



FAIRFIELD VILLAGE FOR LEASE

8187 W Fairfield Dr,
Pensacola, FL 32506

PRESENTED BY:

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Executive Summary

FAIRFIELD VILLAGE PLAZA - PENSACOLA, FL 32506 | 8187 W FAIRFIELD DR, PENSACOLA, FL 32506



OFFERING SUMMARY

Available SF:	2,178 - 33,157 SF
Lease Rate:	\$7.00 - 18.00 SF/yr (NNN 2024 Est. \$2.40/SF)
Lot Size:	7.41 Acres
Year Built:	1978
Building Size:	77,247
Renovated:	2019
Zoning:	C-1
Market:	Pensacola

PROPERTY OVERVIEW

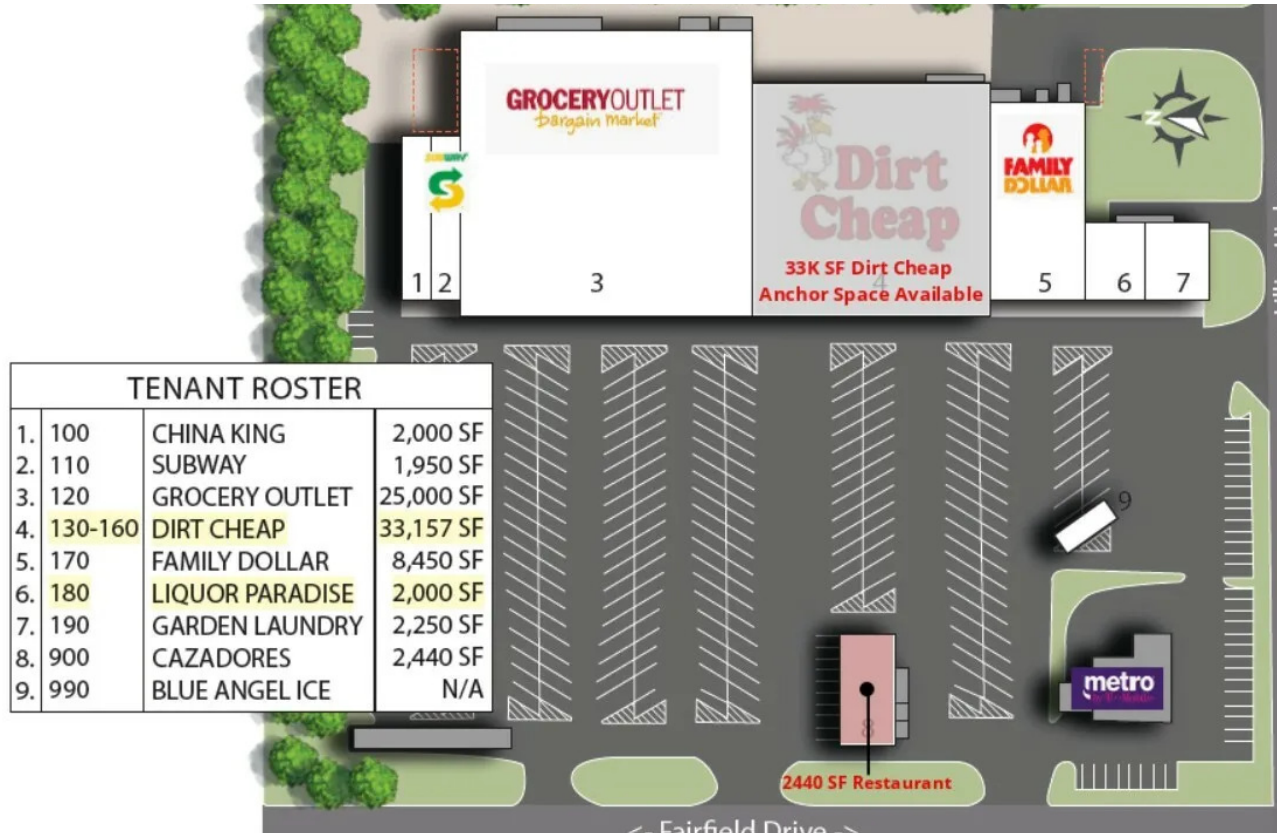
Established community shopping center located the busy corner of W Fairfield Drive and Lillian Highway. Great high visibility and great access off both Lilian and W. Fairfield with traffic light. Anchored by: Grocery Outlet, Family Dollar. 2440 SF free standing restaurant building available.

