

RETAIL OFFERING FOR LEASE

# New Warrington Rd Ground Lease Opportunity

1316 N New Warrington Rd Pensacola, FL 32506



**Island Culture Realty**

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Lease Rate

**\$2,000.00 Per Month**

### Offering Summary

Lot Size:	0.437 Acres
Zoning:	COM

### Property Overview

Take advantage of this extraordinary opportunity to lease a uniquely shaped, triangular property that intersects with three different roads. This exceptional real estate asset presents a standout location for any business seeking maximum exposure and visibility.

The sizeable lot is suitable for a variety of business types, including a coffee shop, food truck, or car dealership. The open layout offers maximum flexibility, allowing you to custom-design your space to fit your specific business needs.

### Property Highlights

- Long-term lease option for business stability and growth.
- Prominent, highly visible location at the intersection of three roads.
- Unique triangular layout allowing for innovative design options.
- High traffic count ensuring excellent business exposure.
- Easy access and exit from multiple directions, enhancing customer convenience.
- Close proximity to local amenities, including retail, dining, and recreational facilities.
- Ample parking space available.

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