

PRIME DOWNTOWN RETAIL

2 N. Palafox Street
Pensacola, FL 32502

2 N Palafox

stirling



East Garden District
Growing Since 1764

Catalyst
real estate development

OVERVIEW

ILLUSTRATIVE SITE

FLOOR PLAN

AERIAL

MARKET INFO

RENDERING

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

- Retail & Fine Dining and Restaurant space
- Redevelopment of a prime, historic Downtown Pensacola location with an emphasis on walkability
- Location—Infill location nestled between Palafox Street and Tarragona Street in Downtown Pensacola's entertainment core
- Upscale Residential Condo/Townhome Component
- 2M+ Visitors annually to Pensacola, increasing by 30% YOY

AVAILABLE

- 4,700 SF of Retail Space at 2 North Palafox
- Up to 8,900 +/- SF fronting Garden Street

CO-TENANTS

- Half Moon Outfitters (opening 2025)
- Union Public House
- The Well
- Perfect Plain Brewing Company
- Garden & Grain
- Papa's Pizza

NEARBY LANDMARKS

- Palafox Street Entertainment/Shopping District
- Southtowne Apartments
- Palafox Market
- Seville Entertainment District
- Seville Historic District
- Community Maritime Park/Blue Wahoos Stadium
- US Federal Courthouse
- Pensacola Museum of Art
- Saenger Theater



PLEASE CLICK HERE
TO WATCH VIDEO



OVERVIEW

ILLUSTRATIVE
SITE

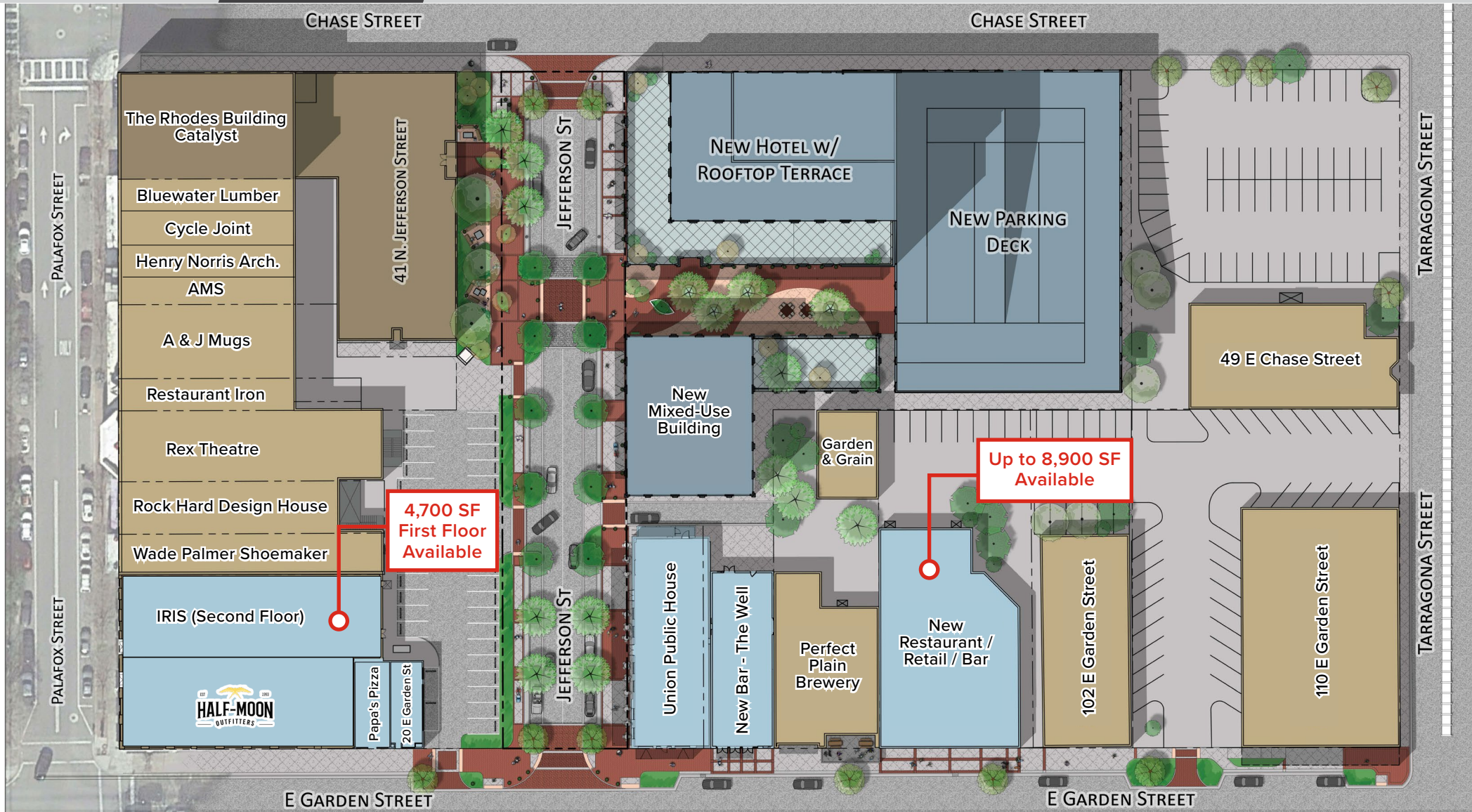
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Click image for larger view

