



PENSACOLA PROPERTY FOR LEASE

50 S Blue Angel Parkway,
Pensacola , FL 32506

PRESENTED BY:

LOUISE JENNINGS-MCCULLAR

334.491.6201

louise@resellc.com



REAL ESTATE SOUTHEAST

404.606.3285

P. O. Box 681955

Prattville, AL 36068

Executive Summary

BLUE ANGEL CROSSING - PENSACOLA, FL | 50 S BLUE ANGEL PARKWAY, PENSACOLA , FL 32506



OFFERING SUMMARY

Available SF: 10,000 - 147,233 SF

Lease Rate: \$3.44 - 10.00 SF/yr (NNN;
30.399794796202016,
-87.3423747783332)

Building Size: 68,045

Market: Pensacola, FL

Submarket: Perdido

PROPERTY OVERVIEW

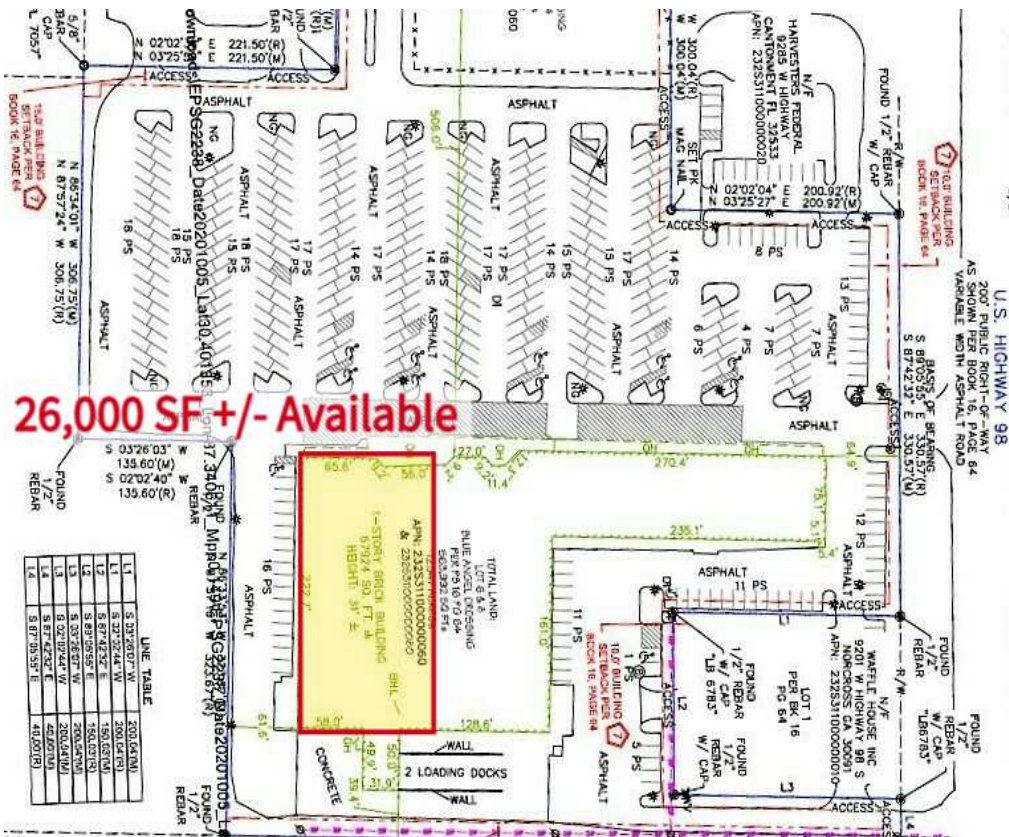
Blue Angel Crossings is well located with great access and visibility from Hwy. 98 & Blue Angel Pkwy (20,000+ cars per day). Anchored by a high performing Winn Dixie, co-tenants include Subway, GNC, Fusion Liquors, UPS, Fantastic Sam's, Starlight Nails and Jin Jin Chinese. 4,550 SF space available. Space can be divided range from 1,050SF up to 4,550 SF.

PROPERTY HIGHLIGHTS

- Well located Winn-Dixie Anchored Shopping Center near Navy Base
- 26,000 SF box space available in 2026
- Great access and frontage on Blue Angel Pkwy & Hwy 98 West with ADT: 20,550
- Across from new Publix
- 3.38 +/- AC detention pond out pad available for ground lease.
- Blue Angel Crossing website Link: <https://www.realestatesoutheast.com/properties/?propertyId=Blue-Angel-Pensacola>

Space Available

BLUE ANGEL CROSSING - PENSACOLA, FL | 50 S BLUE ANGEL PARKWAY, PENSACOLA , FL 32506



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
50 S Blue Angel Pkwy, Pensacola, FL 32506 (copy)	Available	10,000 - 26,000 SF	NNN	\$8.00 - 10.00 SF/yr	Open floor plan. 26,000 SF available in 2026. Can be divided.

Retailer Map

BLUE ANGEL CROSSING - PENSACOLA, FL | 50 S BLUE ANGEL PARKWAY, PENSACOLA, FL 32506

