

# Outpatient Medical Space For Lease

12591 SORRENTO ROAD, PENSACOLA, FL 32507



12591 Sorrento Road, Pensacola, FL 32507

Robert Wilson | 850.637.9619 | [rwilson@beaubox.com](mailto:rwilson@beaubox.com)



Healthpeak® | DOC  
LISTED  
NYSE

# Outpatient Medical Suite For Lease

## 12591 Sorrento Road, Pensacola, FL 32507

### 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.

### Robert Wilson

850.637.9619  
rwilson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 04, 2024

### 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

Healthpeak® | DOC  
LISTED  
NYSE

IB  
BEAU BOX  
REAL ESTATE

# Outpatient Medical Suite For Lease

12591 Sorrento Road, Pensacola, FL 32507

## INTERIOR PHOTOS



**Robert Wilson**

850.637.9619  
rwilson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 04, 2024

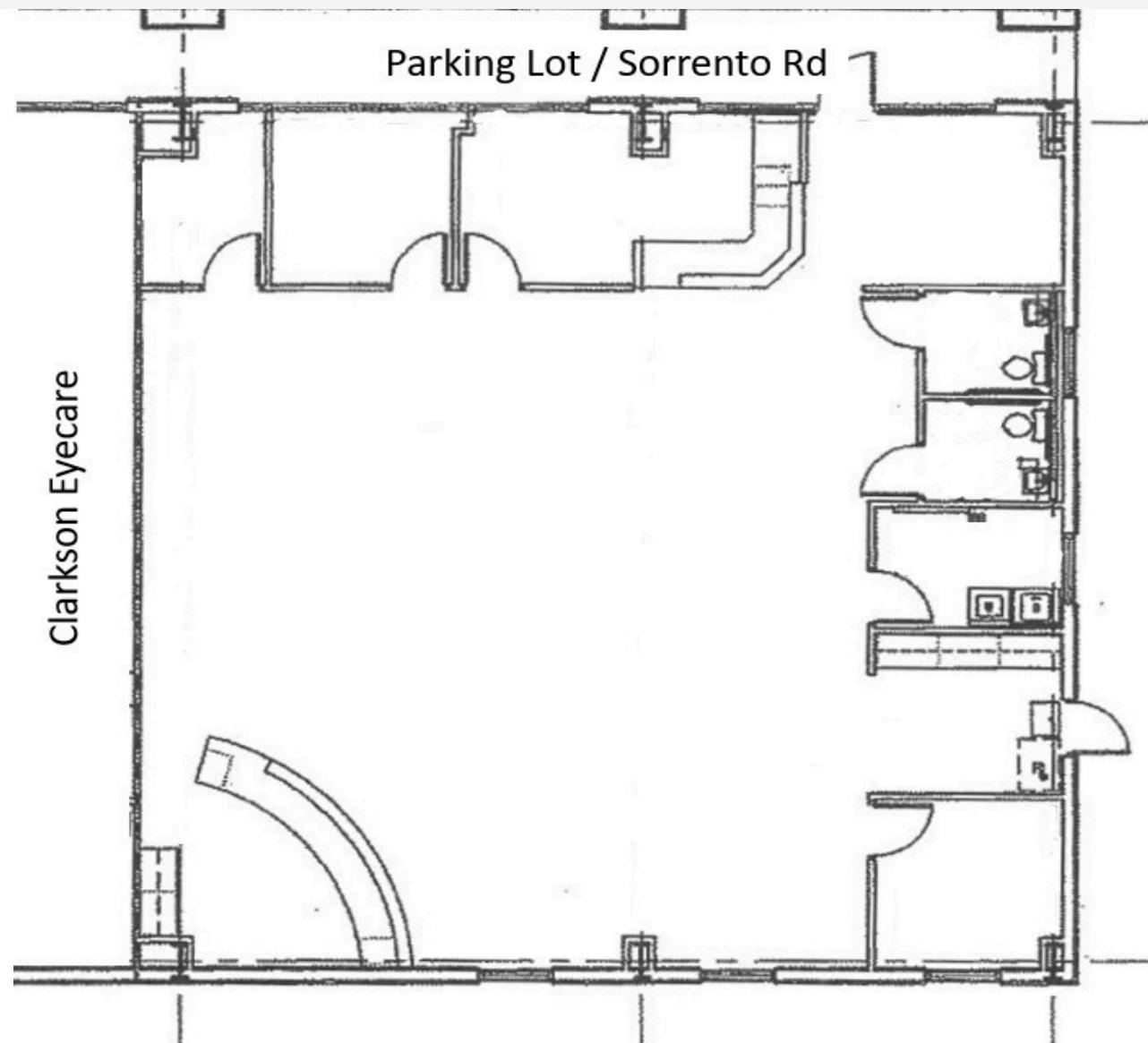
Healthpeak® | DOC  
LISTED  
NYSE

**IB**  
BEAU BOX  
REAL ESTATE

# Outpatient Medical Suite For Lease

12591 Sorrento Road, Pensacola, FL 32507

## FLOOR PLAN



**Robert Wilson**

850.637.9619  
rwilson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 04, 2024

