

RETAIL | OFFICE FOR LEASE

1200 W Gadsden St. Pensacola, FL

1600 SF for Lease



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 South Palafox Place #10E, Pensacola, FL 32502

| 850.764.6800

| BayCityRealty.com



RETAIL OFFERING FOR LEASE

1200 W Gadsden St. Pensacola, FL

1200 W Gadsden St. Pensacola, FL 32501

Lease Rate	\$15.00 SF/Yr
------------	----------------------

360° VIRTUAL TOUR

Location Information

Building Name	1200 W Gadsden St. Pensacola, FL
Street Address	1200 W Gadsden St.
City, State, Zip	Pensacola, FL 32501
County	Escambia
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	One block north to Cervantes Street (Hwy 90) then 2.6 miles to I110.
Nearest Airport	Pensacola International 5 Miles

Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	R-NC Residential-Neighborhood Commercial https://tinyurl.com/PensacolaR-NC
Lot Size	0.34 Acres
APN #	000S009060190056
Lot Frontage	120 ft
Lot Depth	120 ft
Corner Property	Yes
Amenities	Nearby amenities include: Restaurants and fast food chains Coffee shops Gas stations Banks and ATMs Parks and recreational areas Hospitals and medical centers Dollar Store close by

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	15

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 South Palafox Place #10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



RETAIL OFFERING FOR LEASE

1200 W Gadsden St. Pensacola, FL

1200 W Gadsden St. Pensacola, FL 32501



Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,600 SF	Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Lease Rate	Description
1200 W Gadsden St. Pensacola, FL	\$15.00 SF/yr	NNN Lease. Rent is \$15psf (\$2000.00) + NNN \$2.15psf (\$286.67). Sales tax is 3.5% (\$80.03). \$2366.70 total NNN rent with sales tax. Tenant pays all utilities.

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 South Palafox Place #10E, Pensacola, FL 32502

850.764.6800

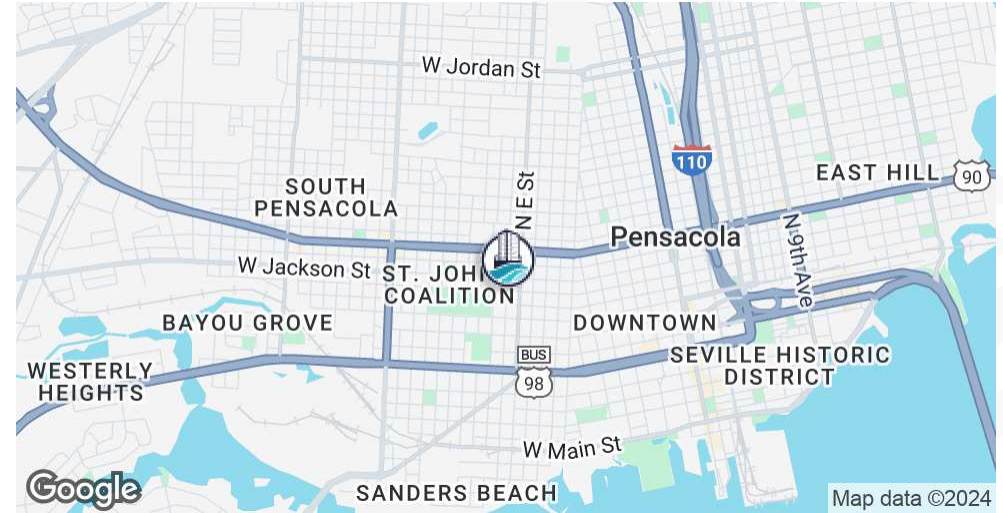
BayCityRealty.com



RETAIL OFFERING FOR LEASE

1200 W Gadsden St. Pensacola, FL

1200 W Gadsden St. Pensacola, FL 32501



Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
NNN:	\$2.15 SF/yr
Building Size:	1,600 SF
Year Built:	1992
Zoning:	R-NC Residential- Neighborhood Commercial https://tinyurl.com/PensacolaR-NC

Property Overview

Formerly Farrow's Barbershop for lease. Great open space with office areas in the back. This building would be highly suited for a beauty shop, barbershop, dance/exercise studio, law office, retail store and more!

