

Land Lease
6000 BLK Blue Angel Pkwy
Pensacola, FL. 32526



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Property Information

0.54 Acre +/-

141.86 Ft Frontage

Dimensions 141.86' x 166.71'

Zoned HDMU

PID # 381S314301007001

Land Lease Opportunity next to High Volume Sales Tom Thumb at the corner of Blue Angel Pkwy. And Saufley Field Road.

Located on main thoroughfare to NAS Saufley Field, Saufley Field Federal Prison and NAS Pensacola.

Level and Dry. Ready for development.

18,200 CPD in front of site 2019

21,500 CPD at Intersection 2019

For Lease

\$1000 per mo,
plus sales tax, NNN
Ten Year Term (Negotiable)

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LEGAL DESCRIPTION

Commencing at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 38, Township 1 South, Range 31 West, Escambia County, Florida; Thence go North 3 degrees 36 minutes 15 seconds East a distance of 50.00 feet; Thence South 87 degrees 11 minutes 54 seconds East for 50.00 feet, to the East right-of-way line of Blue Angel Parkway and the Point of Beginning; Thence continue along the course last run a distance of 217.58 feet, to the West property line of the property described in OR Book 3710 at Page 740; Thence go North 3 degrees 36 minutes 40 seconds East along said West property line a distance of 159.01 feet; Thence go North 87 degrees 06 minutes 53 seconds West a distance of 51.00 feet; Thence go North 3 degrees 38 minutes 17 seconds East a distance of 289.98 feet; Thence go North 87 degrees 05 minutes 58 seconds West for 166.71 feet, to the said East right-of-way line; Thence go South 3 degrees 36 minutes 15 seconds West for 449.35 feet, to the Point of Beginning.

Less and Except: The northern most 141.86 feet of the above described parcel.

Bearings are based on assumed datum, using North 03 degrees 36 minutes 15 seconds East along the center line of Blue Angel Parkway as per Florida Department of Transportation right-of-way map number 48205-2502 sheet number 3 of 13.

28. **EXCLUSIVE:** Landlord covenants that it will not permit any person other than the Tenant to operate a retail convenience food store of any nature on any adjoining property owned by the Landlord, his assignees or his transferees, without first obtaining the Tenant's prior written consent. Tenant acknowledges that Landlord has plans to develop the approximate .54 acres as noted on the site plan attached hereto as Exhibit A with a non-competing user and Tenant will, at such time; enter into an appropriate cross easement agreement with Landlord.