

Outpatient Medical Space For Lease

12591 SORRENTO ROAD, PENSACOLA, FL 32507



12591 Sorrento Road, Pensacola, FL 32507

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Outpatient Medical Suite For Lease

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OFFERING SUMMARY



Property Description

2,500 Square Feet available in strip center on Sorrento Road. Located in West Pensacola approximately 4 miles north of Theo Baars Bridge and Perdido Key. This center lends itself to medical with Clarkson Eyecare and Andrews Institute as neighboring tenants, but wide open floorplan allows for various office and retail uses. Unit is mostly open with a spacious reception area, two small private offices/exam rooms, storage, and a utility area with sink.

Supported by surrounding residential, the property is positioned between busy Sorrento / Blue Angel intersection and nearby Innerarity Heights commercial development. Sorrento Road sees considerable traffic, approx. 20,500 AADT, including military, commuters traveling between Baldwin County and Pensacola, as well as Orange Beach tourist traffic.

Contact broker for more information or to schedule a showing.

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Offering Summary

Number Of Units:	1
Available SF:	2,500 SF
Lot Size:	0.65 Acres
Building Size:	6,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	563	5,744	15,352
Total Population	1,500	11,447	29,029
Average HH Income	\$97,020	\$76,175	\$66,670

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INTERIOR PHOTOS



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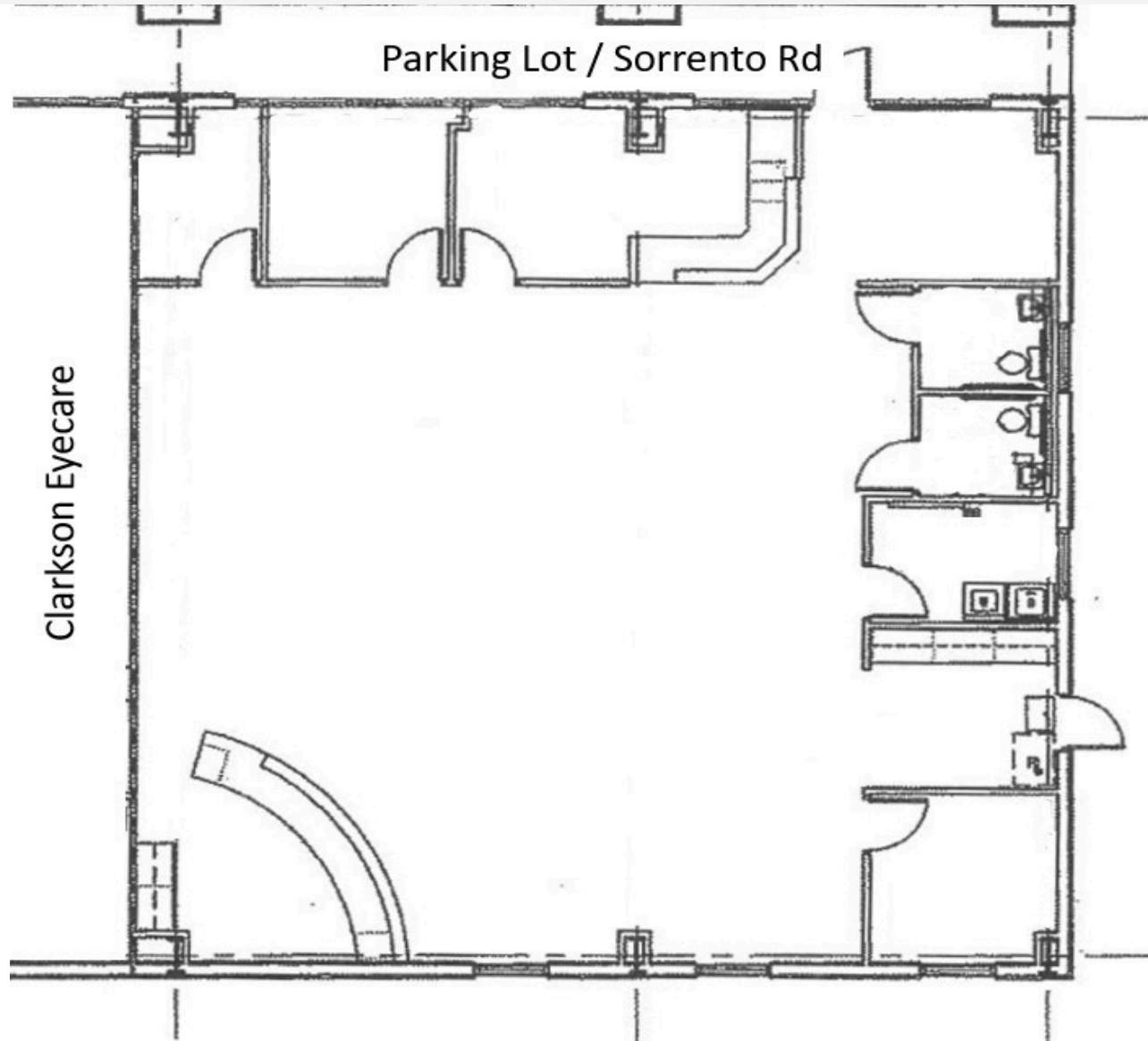
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FLOOR PLAN



