

FOR LEASE

PINE FOREST CORNERS

6705 PINE FOREST ROAD
PENSACOLA, FL



stirling





OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Building Size: | 17,900 SF |
| Available SF: | 1,200 - 3,500 SF |
| Lot Size: | 4.4 Acres |
| Year Built: | 2004 |

PROPERTY OVERVIEW

Pine Forest Corners is a 17,900 sf retail space built in 2014; it features a 42,296 sf Walmart Market shadow center. The trade area boasts 114,229 people within a 5-mile area and an average household income of \$71,053 within 1 mile. This center offers excellent accessibility and visibility from Pine Forest Road and Mobile Hwy, which average 27,300+ cars daily. Join Walmart Neighbor Market, Wells Fargo, WingStop, State Farm, Cut By Us, and many more at Pine Forest Corner.

PROPERTY HIGHLIGHTS

- Shadow Anchored by Walmart Market
- Great Accessibility from Pine Forest Rd and Mobile Hwy
- Excellent Daily Traffic Count: 27,000 cars per day



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | 60 months |
| Total Space: | 1,200 - 3,500 SF | Lease Rate: | \$18.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------|-----------|-----------|------------|---------------|
| Suite A-5 | Available | 1,200 SF | NNN | \$18.00 SF/yr |
| Suite B-6 | Available | 3,500 SF | NNN | \$18.00 SF/yr |



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