

SUMMARY

LOCATION COMPETITION

SITE PLAN

DEMOGRAPHICS

BIG BOX SPACE FOR LEASE

AVAILABLE

- Suite 130 35,190 SF up to ± 43,000 SF

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at Tradewinds Shopping center, located at 6601 N Davis Hwy. This modern property offers a spacious layout and versatile floor plans to suit a variety of business and retail needs. With ample parking and excellent visibility off N Davis Hwy, this versatile space is perfect for retail, office, or medical use. The location provides easy access to major transportation routes, ensuring convenience for both employees and clients. Don't miss the chance to elevate your business in this sought-after Pensacola location.

BUILDING INFO

- Building Size: 194,701
- Lot Size: 16.97 Acres
- Year Built: 1985
- Renovated: 2007

ZONING

- HC/LI

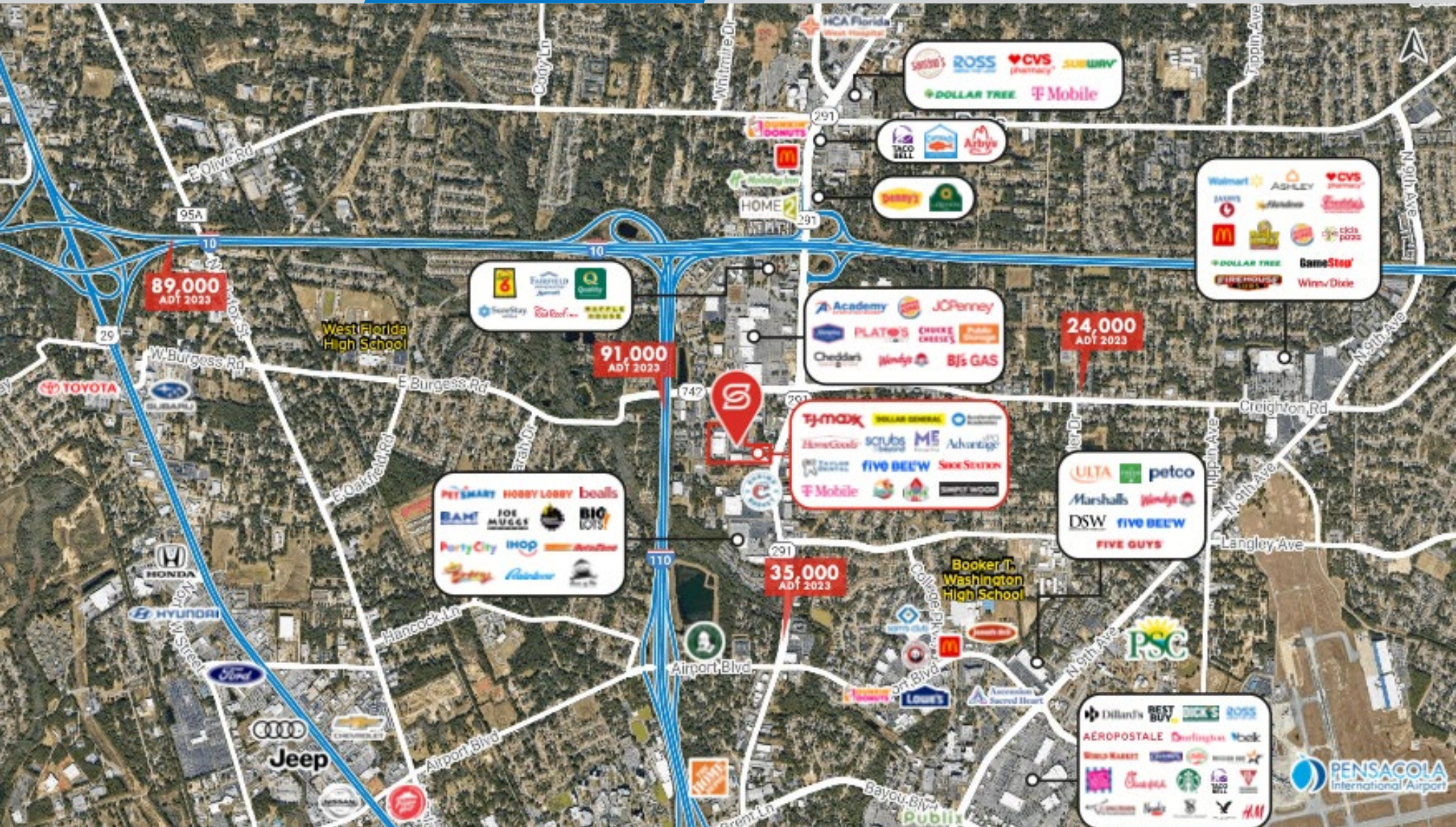


SUMMARY

LOCATION COMPETITION

SITE PLAN

DEMOGRAPHICS



SUMMARY

LOCATION COMPETITION

SITE PLAN

DEMOGRAPHICS



SUMMARY

LOCATION COMPETITION

SITE PLAN

DEMOGRAPHICS

2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
5,942	58,992	147,213



AVG. HH INCOME

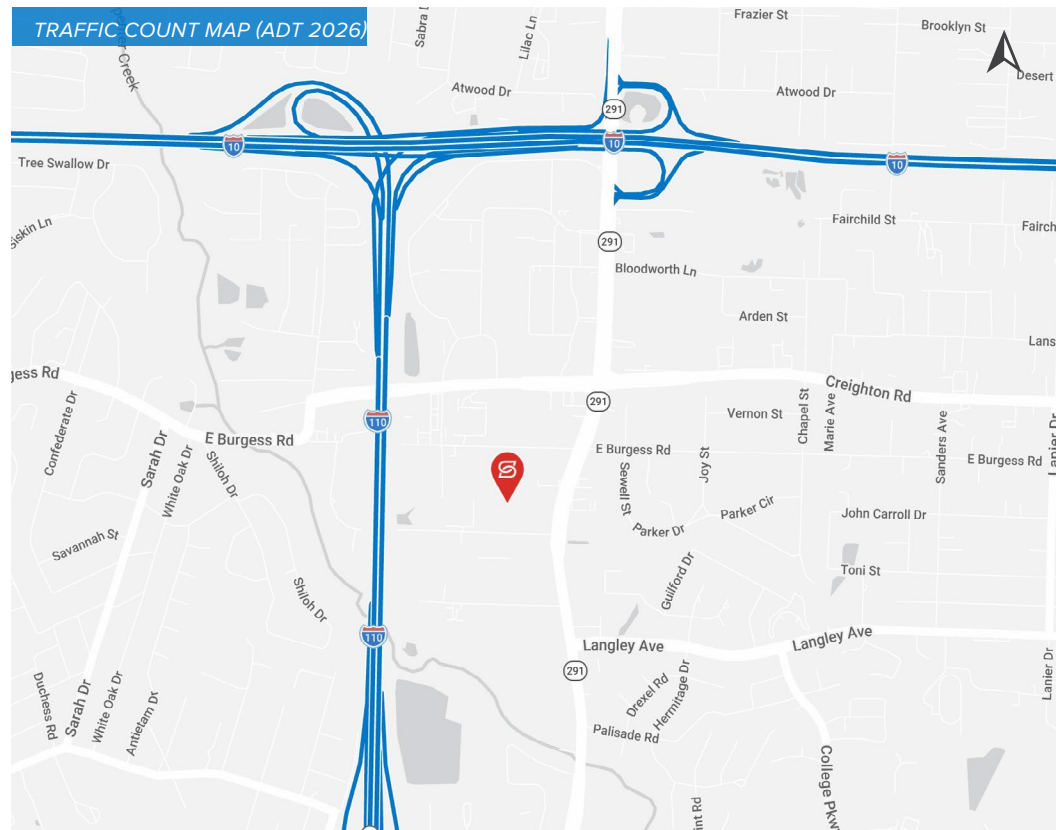
1 MILE	3 MILE	5 MILE
\$74,922	\$87,448	\$88,407



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,603	23,965	59,728





2026 DEMOGRAPHICS



POPULATION

1 MI	3 MI	5 MI
5,942	58,992	147,213



AVG. HH INCOME

1 MI	3 MI	5 MI
\$74,922	\$87,448	\$88,407



HOUSEHOLDS

1 MI	3 MI	5 MI
2,603	23,965	59,728