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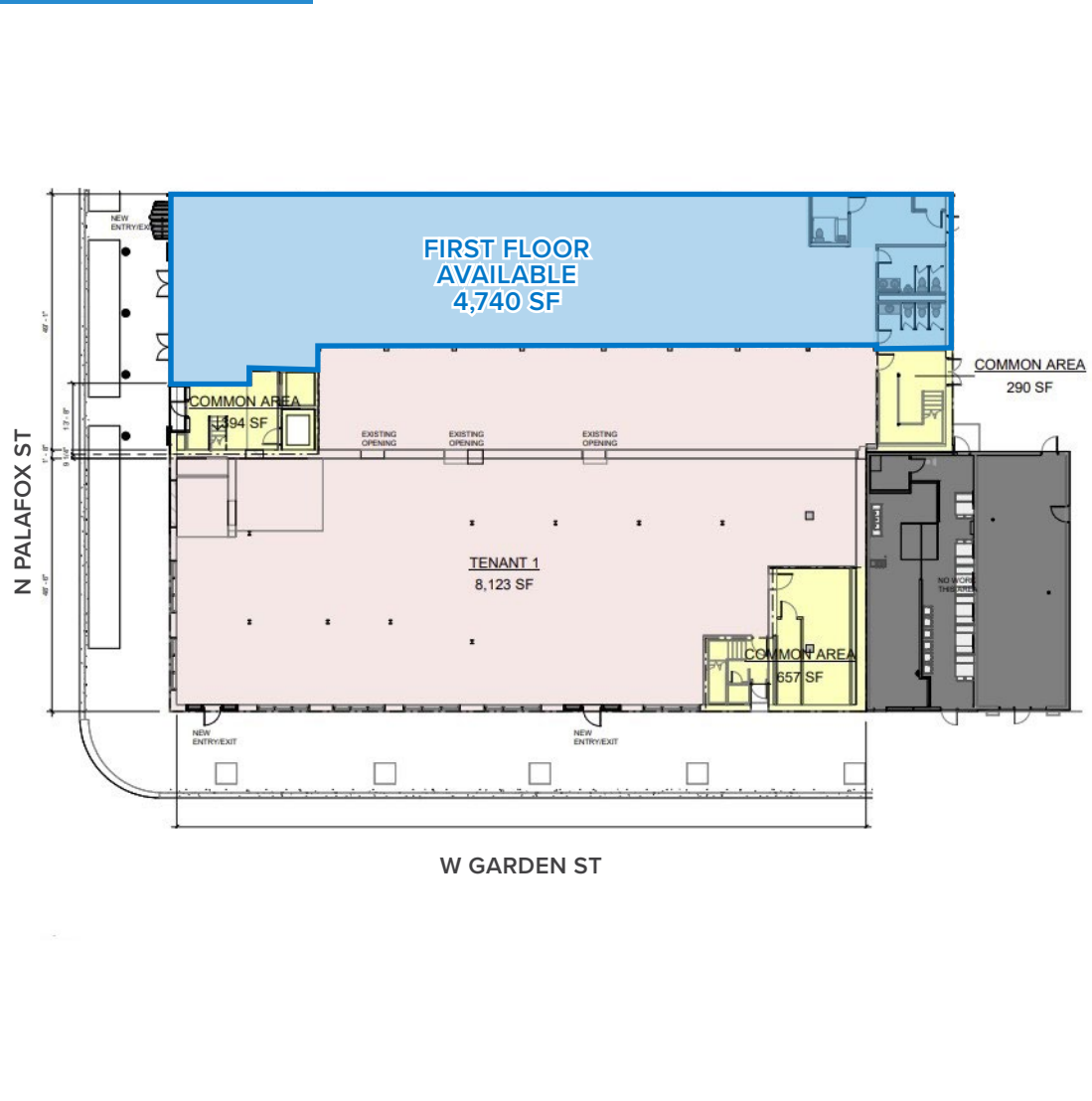
