

Retail Property  
**FOR LEASE**



# US 98 & BLUE ANGEL PKWY

Pensacola, FL 32506

**TRACY WATERS**

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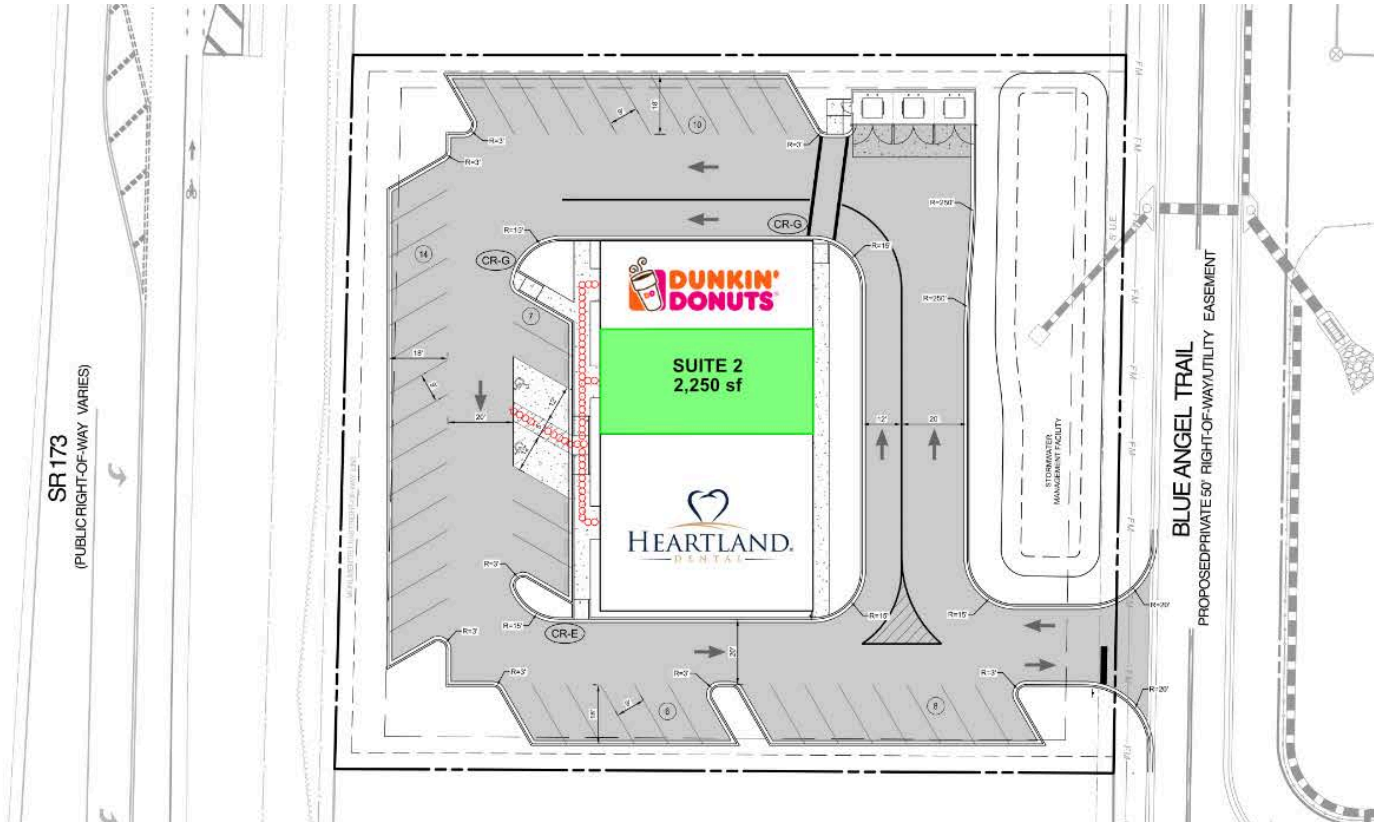


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850.205.2150



## PROPERTY DESCRIPTION

Premier ±2,250 SF inline retail suite located at the signalized intersection of US-98 and Blue Angel Parkway within a high-traffic, master-planned development. The space will be delivered in vanilla shell condition with full MEPs and plumbing stub-outs, offering flexibility for a wide range of users including medical, boutique QSR, wellness, or retail operators.

The available unit is ideally positioned between Dunkin' Donuts and Heartland Dental, providing strong co-tenancy and built-in daily traffic drivers. Tenants benefit from excellent visibility and full-access frontage in one of Pensacola's most active corridors — directly across from a new Publix-anchored center and surrounded by strong national brands such as Wawa, Taco Bell, Tidal Wave Auto Spa, and a national coffee tenant.

