

**BELLCORE**

COMMERCIAL



# CORDOVA COMMONS

1690 AIRPORT BLVD, PENSACOLA, FL 32504



PROPERTY DESCRIPTION

Cordova Commons, Pensacola's upscale, superior shopping center which features Fresh Market, Ulta, Marshalls, Wine World, Petco, and Kirkland's to name a few. The shopping center has an excellent co-tenant mix along with great food options to accommodate the consumers shopping experience which includes Five Guys, Jersey Mike's Subs, and Smoothie King. The center is located in the center of the core retail trade area at the highly trafficked, signaled intersection of 9th Avenue & Airport Blvd which experiences over 61,000 vehicles per day. The center is the ideal location for any retailer or restaurant user as this center is the premier, upscale shopping center in Pensacola. There is excellent visibility and access to the center with large pylon signage and several entrances on 9th Ave and Airport Blvd.

PROPERTY HIGHLIGHTS

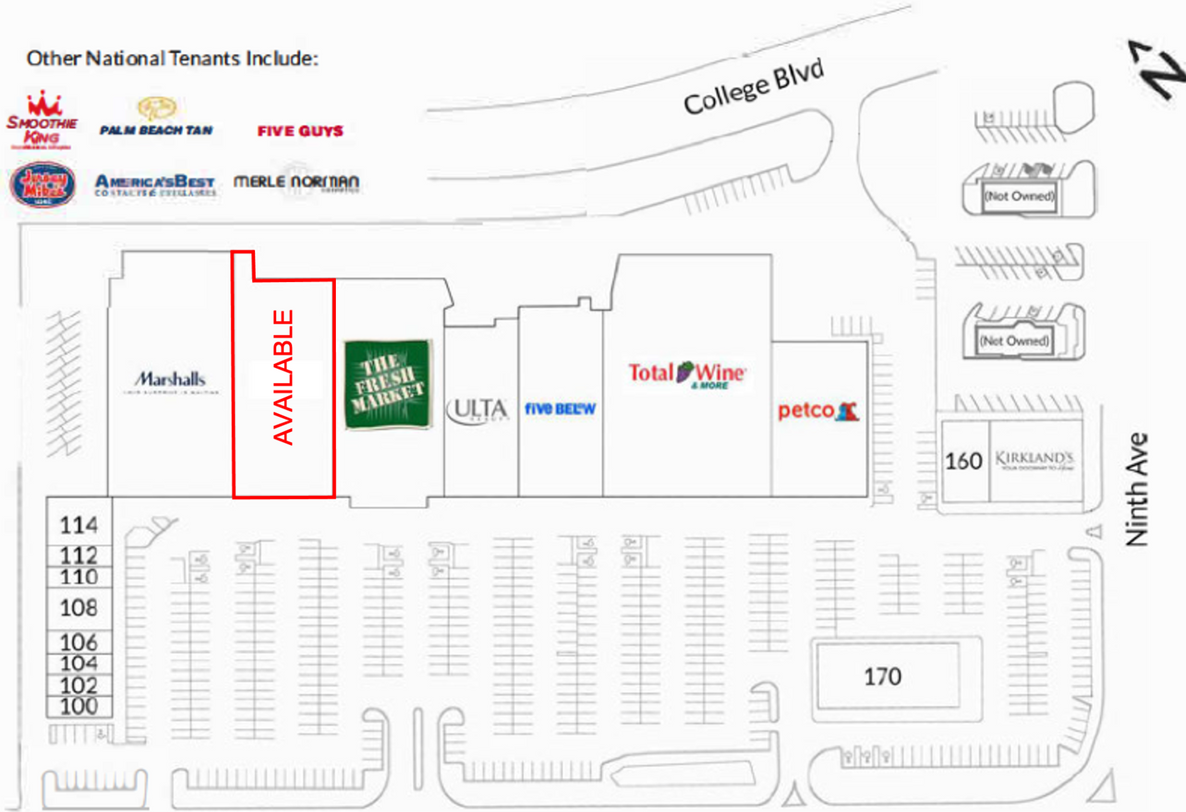
- Excellent visibility on a high traffic signaled intersection (61,000 VPD)
- Directly across from the 900,000 SF regional Cordova Mall
- Close proximity to the airport, hospital, high school, and national retailers