PROPERTY HIGHLIGHTS

- Established community shopping center located the busy corner of W Fairfield Drive and Lillian Highway.
- Great high visibility and great access off both Lilian and W. Fairfield with traffic light.
- Anchored by: Grocery Outlet, Family Dollar, Dirt Cheap (until 12/31/24)
- 2000 - 33K SF Anchor Space Available
- .05 +/- out pad available
- See property info link: <https://buildout.com/website/Fairfield-Village-Pensacola>

Spaces Available

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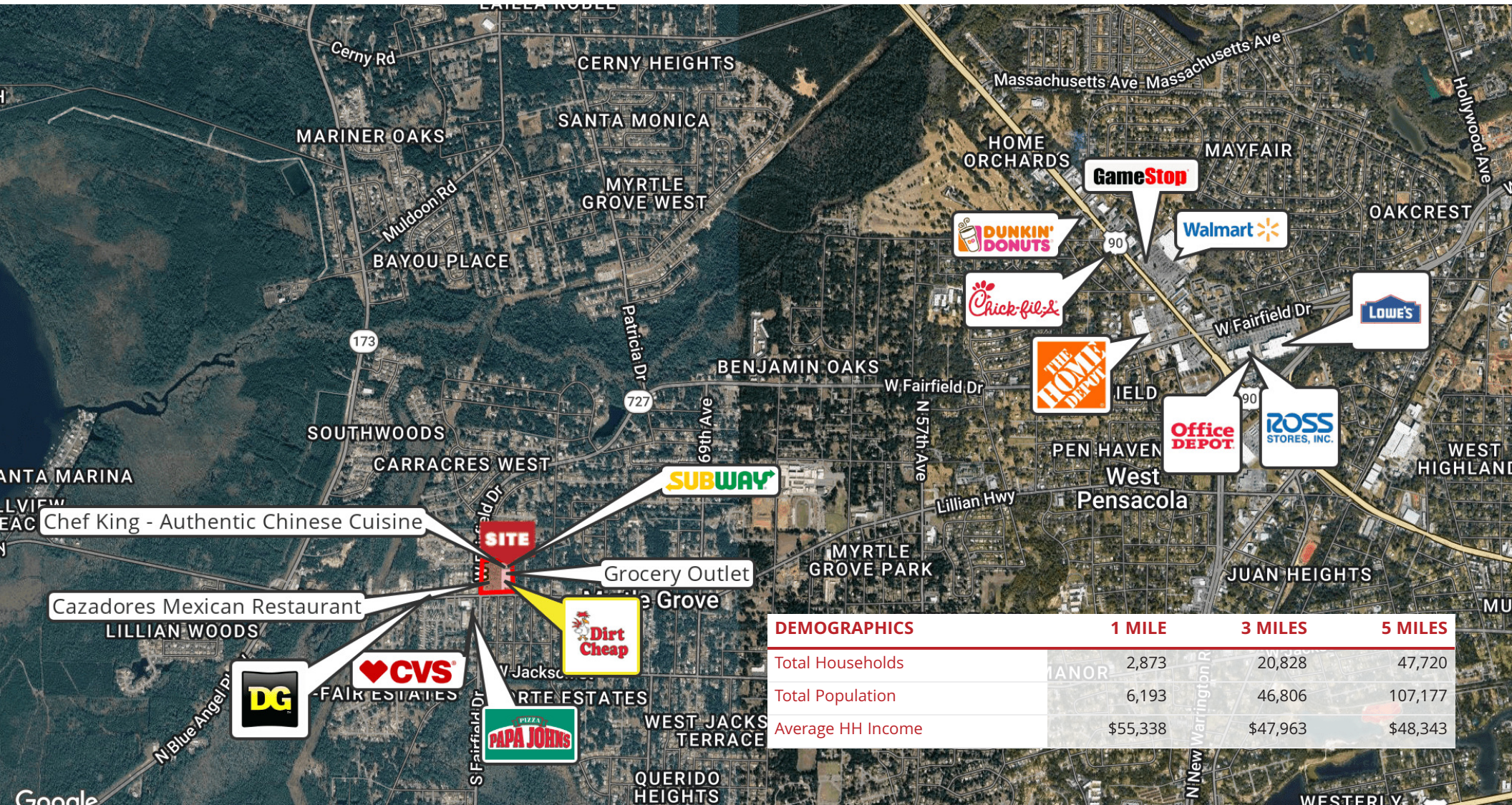


AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
130-160	Available	33,157 SF	NNN 2024 Est. \$2.40 PSF	\$8.00 SF/yr	Currently occupied by Dirt Cheap until 12/31/24.
900	Available	2,440 SF	NNN	\$18.00 SF/yr	Former Cazadores El Gordo Mexican Restaurant. Free standing building on out pad.

Retailer Map

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,873	20,828	47,720
Total Population	6,193	46,806	107,177
Average HH Income	\$55,338	\$47,963	\$48,343