

# FOR LEASE VILLAGE OAKS

6241 N Davis Hwy  
Pensacola, FL 32504



**60,588 SF BIG BOX NOW AVAILABLE**



**ALEC McNAMARA**  
**Senior Director**

Direct +1 407 541 4385  
Mobile +1 770 597 5457  
[alec.mcnamara@cushwake.com](mailto:alec.mcnamara@cushwake.com)

**REED FETTER**  
**Senior Associate**

Direct +1 407 241 3084  
Mobile +1 407 754 5610  
[reed.fetter@cushwake.com](mailto:reed.fetter@cushwake.com)

Cushman & Wakefield U.S., Inc.  
20 N Orange Ave., Suite 300  
Orlando, FL 32801  
+1 407 841 8000  
[cushmanwakefield.com](http://cushmanwakefield.com)

## PROPERTY *Details*

---

- **National Co-Tenants:** Dollar Tree, Planet Fitness, PetSmart, Cato, Once Upon a Child
- **Location:** The subject property is centrally located on the major market retail thoroughfare
- **Traffic Count:** 37,000 Cars Per Day (North Davis Hwy)
- **Gross Leasable Area:** 166,245 Square Feet

## PROPERTY *Highlights*

---

- Pensacola is the most densely populated MSA in the Florida Panhandle and is experiencing rapid residential growth.
- Village Oaks is highly accessible to the broader market with close proximity to I-110 and I-10 Interstate exits.
- The subject property is highly visible with pylon signage and direct exposure to N Davis Hwy

## AREA *Demographics*

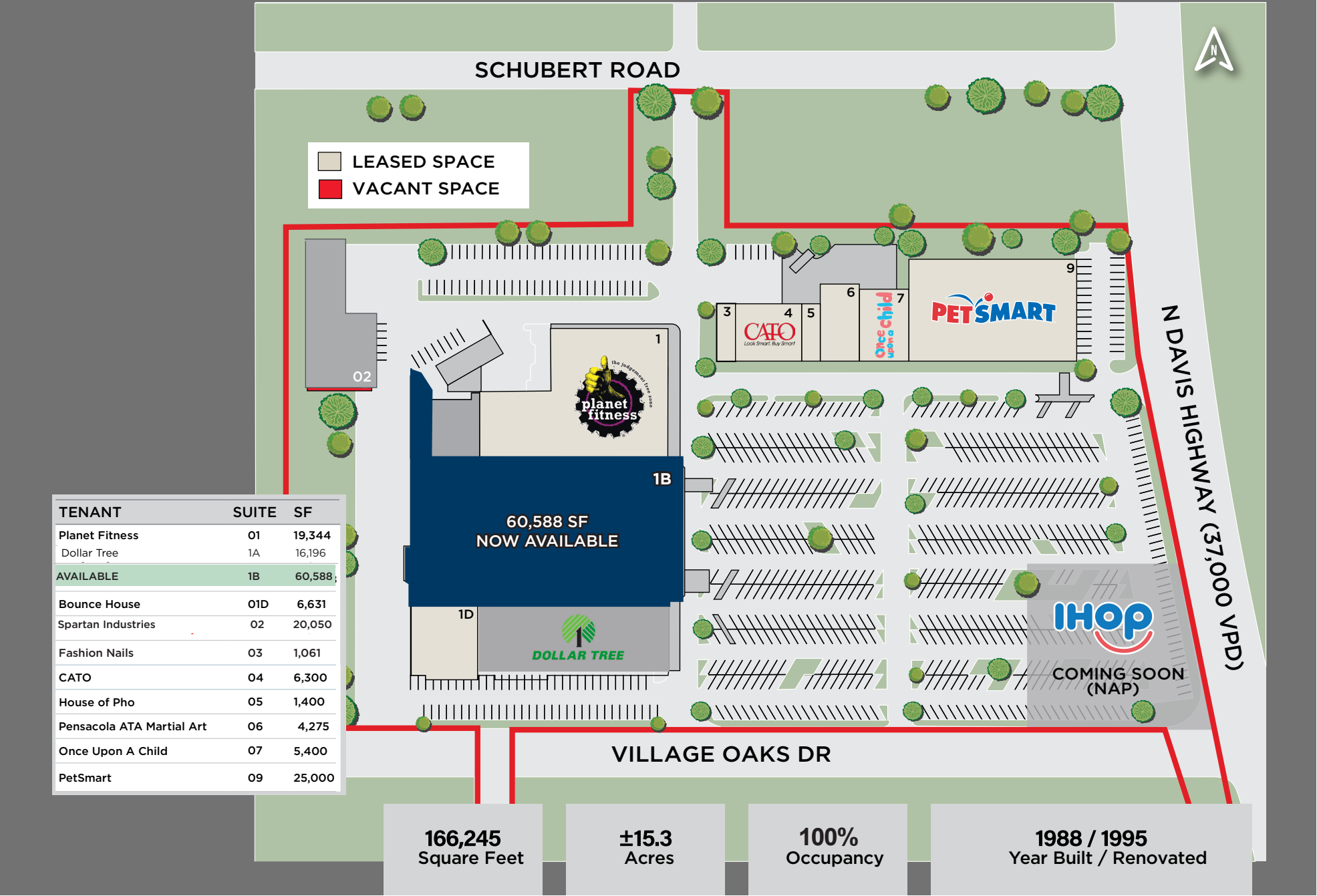
---

RADIUS	3 MI	5 MI	10 MI
Total Population	58,321	149,970	289,591
Avg HH Income	\$57,964	\$63,709	\$69,081
# of Households	23,883	60,618	113,542





VILLAGE OAKS  
*Site Plan*





VILLAGE OAKS  
*Area Map*





FOR MORE  
*Information:*

---

**ALEC McNAMARA**  
**Senior Director**

Direct +1 407 541 4385  
Mobile +1 770 597 5457  
[alec.mcnamara@cushwake.com](mailto:alec.mcnamara@cushwake.com)

**REED FETTER**  
**Senior Associate**

Direct +1 407 241 3084  
Mobile +1 407 754 5610  
[reed.fetter@cushwake.com](mailto:reed.fetter@cushwake.com)



Cushman & Wakefield U.S., Inc.  
20 N Orange Ave., Suite 300  
Orlando, FL 32801  
+1 407 841 8000  
[cushmanwakefield.com](http://cushmanwakefield.com)