Property Highlights

- Reliable, fast Wi-Fi.
- Ample parking
- Close access to public transportation.
- 3 bathrooms, 1 with shower.
- Beautiful lawn/outdoor space. Ah, fresh air!
- 24 Hour availability.
- Signage right on the building

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 South Palafox Place #10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



RETAIL OFFERING FOR LEASE

1200 W Gadsden St. Pensacola, FL

1200 W Gadsden St. Pensacola, FL 32501



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 South Palafox Place #10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



RETAIL OFFERING FOR LEASE

1200 W Gadsden St. Pensacola, FL

1200 W Gadsden St. Pensacola, FL 32501



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 South Palafox Place #10E, Pensacola, FL 32502

850.764.6800

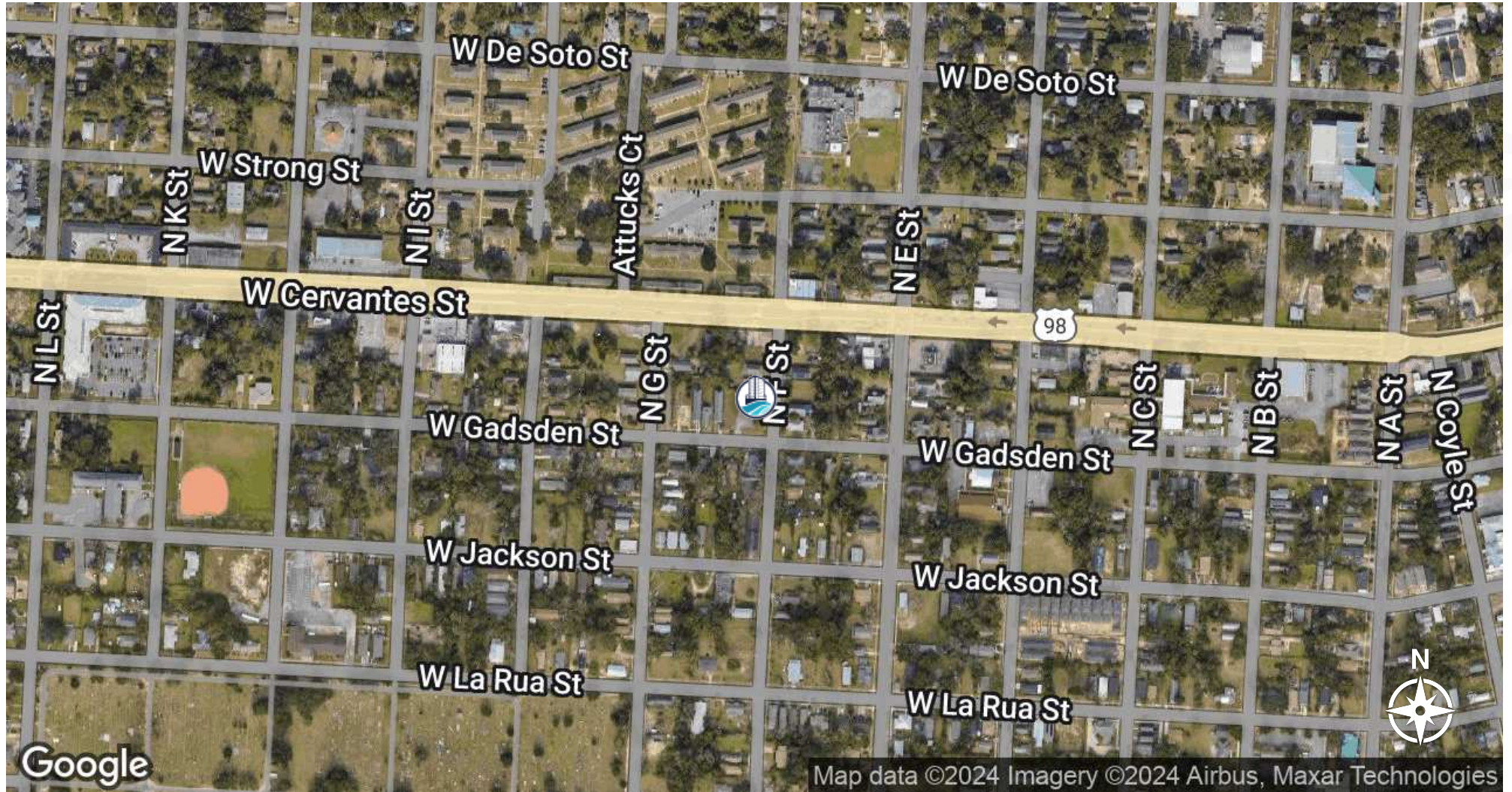
BayCityRealty.com



RETAIL OFFERING FOR LEASE

1200 W Gadsden St. Pensacola, FL

1200 W Gadsden St. Pensacola, FL 32501



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 South Palafox Place #10E, Pensacola, FL 32502

