

LEASE

610 N NAVY BLVD

610 N Navy Blvd Pensacola, FL 32507



PROPERTY DESCRIPTION

2nd Generation Restaurant with Event Space Capabilities including fenced outdoor patio and large onsite parking lot of +/-85 spaces. Surrounded by National Retailers this site is located at the Hwy 98/N Navy Blvd Intersection and has 2 curb cuts on N Navy Blvd and rear access from S. Old Cory Field Rd. Originally two separate buildings, the Landlord will consider multiple leasing options including returning the structures to the original two separate buildings. Demographics within a 5-mile radius include a Total Population of 107,324 and an Average Household Income of \$65,424

PROPERTY HIGHLIGHTS

- AADT 26,000. Surrounded by National Retailers. 2nd Gen Restaurant Space. Onsite Parking. Signage Capabilities.

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	9,856 SF
Lot Size:	1.01 Acres
Building Size:	9,856 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,231	19,413	41,586
Total Population	7,926	47,995	107,324
Average HH Income	\$70,996	\$64,777	\$65,424

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Floor plan of the second floor showing various commercial units and a bathroom. The units are labeled with their dimensions and area in square feet (sq ft). The plan also includes a staircase labeled 'DN' (Down), a 'FIF' (Fire Escape) area, and a 'BATHROOM'.

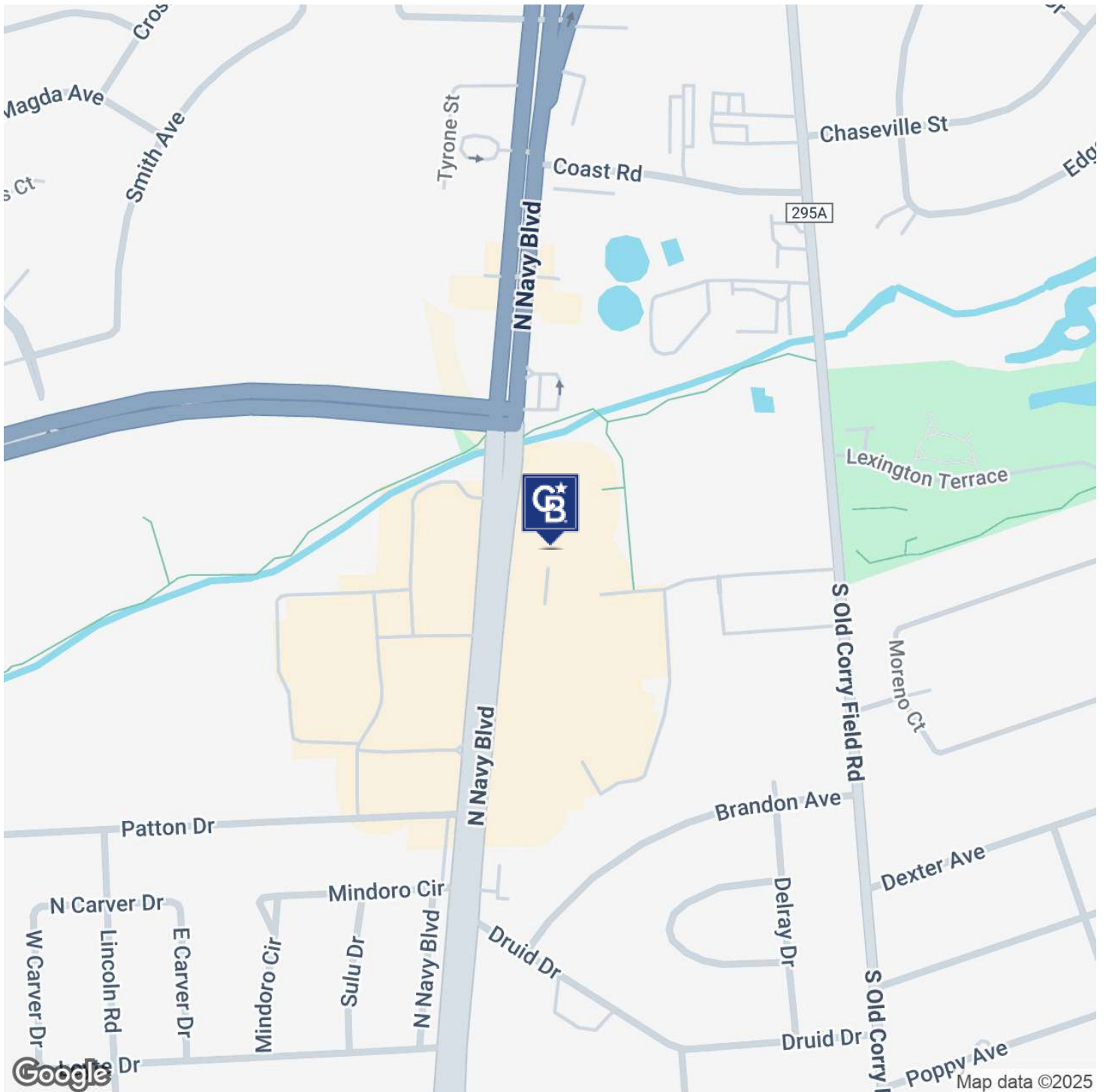
- COMMERCIAL 17'5" x 12'4" 214 sq ft
- COMMERCIAL 9'1" x 10'9" 107 sq ft
- COMMERCIAL 13' x 10'9" 135 sq ft
- COMMERCIAL 12'10" x 10'4" 133 sq ft
- COMMERCIAL 10'2" x 10'0" 106 sq ft
- COMMERCIAL 27'10" x 42'11" 1079 sq ft
- COMMERCIAL 27'7" x 16'9" 428 sq ft
- BATHROOM 7'0" x 6'9"
- Staircase: DN
- FIF (Fire Escape)
- BLCN (Balcony)
- CL (Closet)

