

### SUMMARY

### AERIAL

### SITE PLAN

### RETAIL COMPETITION

### DEMOGRAPHICS

## 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





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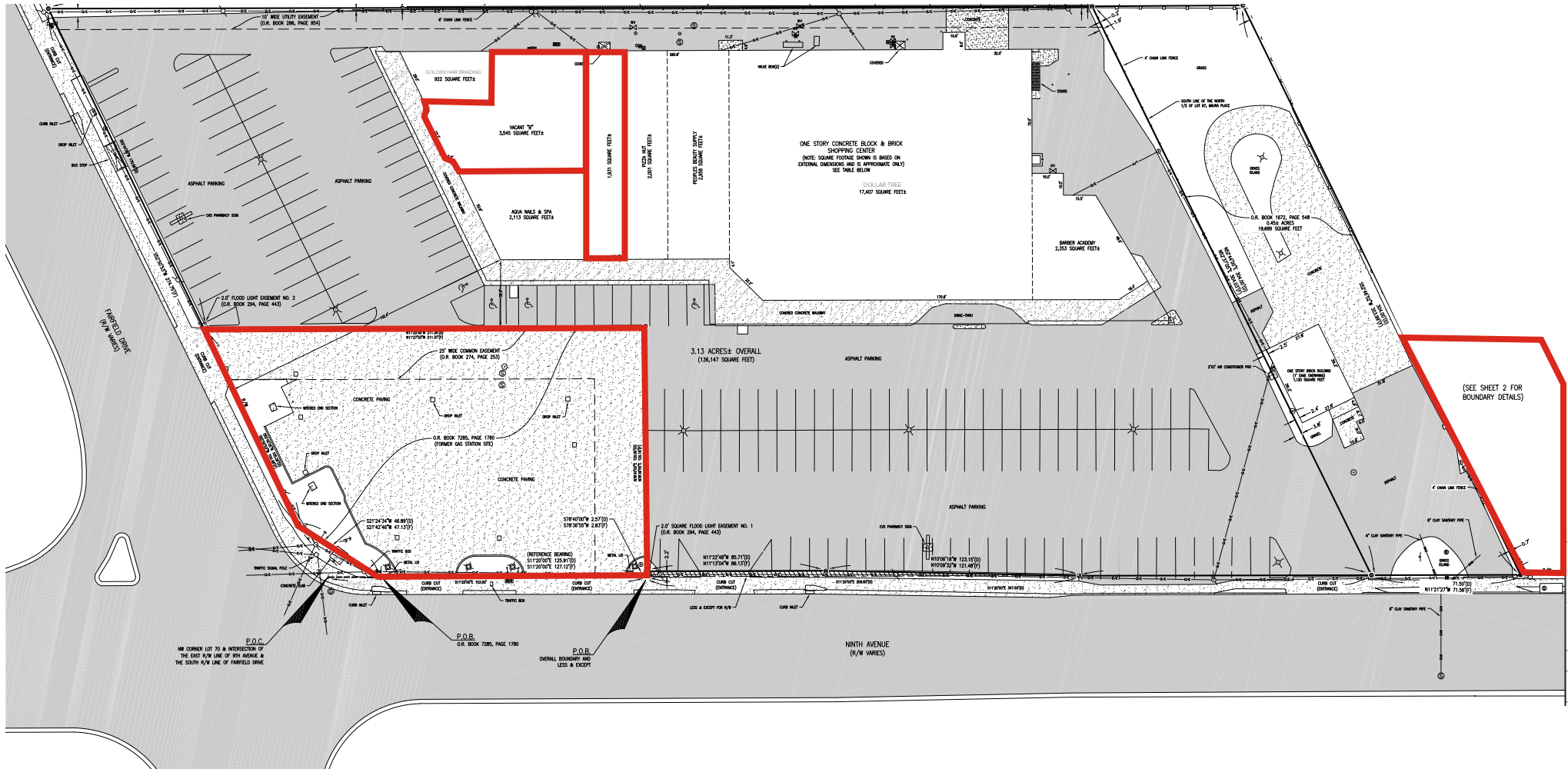
SITE PLAN