850.764.6800

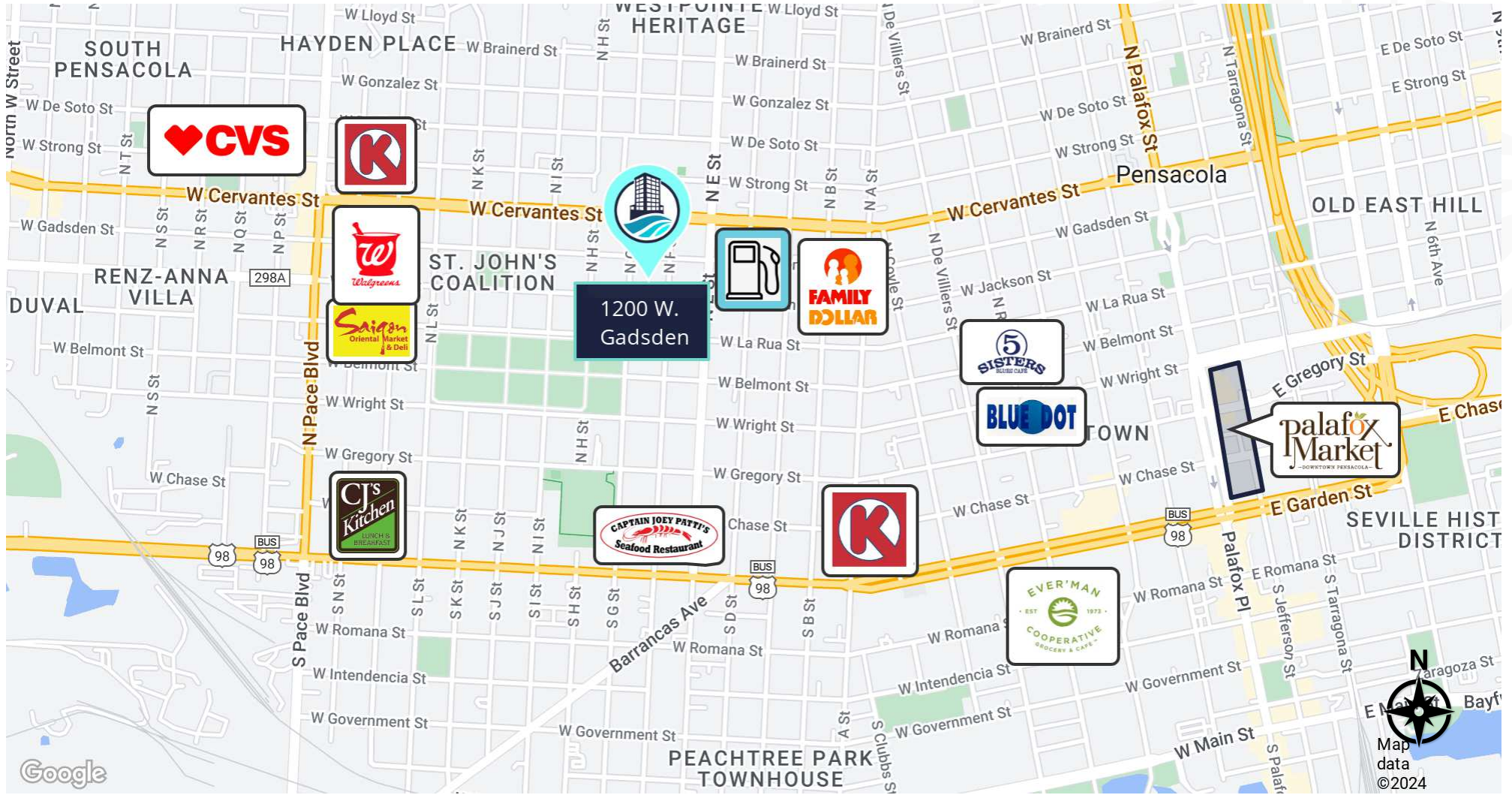
BayCityRealty.com



RETAIL OFFERING FOR LEASE

1200 W Gadsden St. Pensacola, FL

1200 W Gadsden St. Pensacola, FL 32501



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 South Palafox Place #10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



1200 W Gadsden St. Pensacola, FL

1200 W Gadsden St. Pensacola, FL 32501

Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.