OFFERING SUMMARY

Lease Rate	\$18.00 SF/yr (NNN)
Available SF	18,000 SF
Lot Size	11.91 Acres
Building Size	169,486 SF
APN	331S304101000001
Property Type	Retail Shopping Center
Traffic Count	61,000
Market	Pensacola

**SLATE** Grocery REIT

Other National Tenants Include:



UNIT	TENANT
100	Jersey Mike's Subs
102	Lisa's Nails
104	ubreakifx
106	Yum's Chinese Take-Out
108	Palm Beach Tan
110	Mathnasium
112	Smoothie King
114	America's Best Contacts & Glasses 2,700
120	Marshalls
125	<b>AVAILABLE</b>
130	The Fresh Market
135	Ulta Beauty
140	Five Below
145	Total Wine & More
150	Petco Supplies & Fish
160	Five Guys Burgers & Fries
165	Kirkland
170	Florida Blue
R-BIN	RTM Recycling      Outparcel





**N 9th Ave  
27,000 AADT**

**Pensacola Square Shopping Plaza**  
PETSMART HOBBY LOBBY BIG LOTS! bealls OUTLETS

**Cordova Commons Shopping Mall**  
AMERICA'S BEST petco ULTA Kirklands FIVE BEL'W THE FRESH MARKET  
SMOOTHIE KING FIVE GUYS Florida Blue DSW PALM BEACH TAN  
W. SMOOTHIE KING Marshalls