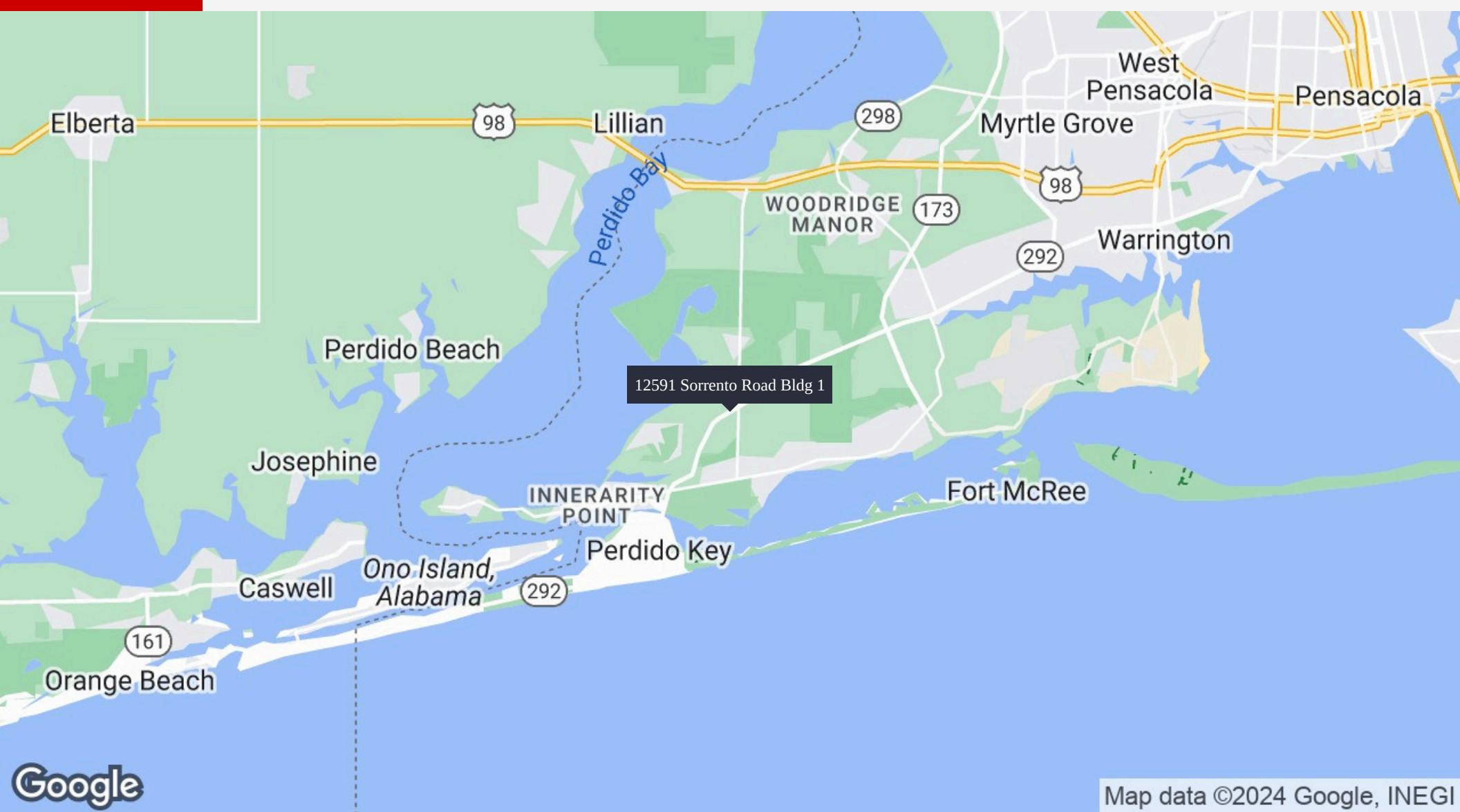
Healthpeak® | DOC  
LISTED  
NYSE

**IB**  
BEAU BOX  
REAL ESTATE

# Outpatient Medical Suite For Lease

12591 Sorrento Road, Pensacola, FL 32507

## LOCATION MAP



Google

Map data ©2024 Google, INEGI

## Robert Wilson

850.637.9619  
rwilson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 04, 2024

