

## FOR LEASE

### PROPERTY OVERVIEW

Join the new Dollar Tree, located at the major Pensacola intersection of Ninth Avenue and Fairfield Drive. Small shop space is available ranging in size from 2,000 square feet to 4,000 square feet. Additionally, there is excess land that could be ground leased for C-store, car wash, fast food or QSR. This is an excellent retail small shop opportunity compliment by national inline retail space. Please call for more information.

### APPROXIMATE GLA

- 34,283 ± SF / 3.8 ± AC

### AVAILABLE

- 2,000 - 4,000 SF

### TENANTS

- Dollar Tree
- Pizza Hut
- Aqua Nail & Spa
- People's Beauty Supply
- AHW Barber Academy
- Golden Hair Braiding



The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 5/25

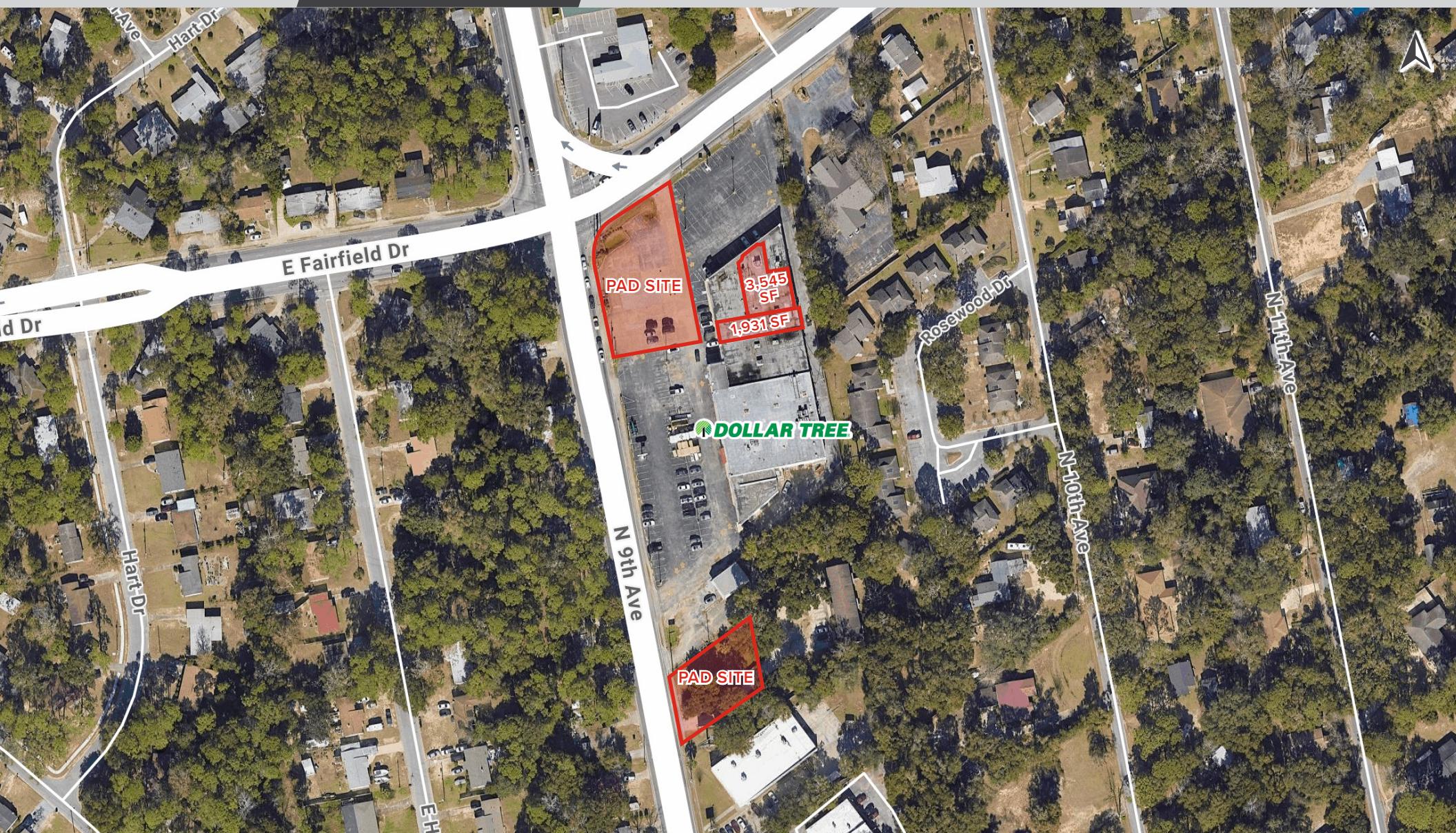
### SUMMARY

### AERIAL

### SITE PLAN

### RETAIL COMPETITION

### DEMOGRAPHICS

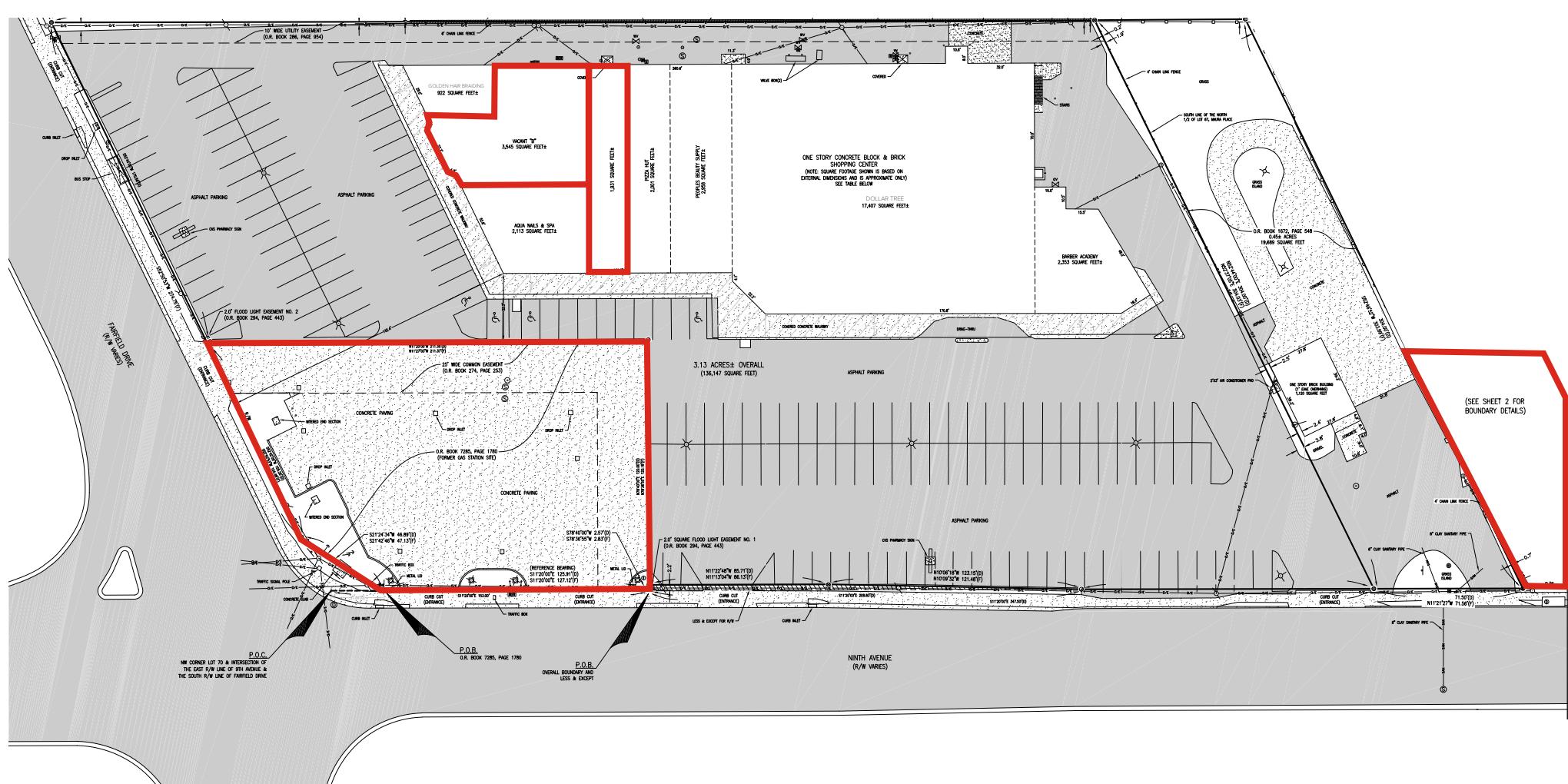


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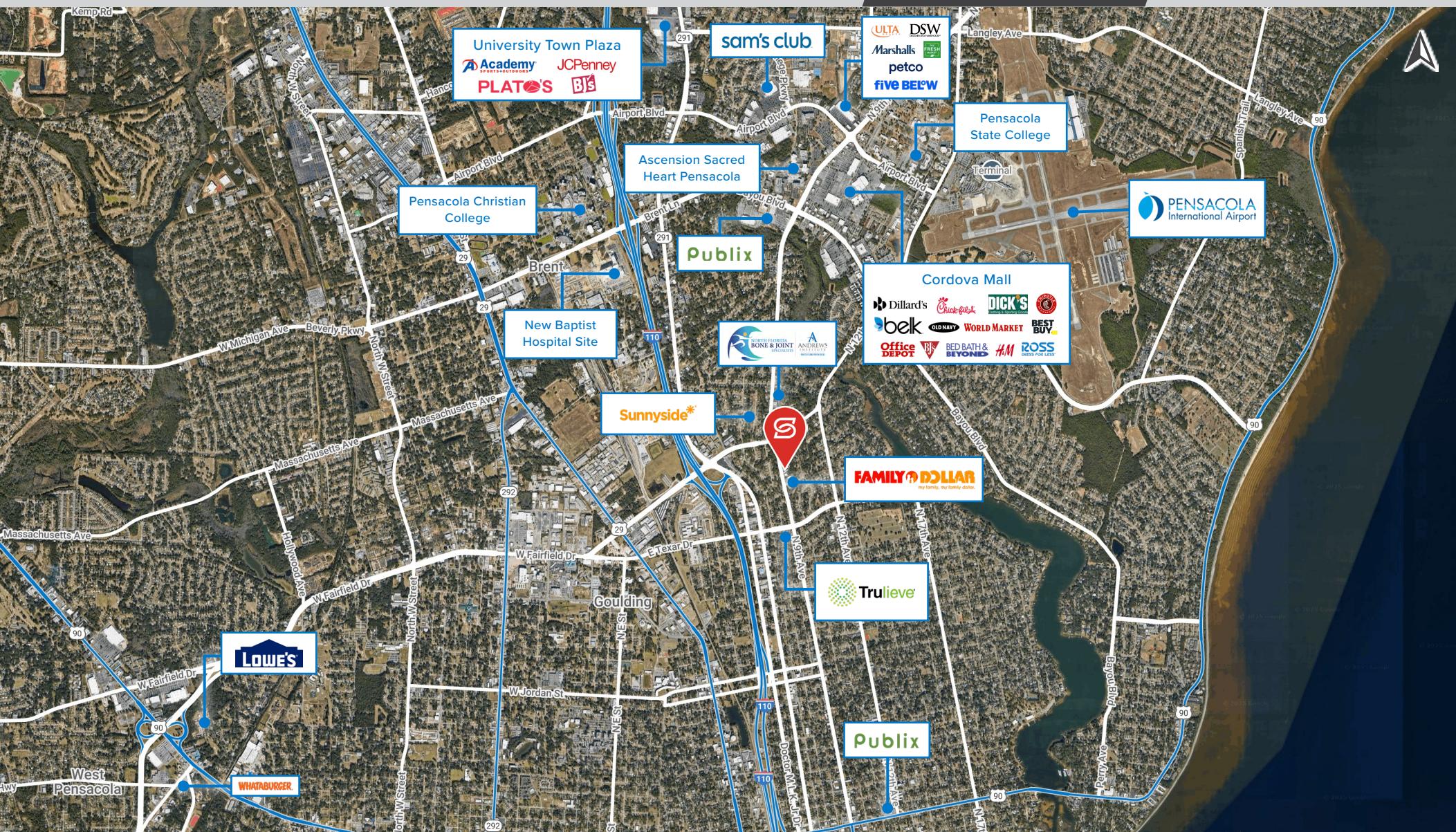
## SUMMARY

