

WHERE VISIBILITY MEETS OPPORTUNITY



NAVY PARK PLAZA OUTPARCEL

±0.94 AC at a prime, lighted intersection in a thriving redevelopment corridor. 445 feet of frontage and multiple access points.



**LAND LEASE OR
BUILD-TO-SUIT AVAILABLE.**

Lease Information

- \$2,547.99 per month (BASE)
- NNN Lease
- Five-Year Term
- Lease Price PSF - \$0.75/SF & NNN \$0.34/SF

**Let's make your next location
the one everyone sees.**

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Navy Park Plaza Out Parcel

3960 W. Navy Blvd.

Pensacola, FL 32507

NAIPensacola



Opportunity:

Join Navy Park Plaza, a well-established multi-tenant center with strong neighboring businesses and consistent customer traffic. This strategic location offers excellent exposure and close proximity to major commuter routes.

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- NNN Lease
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Exceptional opportunity to secure a highly visible ± 0.94 -acre commercial outparcel at Navy Park Plaza, located at a hard-corner, lighted intersection with unparalleled accessibility from four directions. This prime site boasts 445 feet of road frontage and is positioned in a rapidly redeveloping corridor, making it an ideal location for a high-impact user.

Key Features:

- Hard-corner, lighted intersection for maximum visibility
- 445' of frontage with excellent ingress/egress from multiple directions
- Located in a high-traffic, rapidly redeveloping corridor
- Land Lease or Build-to-Suit available for well-qualified tenants
- Highest & Best Use: Quick Service Restaurant (QSR), convenience store, retail, or service-based business
- Flexible site design – potential for laydown yard, storage facility, or other commercial uses

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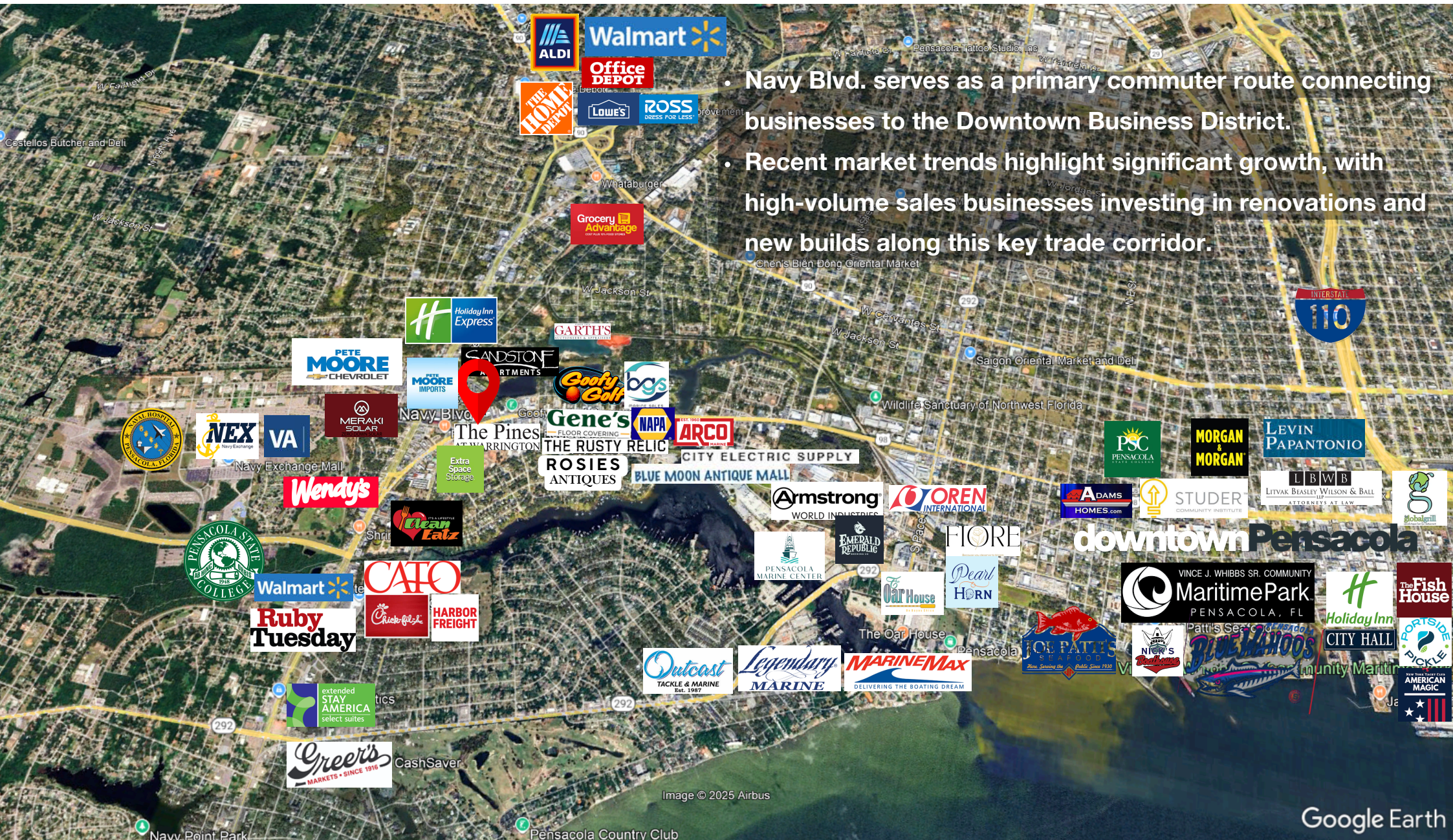
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Location & Market Trends:



- Navy Blvd. serves as a primary commuter route connecting businesses to the Downtown Business District.
- Recent market trends highlight significant growth, with high-volume sales businesses investing in renovations and new builds along this key trade corridor.