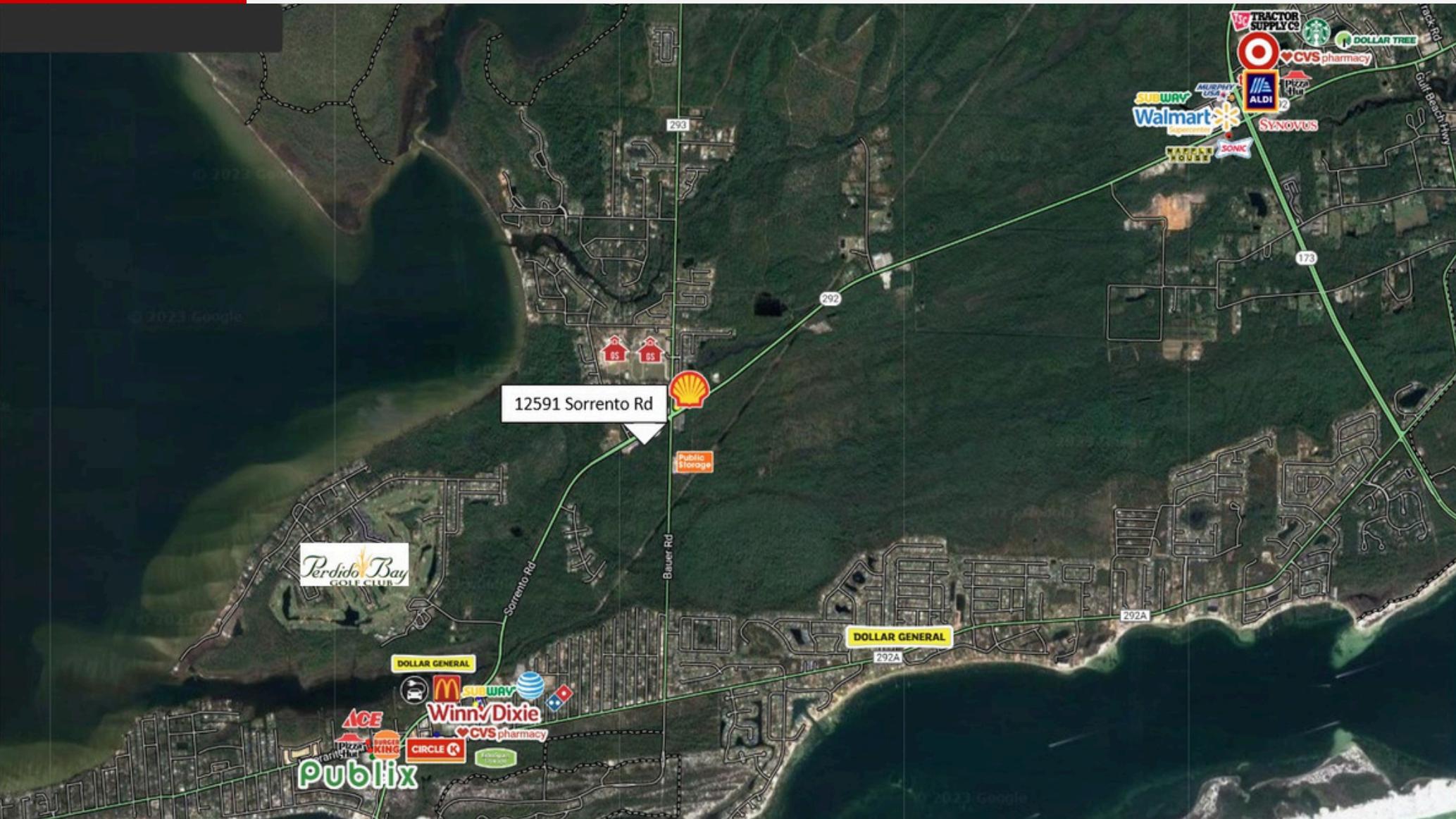
Healthpeak® | DOC  
LISTED  
NYSE

IB  
BEAU BOX  
REAL ESTATE

# Outpatient Medical Suite For Lease

## 12591 Sorrento Road, Pensacola, FL 32507

ADDITIONAL PHOTOS



**Robert Wilson**

850.637.9619  
rwilson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 04, 2024

