

SUMMARY

SITE PLAN

AERIAL

RETAIL COMPETITION

DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

Located on US Highway 90 (Nine Mile Road) in Pensacola, Florida. This Tractor Supply Co. anchored retail center is located in the fastest growing sub-market of the Pensacola Area. With immediate access to the north/south corridor of Highway 29 and the east/west corridor of Nine Mile Road, the Plaza North Shopping Center has unobstructed visibility to Nine Mile Road and is exposed to nearly 80,000 cars per day. Signaled intersection. Minutes from downtown, the University of West Florida, and Navy Federal Credit Union.

### AVAILABLE

- Suite 7: 2,500 ± SF
- \$10.00 PSF + NNN \$2.25

### PROPERTY INFORMATION

- GLA: 81,848 ± SF
- Ample Parking

### TRAFFIC COUNTS (ADT 2021)

- On West 9 Mile Road, east of site: 37,400
- On US Highway 29, south of site: 42,200
- On Palafox Street, south of site: 12,700

### AREA BUSINESSES

Walmart Supercenter, The Home Depot, Lowe's, Office Depot, Virginia College, Navy Federal Credit Union, Winn-Dixie, Publix, Target, KFC



## SUMMARY

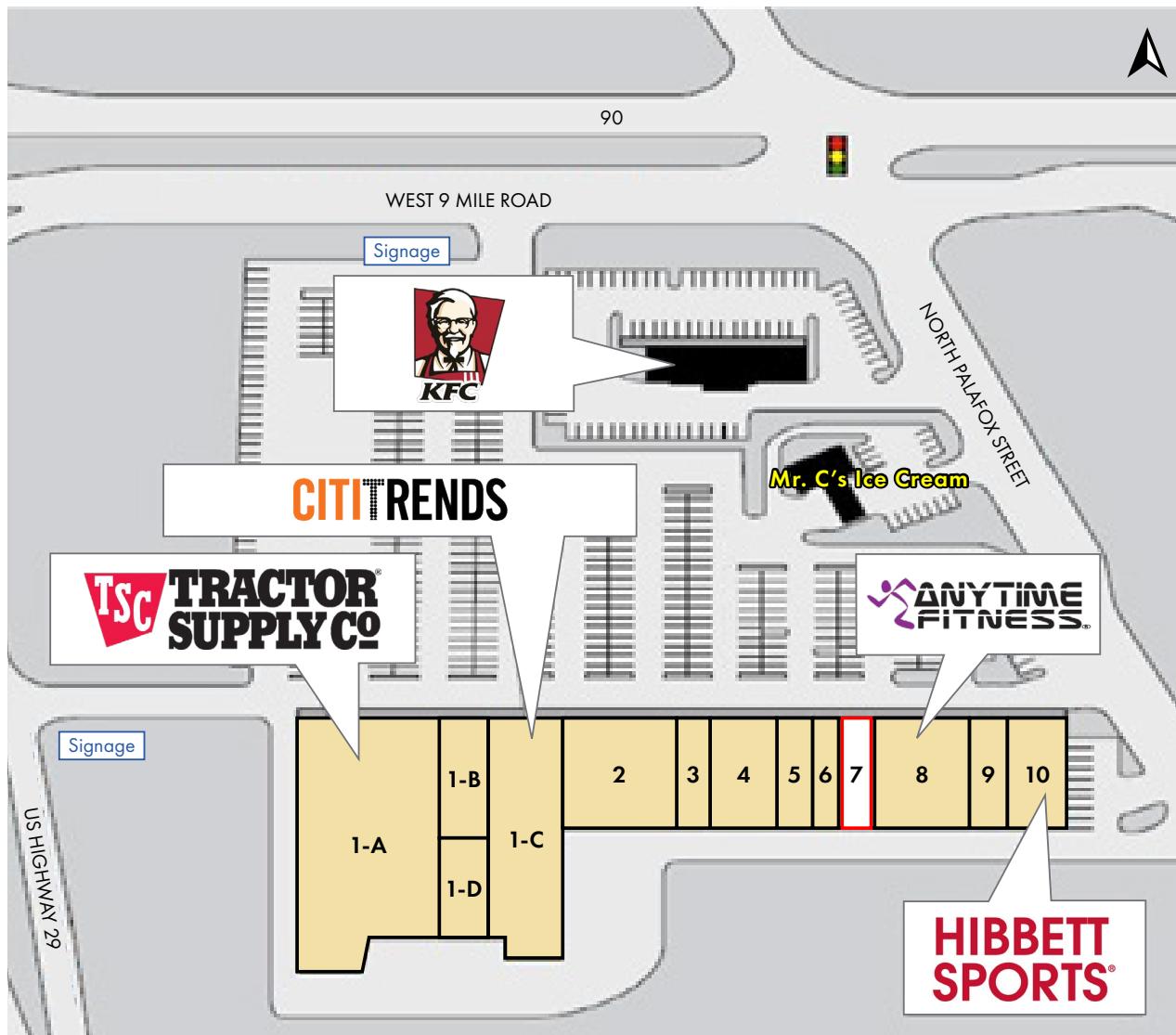
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### SITE PLAN