## ANALYTICS

## SITE PLAN

## RETAIL COMPETITION

## DEMOGRAPHICS



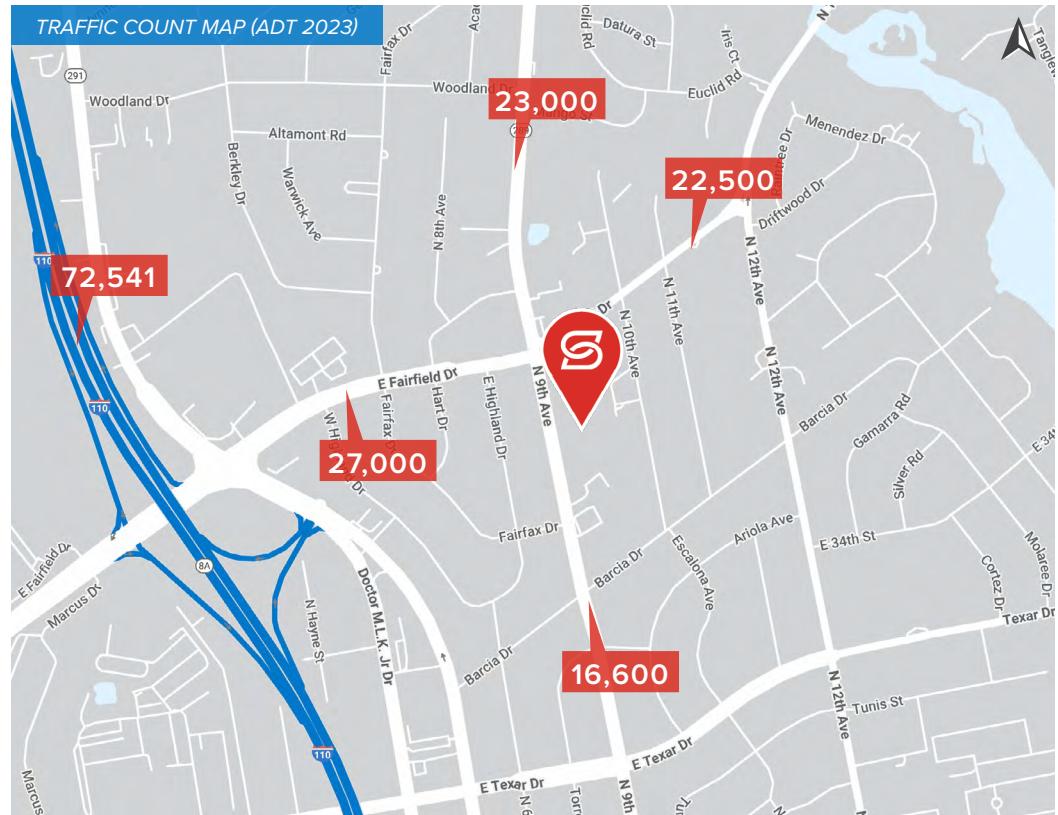
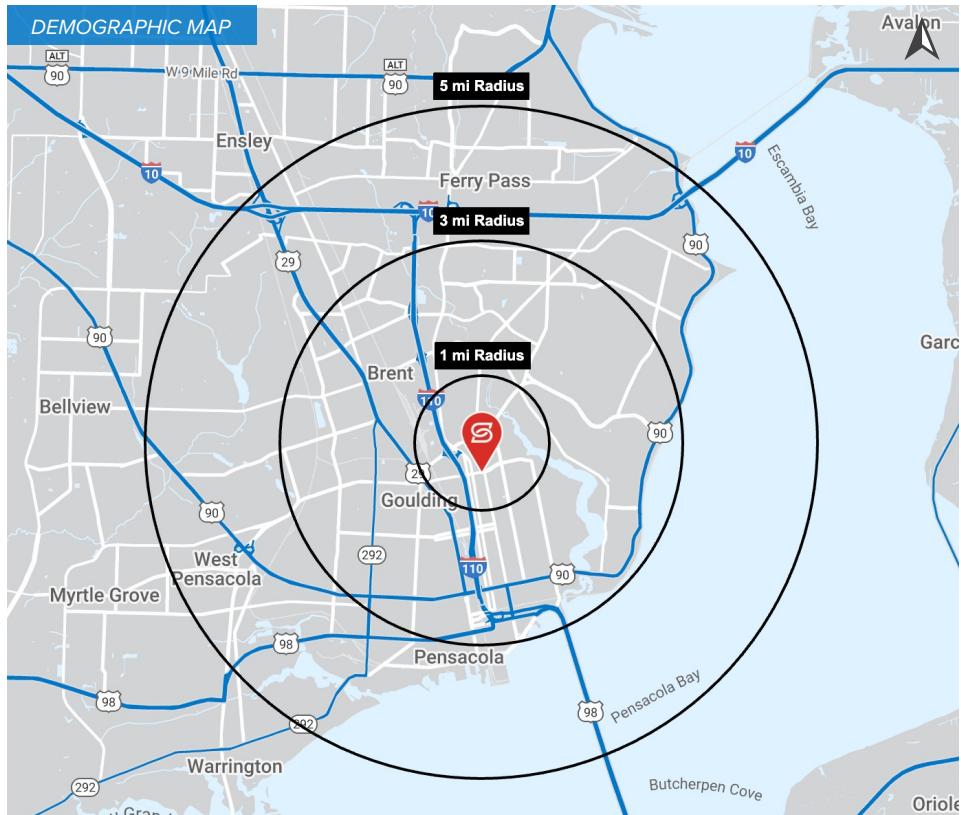
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## DEMOGRAPHICS



## 2024 DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE



7,211

63,899

140,655



\$115,317

\$95,236

\$89,473



3,053

25,598

58,384