This represents the only retail space currently available within the master development and potentially the entire intersection, aside from a ground lease opportunity — creating a rare and highly competitive leasing opportunity.

## PROPERTY HIGHLIGHTS

- Positioned between Dunkin' Donuts and Heartland Dental
- Only available retail space in the master development and likely the intersection
- Across from new Publix-anchored shopping center
- Delivered in vanilla shell with full MEPs & plumbing stub-outs
- Ideal for medical, boutique QSR, wellness, or retail

## OFFERING SUMMARY

Lease Rate:	\$45/sf NNN
Available SF:	2,250 SF
Lot Size:	1.19 Acres
Building Size:	7,345 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	12,534	31,573	53,944
Total Population	31,748	78,772	138,283
Average HH Income	\$75,624	\$72,972	\$74,052

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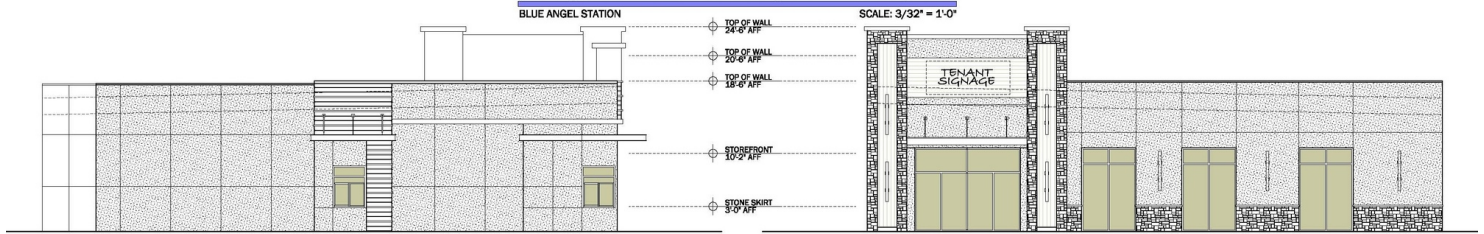
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## FRONT ELEVATION - WEST



## SIDE ELEVATION - NORTH

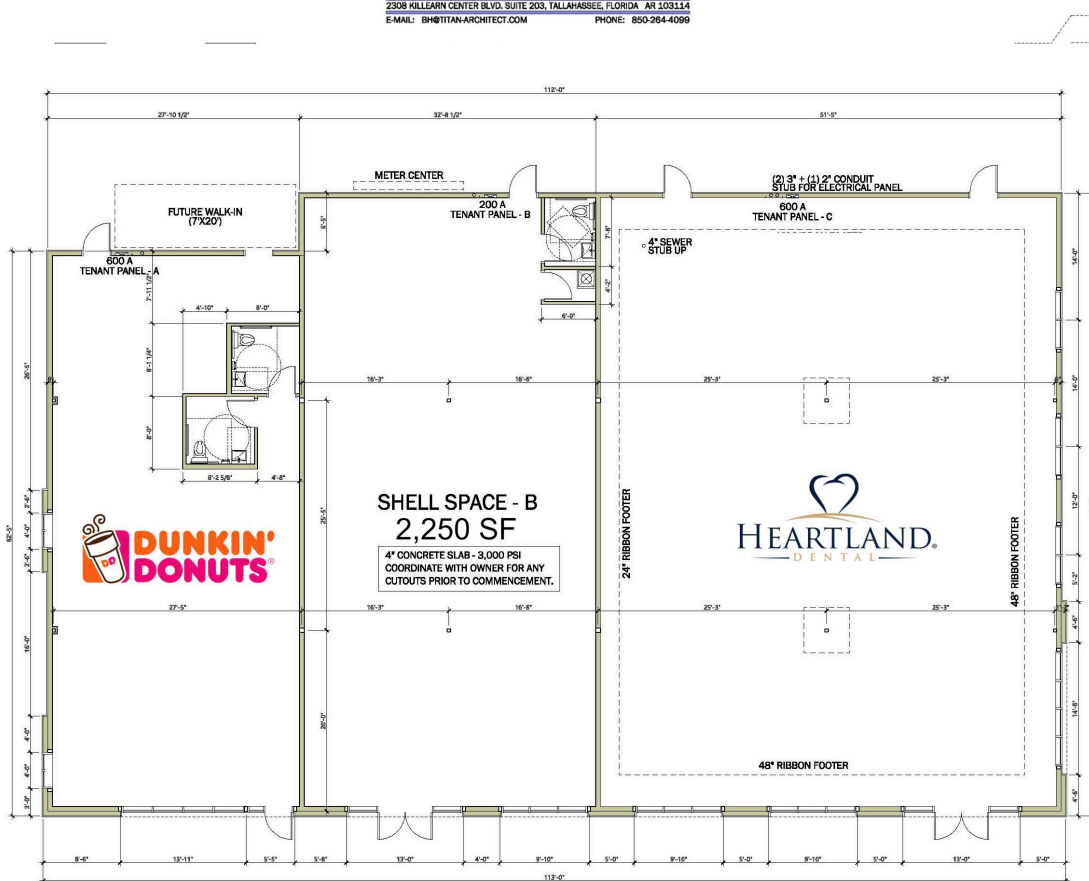
BLUE ANGEL STATION SCALE: 3/32" = 1'-0"