### TENANTS

1-A. Tractor Supply Co.	23,151 SF
1-B/1-D. Tractor Supply Co.	7,097 SF
1-C. Citi Trends	12,600 SF
2. King Buffet	9,000 SF
3. Kings Beauty	2,500 SF
4. Play Zone	5,000 SF
5. Coding Ninjas	2,500 SF
6. Sami's Nail & Spa	2,500 SF
7. Available	2,500 SF
8. Anytime Fitness	7,500 SF
9. GP Barber Shop	2,500 SF
10. Hibbett Sports	5,000 SF
11. Mr. C's Ice Cream	1,810 SF

### SIGNAGE



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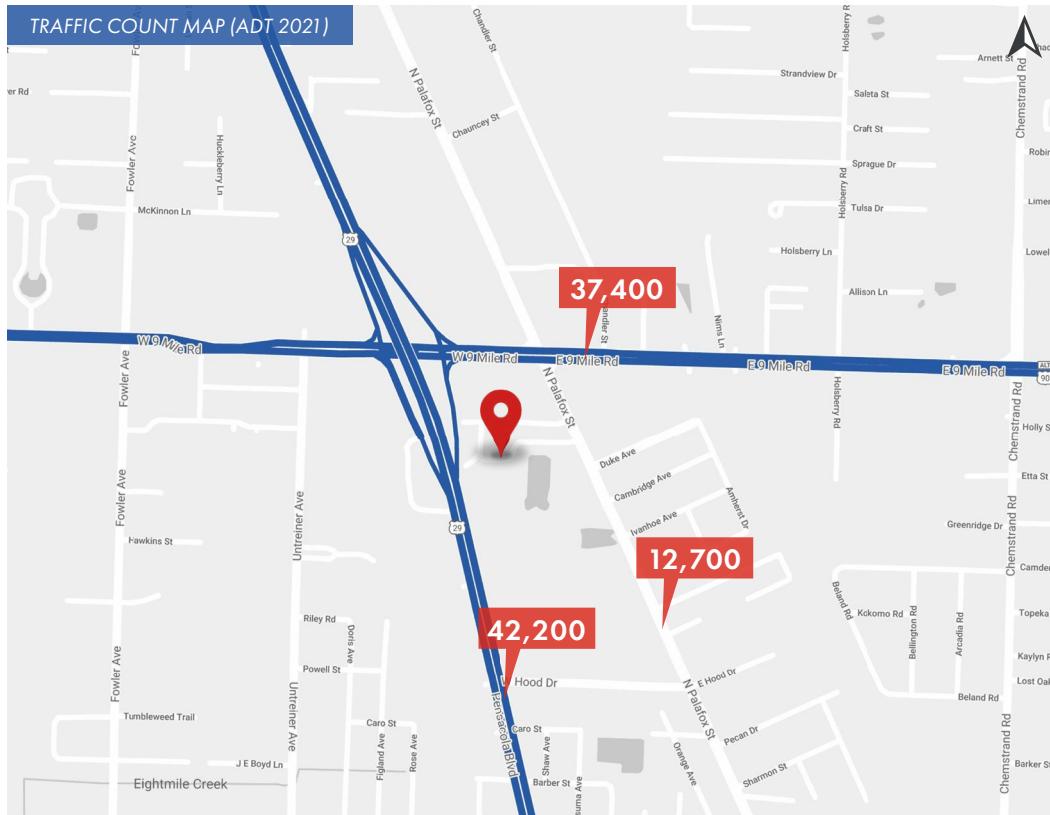
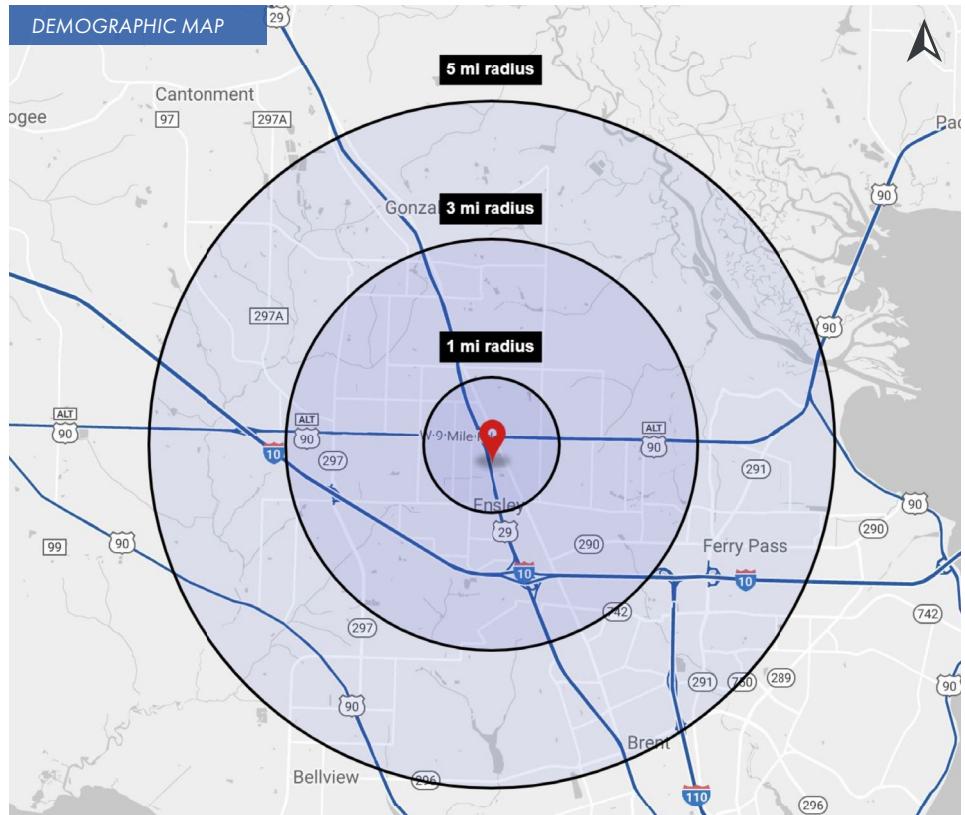
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## 2022 DEMOGRAPHICS

### 1 MILE    3 MILE    5 MILE



4,707    45,376    110,506



1 MILE    3 MILE    5 MILE  
\$64,464    \$66,155    \$67,421



1 MILE    3 MILE    5 MILE  
1,977    18,767    43,977