RETAIL COMPETITION

DEMOGRAPHICS









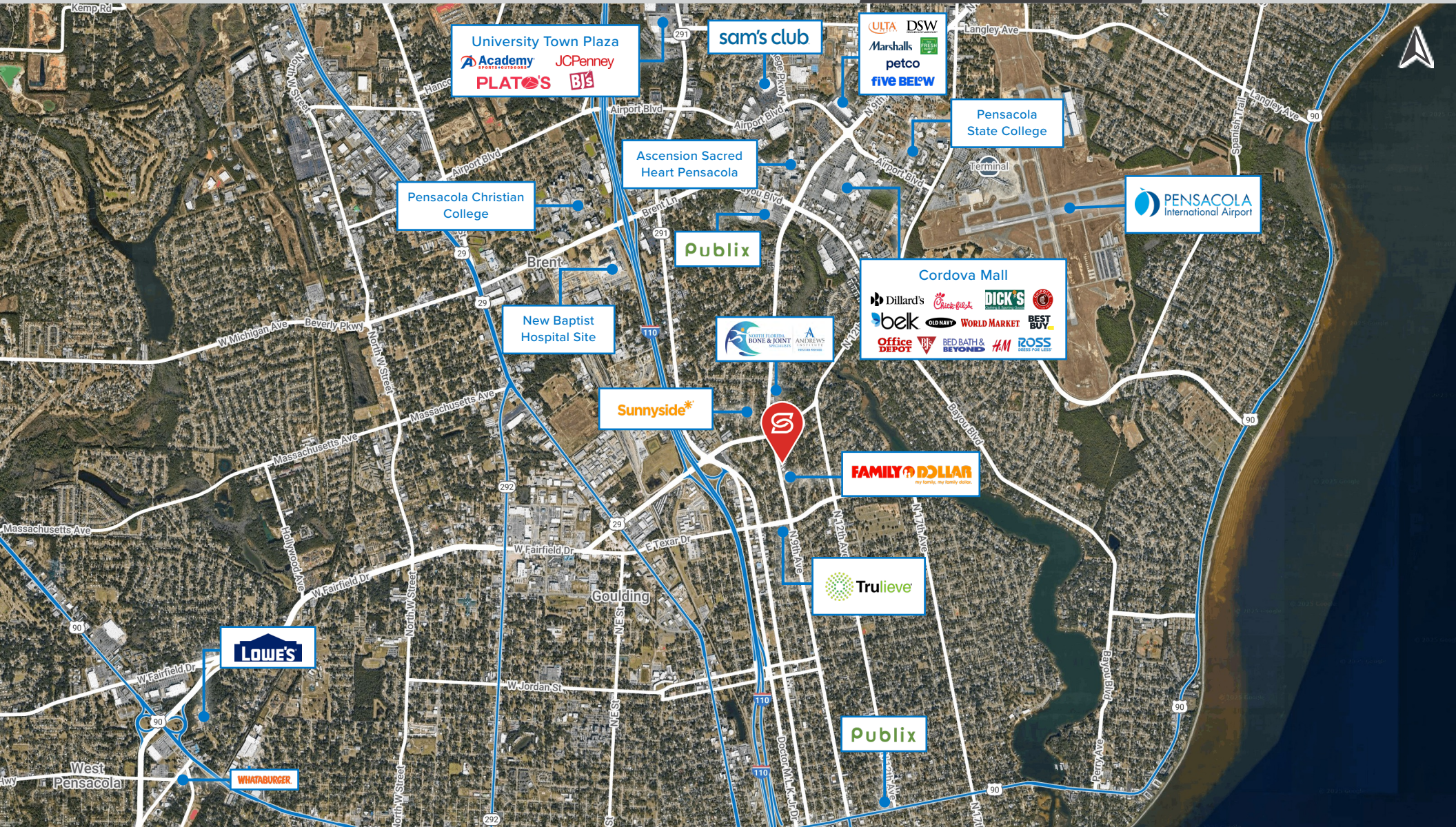
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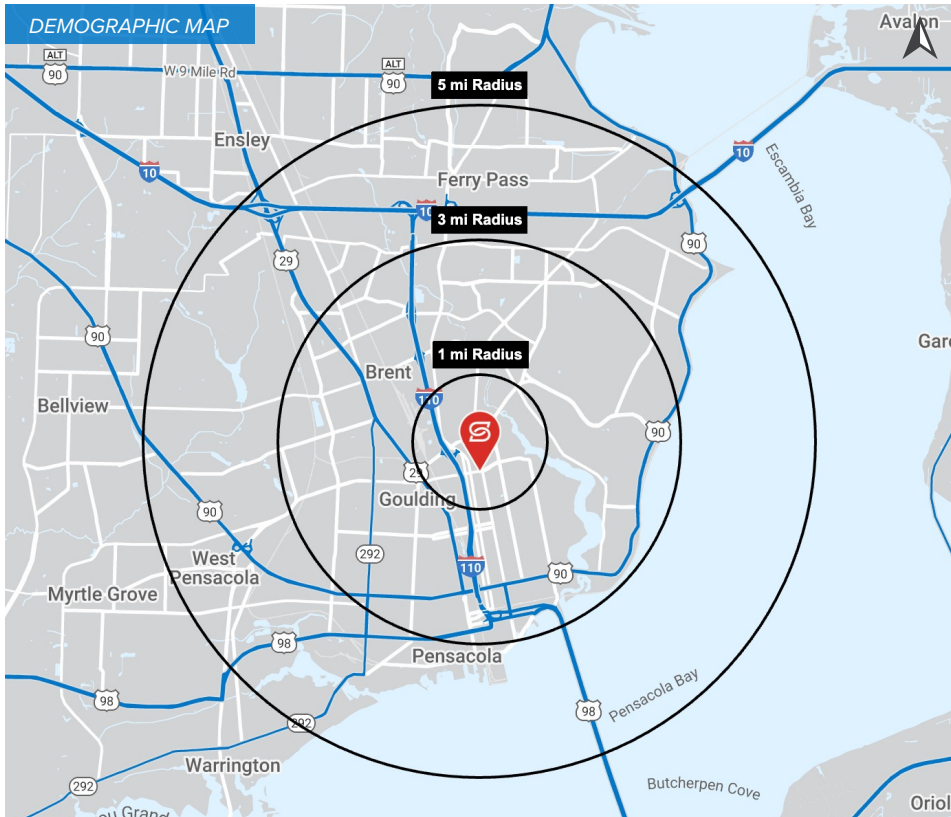
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## 2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

7,211

63,899

140,655

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$115,317

\$95,236

\$89,473

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

3,053

25,598

58,384