Pensacola International Airport

**Airport Blvd  
33,700 AADT**

Pensacola State College

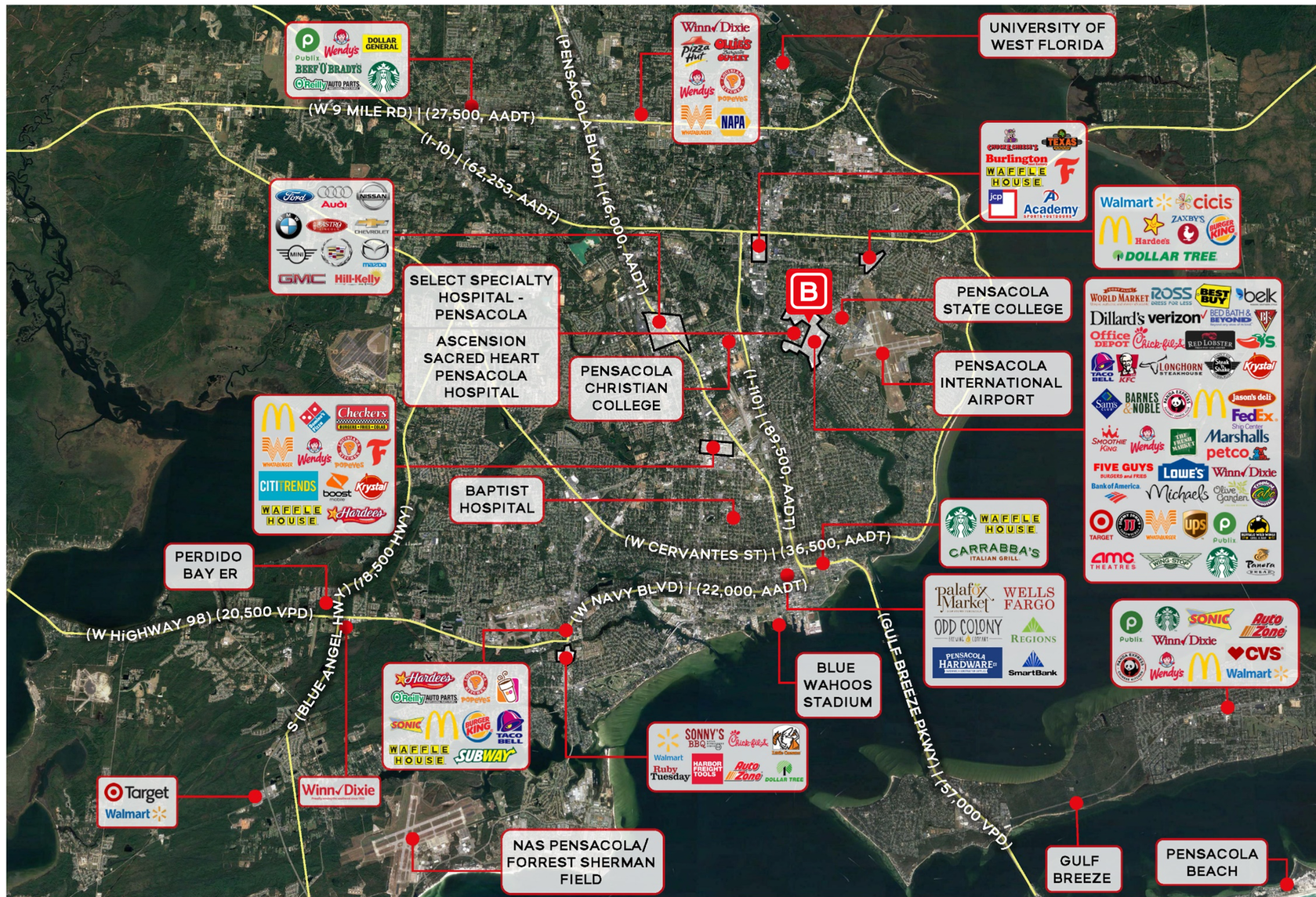
**SITE**

**Cordova Mall**  
BEST BUY ROSS DRESS FOR LESS DICK'S FOOT LOCKER Dillard's  
belk VICTORIA'S SECRET H&M ZALES BED BATH & BEYOND  
verizon PANDORA GameStop Starbucks GNC  
OLD NAVY SALLY BEAUTY Bath & Body Works EXPRESS

**LOCATION OVERVIEW**  
Cordova Commons is located at the NE corner of the signaled intersection of 9th Ave & Airport Blvd. The 169,486 sf retail shopping center is located across from the 900,000 SF regional Cordova Mall and close proximity to the hospital, airport, the high school, national retailers, restaurants, and entertainment.

# PENSACOLA, FL

## BELLCORE COMMERCIAL



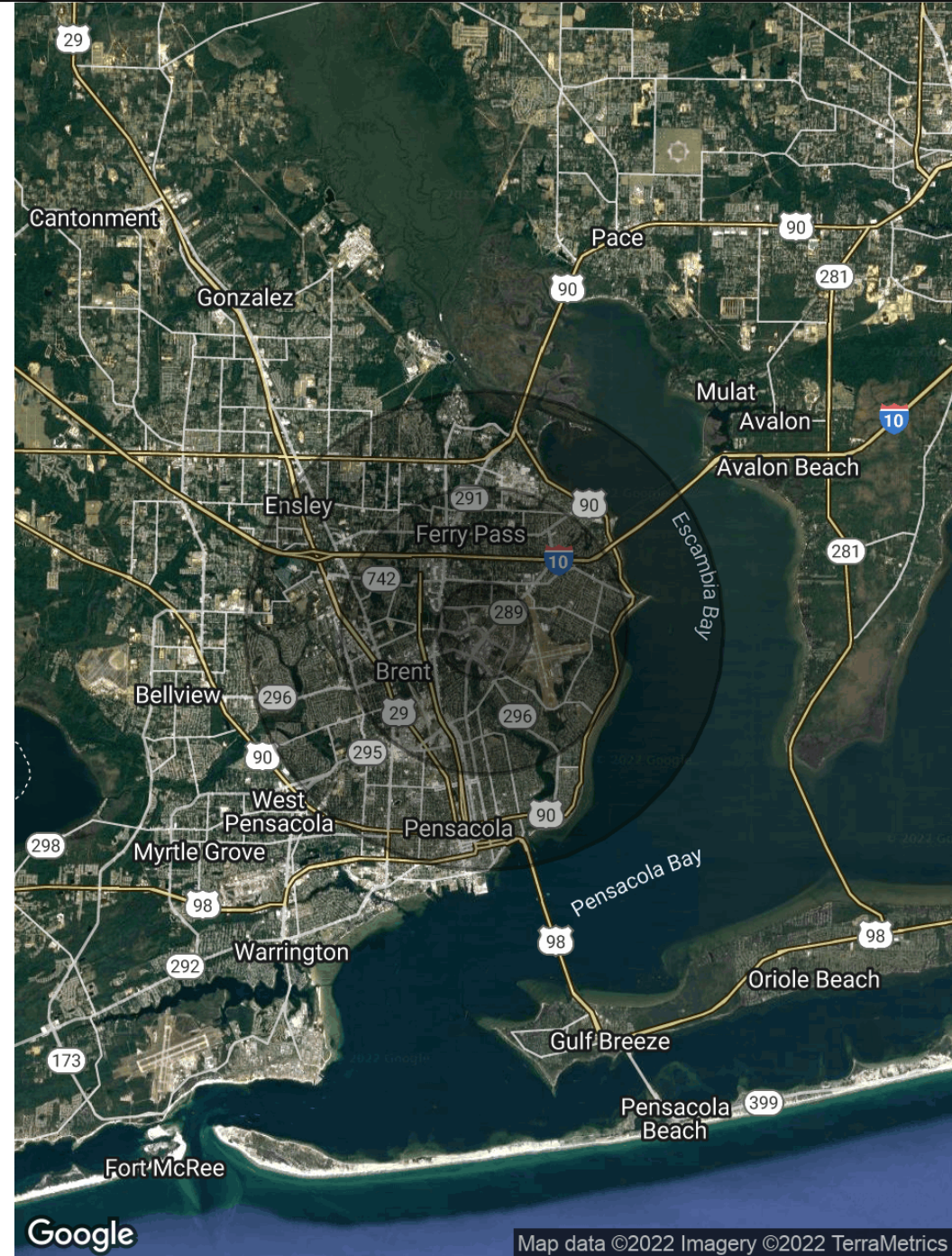
## SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4804/-87.2066