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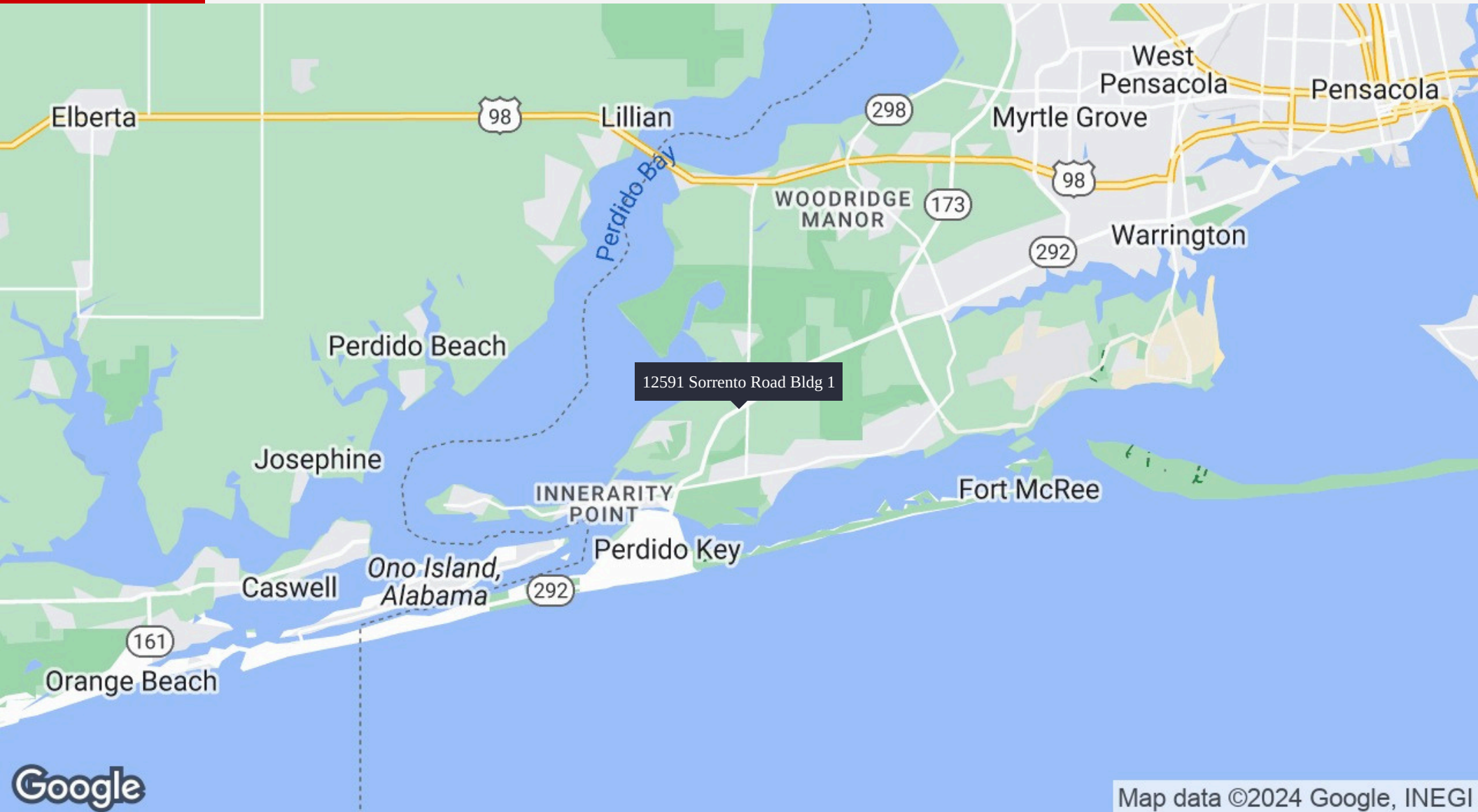
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LOCATION MAP



