

ALDI SUBLEASE OPPORTUNITY

FOR LEASE

4751 BAYOU BLVD, PENSACOLA, FL 32503



LOCATION DESCRIPTION

Located in the heart of a bustling retail district, the area offers many opportunities for retailers seeking high visibility and foot traffic. Just a short distance from the stunning Gulf Coast beaches, this location provides a perfect blend of urban convenience and laid-back seaside vibes. With its prime location and diverse local attractions, the area surrounding the property is an ideal destination for retail and street retail tenants looking for success in the market.



PROPERTY HIGHLIGHTS

- Located on Bayou Blvd with visibility to 24,000 VPD
- Co-Tenancy with ALDI
- Loading dock available
- Call for more information

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	61,491	139,897	201,887
DAYTIME POPULATION	82,311	168,962	230,016
HOUSEHOLDS	25,155	59,535	85,159
AVERAGE HH INCOME	\$103,064	\$94,747	\$92,929



KATHY DENNIS, CCIM

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