1690 Airport Blvd, Pensacola, FL 32504				
	1 mi radius	3 mi radius	5 mi radius	RS1
<b>POPULATION</b>	2021 Estimated Population	5,458	61,328	134,374
	2026 Projected Population	5,633	63,671	139,727
	2010 Census Population	5,428	60,171	130,865
	2000 Census Population	6,059	63,848	133,660
	Projected Annual Growth 2021 to 2026	0.6%	0.8%	0.8%
	Historical Annual Growth 2000 to 2021	-0.5%	-0.2%	-
<b>HOUSEHOLDS</b>	2021 Estimated Median Age	36.7	39.0	37.8
	2021 Estimated Households	2,732	25,892	56,368
	2026 Projected Households	2,740	26,191	57,125
	2010 Census Households	2,640	24,931	53,845
	2000 Census Households	2,888	25,663	53,590
	Projected Annual Growth 2021 to 2026	-	0.2%	0.3%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2021	-0.3%	-	0.2%
	2021 Estimated White	64.6%	68.1%	60.2%
	2021 Estimated Black or African American	24.9%	22.9%	30.8%
	2021 Estimated Asian or Pacific Islander	3.7%	3.3%	3.3%
	2021 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
	2021 Estimated Other Races	6.0%	5.0%	5.0%
<b>INCOME</b>	2021 Estimated Hispanic	7.3%	6.3%	5.9%
	2021 Estimated Average Household Income	\$59,115	\$71,035	\$67,388
	2021 Estimated Median Household Income	\$47,652	\$56,640	\$53,060
<b>EDUCATION (AGE 25+)</b>	2021 Estimated Per Capita Income	\$29,631	\$30,217	\$28,651
	2021 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.5%	2.8%
	2021 Estimated Some High School (Grade Level 9 to 11)	6.5%	6.0%	7.0%
	2021 Estimated High School Graduate	23.7%	25.4%	27.1%
	2021 Estimated Some College	29.7%	22.0%	22.3%
	2021 Estimated Associates Degree Only	12.5%	11.5%	11.5%
<b>BUSINESS</b>	2021 Estimated Bachelors Degree Only	16.1%	18.9%	17.6%
	2021 Estimated Graduate Degree	9.4%	13.7%	11.7%
	2021 Estimated Total Businesses	1,068	4,286	8,923
	2021 Estimated Total Employees	12,253	42,410	91,092
2021 Estimated Employee Population per Business	11.5	9.9	10.2	
2021 Estimated Residential Population per Business	5.1	14.3	15.1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



**HARRY BELL JR.**

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**PROFESSIONAL BACKGROUND**

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

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