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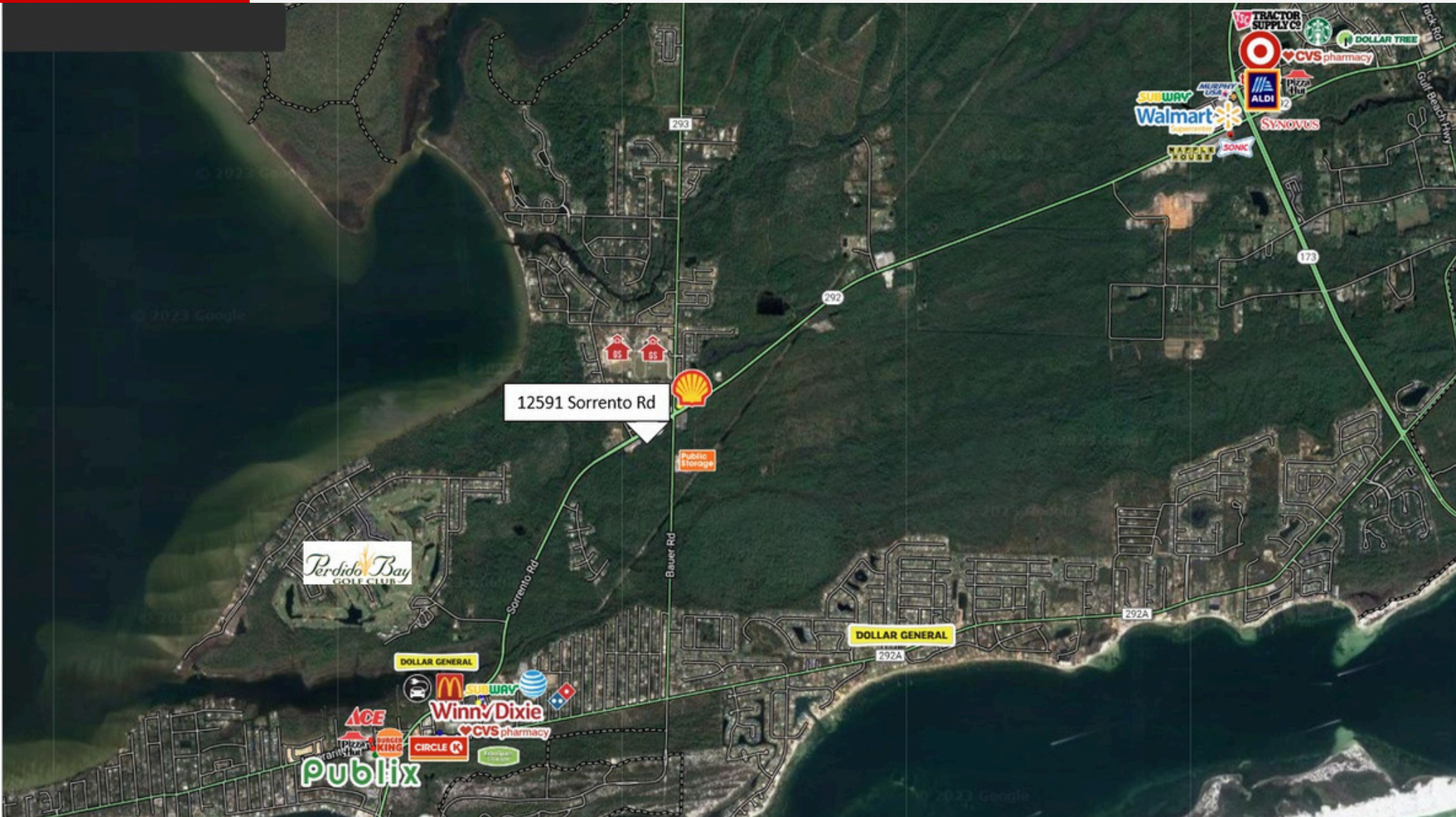
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ADDITIONAL PHOTOS