Healthpeak® | DOC  
LISTED  
NYSE

**IB**  
BEAU BOX  
REAL ESTATE

# Outpatient Medical Suite For Lease

## 12591 Sorrento Road, Pensacola, FL 32507

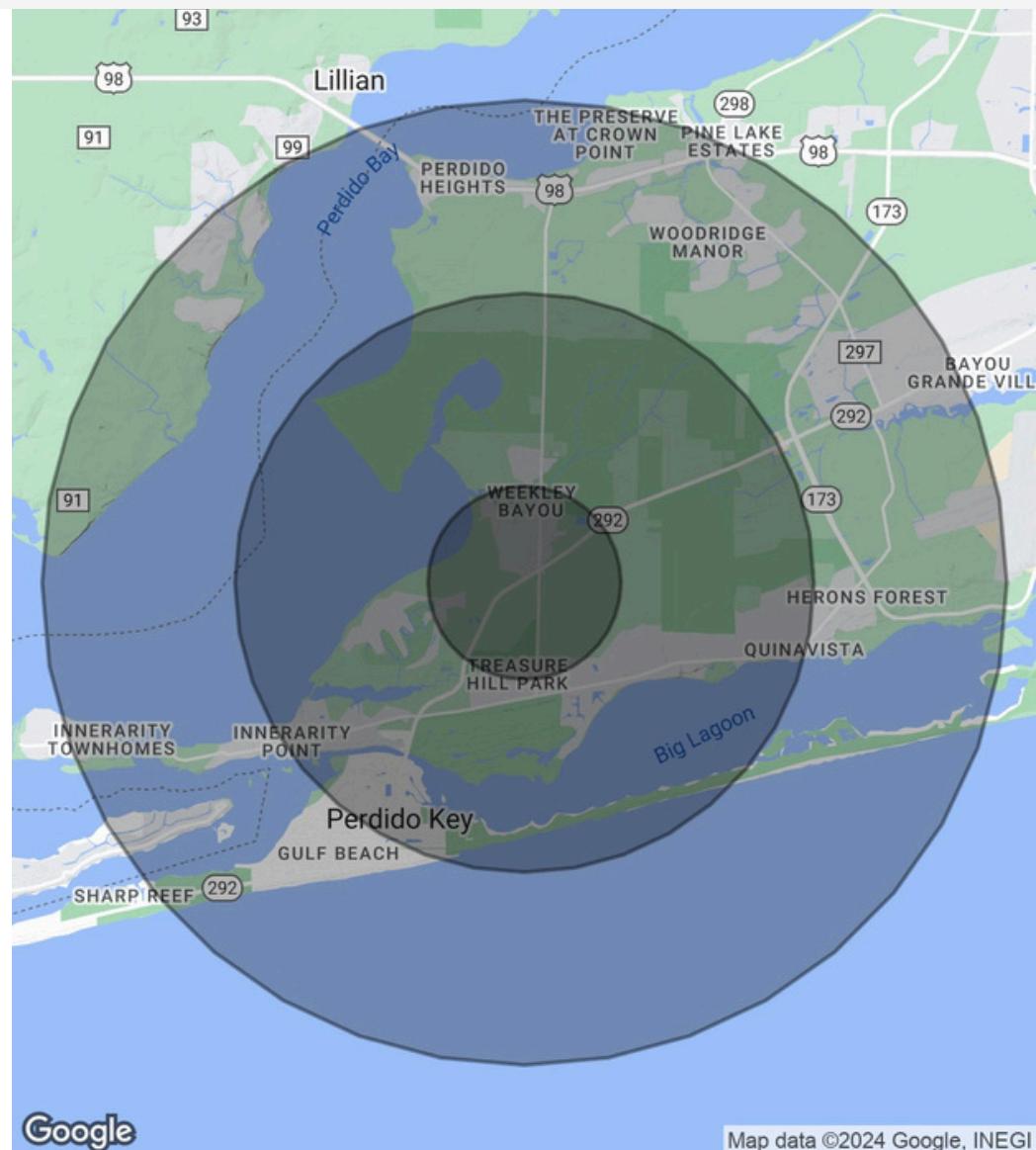
### DEMOGRAPHICS MAP & REPORT

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



**Robert Wilson**

850.637.9619  
rwilson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 04, 2024

Healthpeak® | DOC  
LISTED  
NYSE

**IB**  
BEAU BOX  
REAL ESTATE

For leasing information, please contact:  
Robert Wilson  
o: 850.972.0360 | c: 850.637.9619  
rwilson@beaubox.com



12591 Sorrento Road, Pensacola, FL 32507

Robert Wilson | 850.637.9619 | [rwilson@beaubox.com](mailto:rwilson@beaubox.com)

Healthpeak® | DOC  
LISTED  
NYSE