## TITAN ARCHITECT

2308 KILLEARN CENTER BLVD, SUITE 203, TALLAHASSEE, FLORIDA AR 103114  
E-MAIL: BH@TITAN-ARCHITECT.COM PHONE: 850-284-4099

## SIDE ELEVATION - SOUTH

BLUE ANGEL STATION SCALE: 3/32" = 1'-0"



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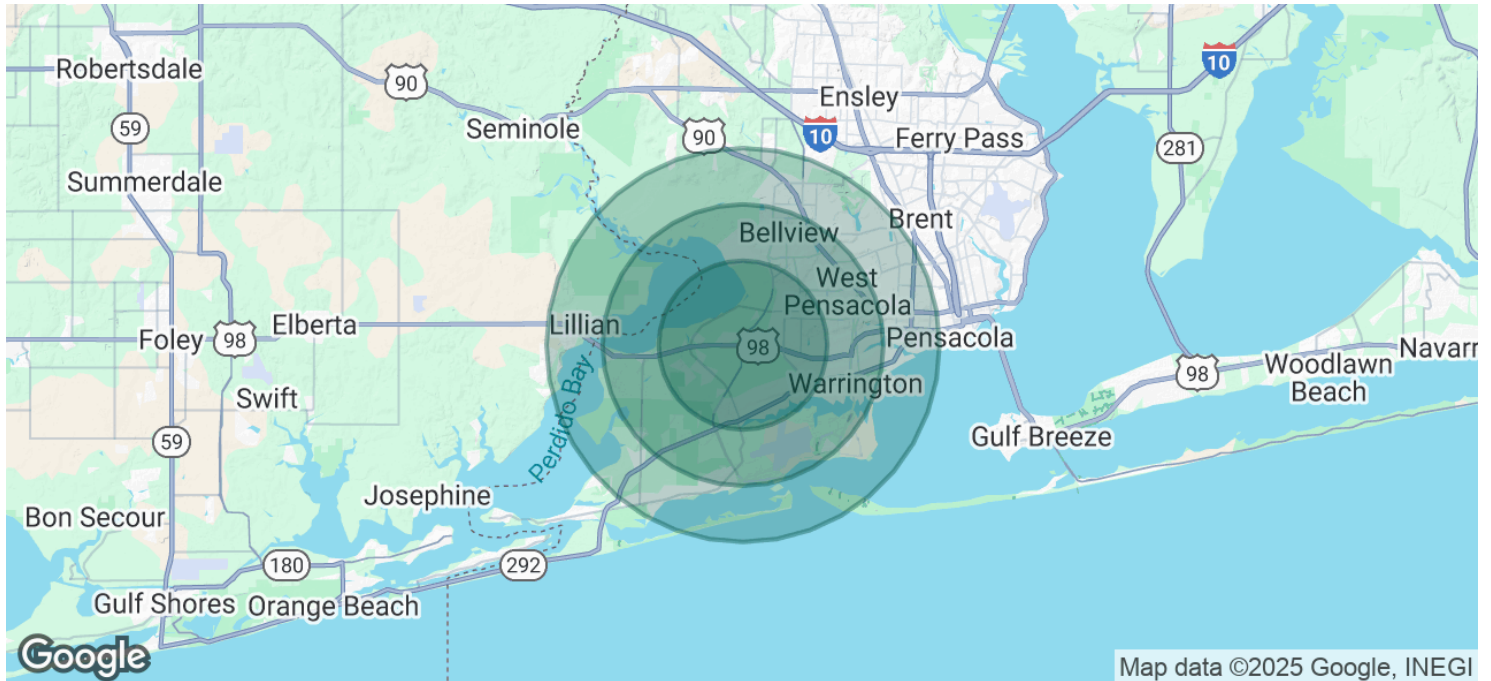
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	31,748	78,772	138,283
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	12,534	31,573	53,944
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$75,624	\$72,972	\$74,052
Average House Value	\$232,508	\$236,217	\$226,643

Demographics data derived from AlphaMap

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