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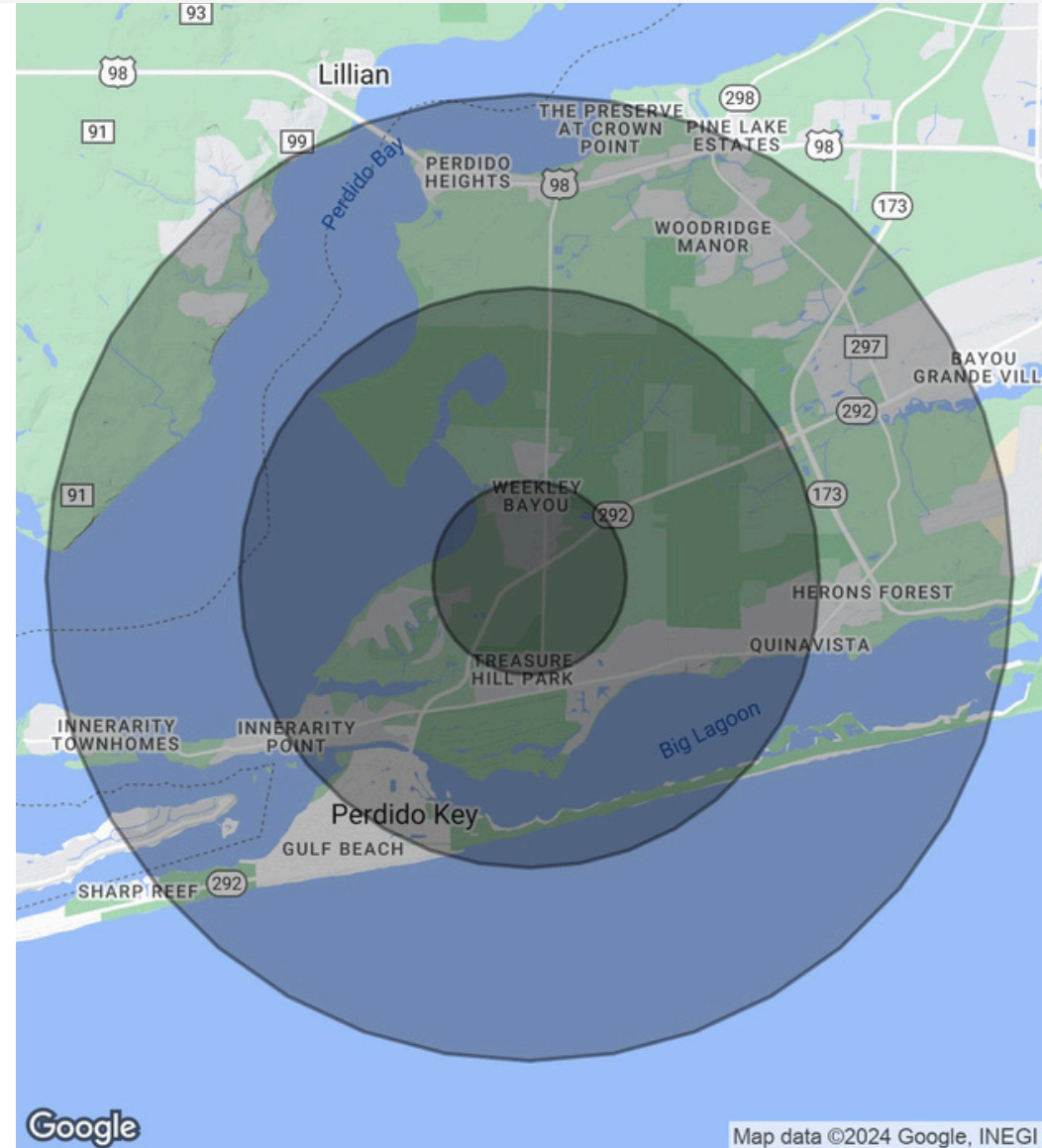
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	1,500	11,447	29,029
Average Age	35.9	37.7	38.9
Average Age (Male)	31.0	33.8	37.0
Average Age (Female)	40.8	41.5	41.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	563	5,744	15,352
# Of Persons Per HH	2.7	2.0	1.9
Average HH Income	\$97,020	\$76,175	\$66,670
Average House Value	\$218,786	\$245,362	\$217,867

* Demographic data derived from 2020 ACS - US Census



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For leasing information, please contact:
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