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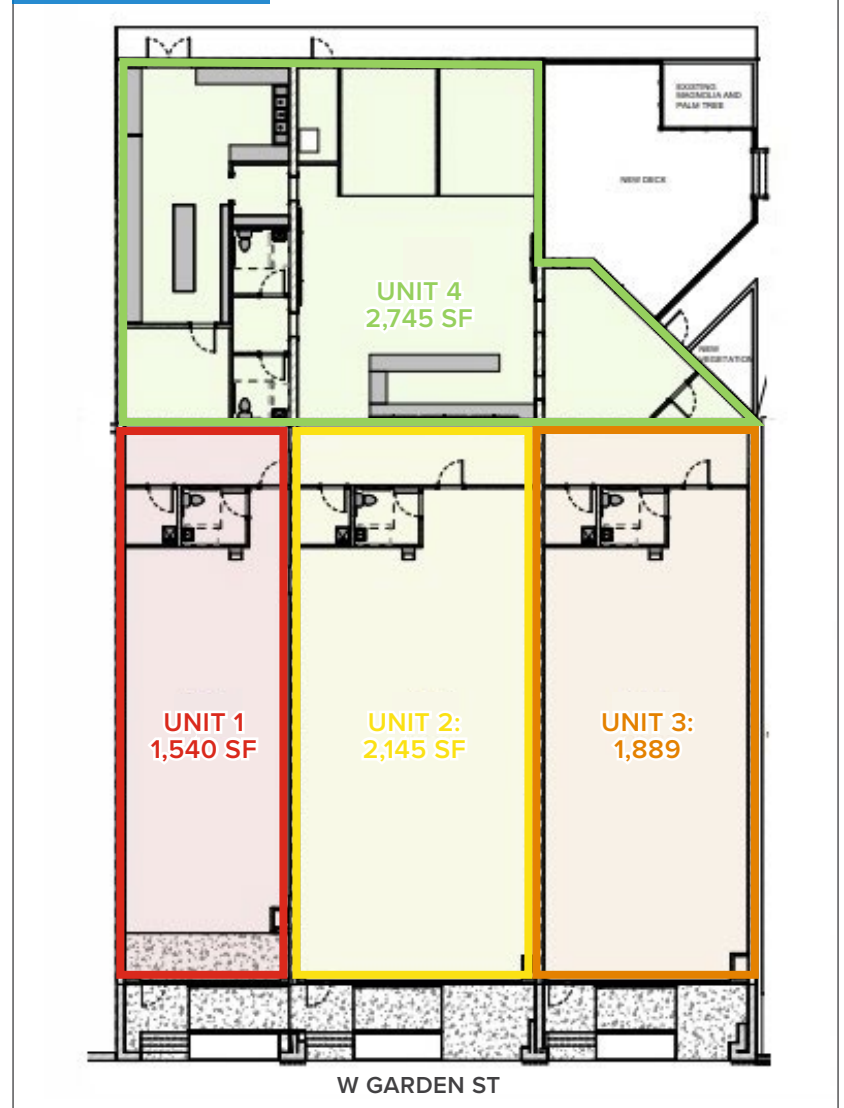
RENDERING