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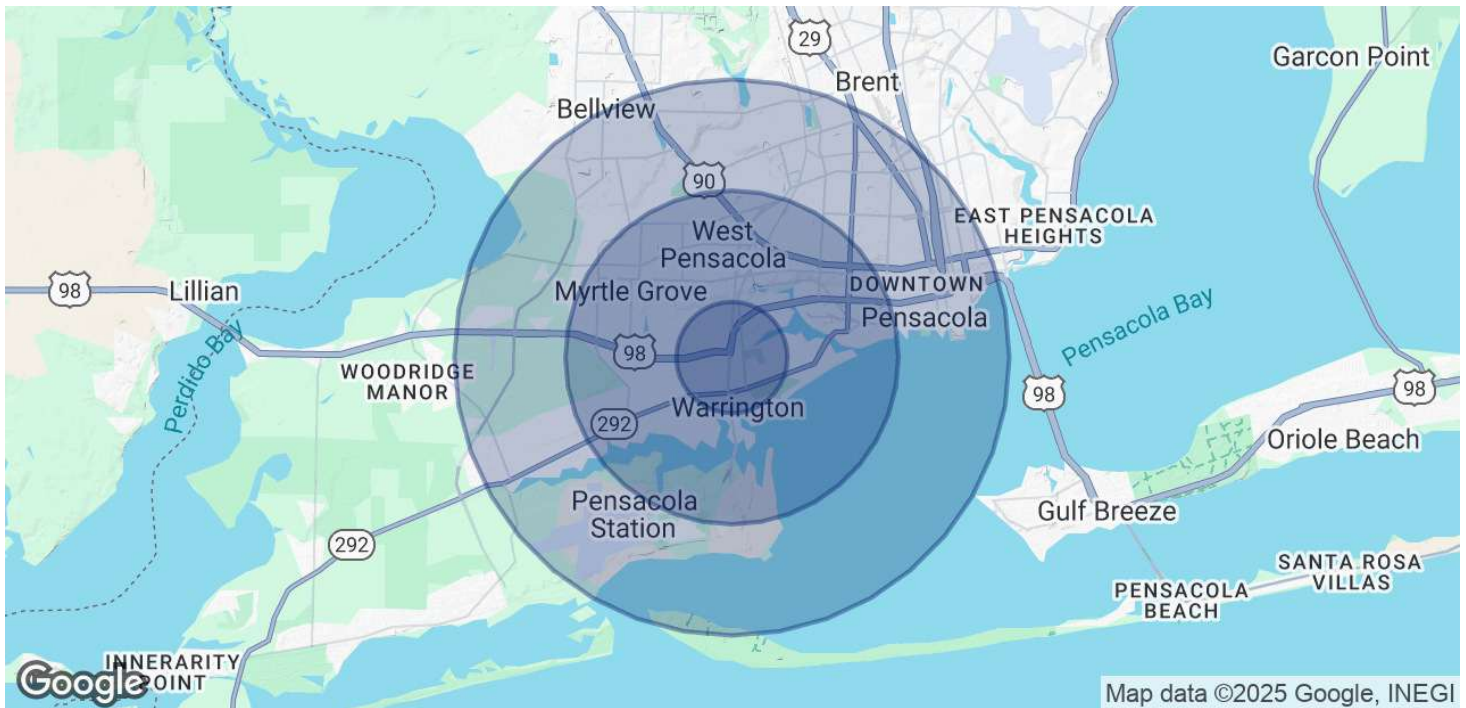


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,926	47,995	107,324
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,231	19,413	41,586
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$70,996	\$64,777	\$65,424
Average House Value	\$301,238	\$228,300	\$218,816

Demographics data derived from AlphaMap

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