 1979
GARTH'S
AUCTIONEERS & APPRAISERS

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ACCESS DRIVE

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Seeking Growth & Visibility