DEMOGRAPHICS

2 N. PALAFOX - FIRST FLOOR



EAST GARDEN RETAIL



OVERVIEW

ILLUSTRATIVE
SITE

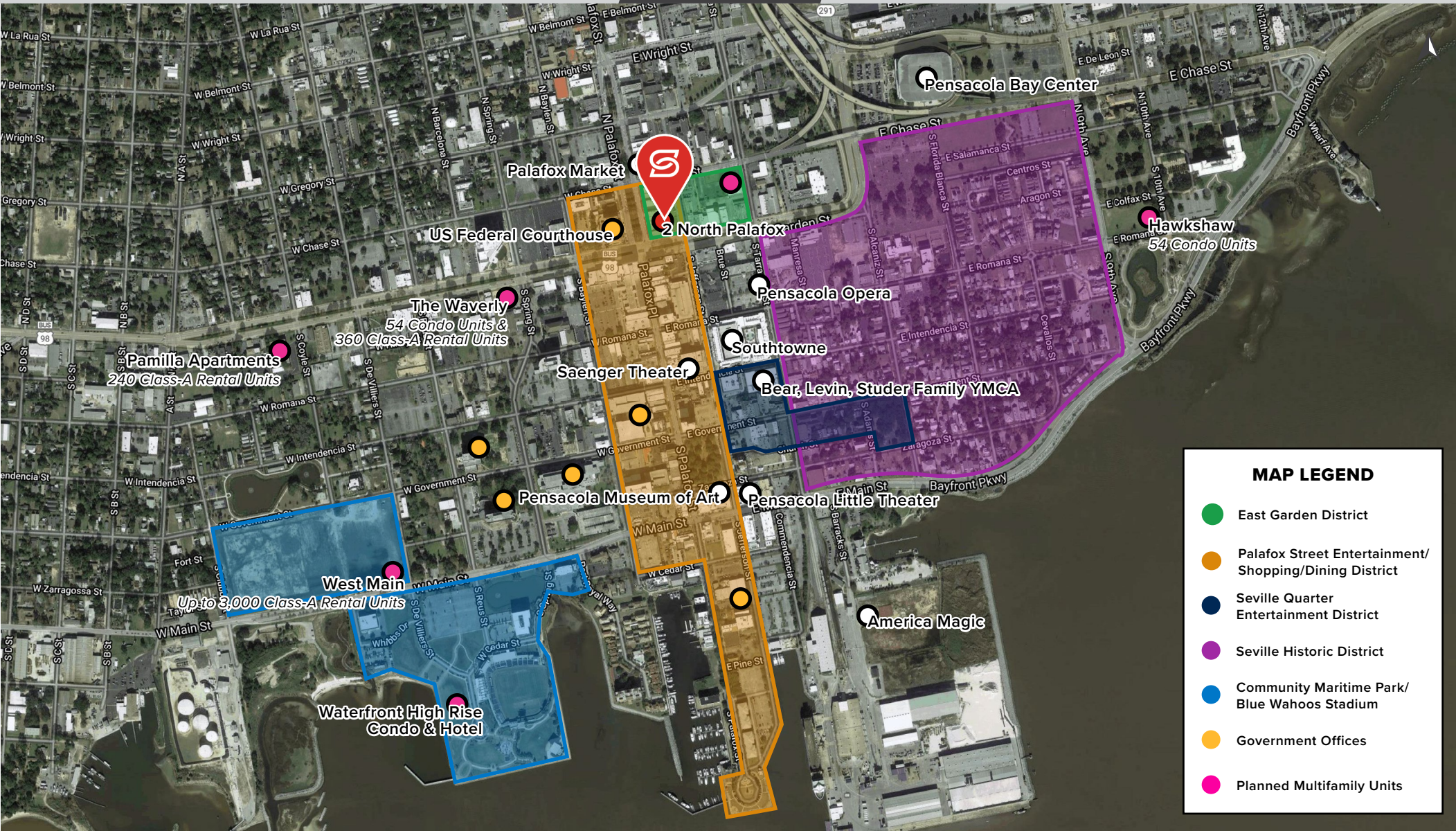
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MAP LEGEND

- East Garden District
- Palafox Street Entertainment/Shopping/Dining District
- Seville Quarter Entertainment District
- Seville Historic District
- Community Maritime Park/Blue Wahoos Stadium
- Government Offices
- Planned Multifamily Units

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DOWNTOWN PENSACOLA, FL TOURISM HIGHLIGHTS

Founded by Spanish explorer Don Tristan de Luna in 1559, Pensacola is the first European settlement in North America. Over the centuries, the flags of Spain, Britain, France, and the United States of America have flown over Pensacola, making this beautiful City by the bay rich in both history and character.

At the heart of Pensacola lies its popular downtown/ business core. Downtown Pensacola is known for its laid-back coastal way of life, history, diverse culture, and deep roots in the business and military communities. Over the past decade, the Downtown Pensacola area has exploded with both commercial and residential activity. Downtown Pensacola offers a myriad of activities from shopping and historical walking tours, to fine dining and entertainment.

The East Garden District is an urban in-fill placemaking project in downtown Pensacola focused on a curation of uses so as to create Pensacola's first live, work, play, shop, dine, and stay district.



stirling

KYLE KNIGHT

Office: 850-807-7044

Direct: 251-769-8487

knight@stirlingprop.com

DARRYL BONNER, CSM, CLS, CRX

Office: 850-807-7043

Direct: 770-335-2828

dbonner@stirlingprop.com

REDEVELOPMENT OF PRIME CITY BLOCK

2 N. Palafox Street, Pensacola, FL



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Member of
RETAIL BROKERS NETWORK



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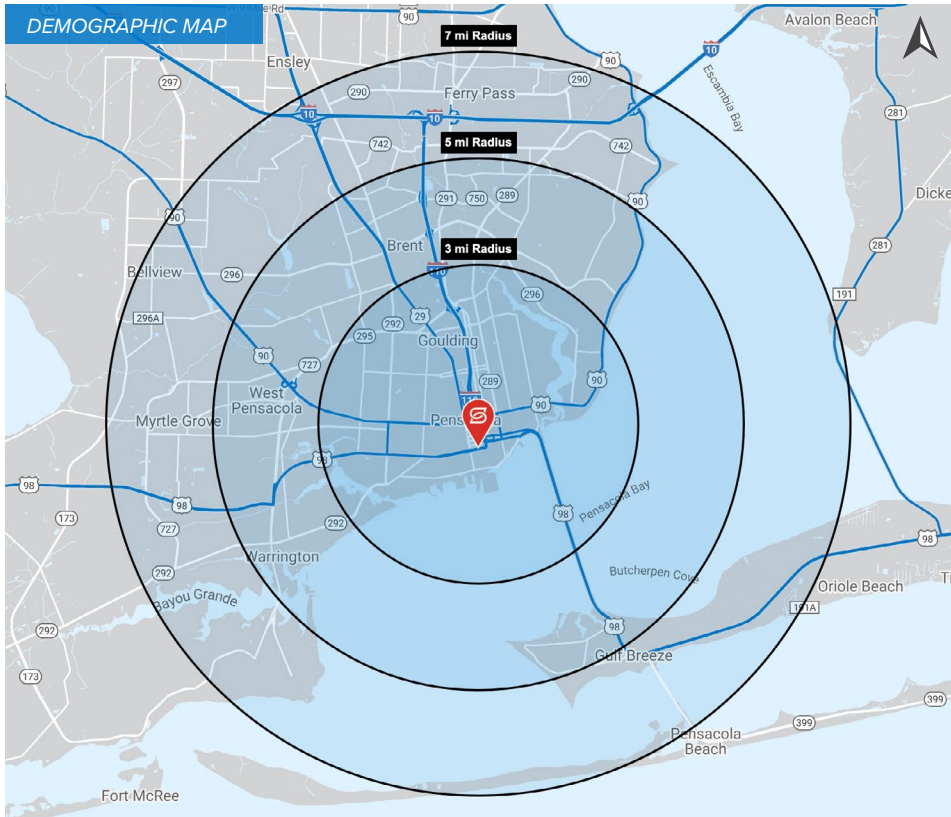
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2024 DEMOGRAPHICS

3 MILE

5 MILE

7 MILE



40,796

104,514

185,499

3 MILE

5 MILE

7 MILE



\$90,664

\$91,329

\$90,656

3 MILE

5 MILE

7 MILE



17,792

42,194

73,958