

2 E Nine Mile Rd - Pensacola, Florida

.64 Acre / 2850 sf Lease \$23/sf + NNN (or) Ground Lease \$6,250/mo



This property is located 1/4th mile east of US Hwy 29 at the intersection of East Nine Mile Rd. & Old Palafox St. It is an outparcel to a shopping center anchored by Harbor Freight Tools, Goodwill and Ritchey's Liquor. This center is well positioned within a heavily traveled retail market with WalMart Super Center, Home Depot, Lowes, Office Depot, Dollar Tree, Beall's Outlet, as well as other major national big box retailers including grocery, pharmacy, restaurants and a movie theater in the immediate vicinity. Nine Mile Rd. is a major east-west thoroughfare and is 2.2 miles north of Interstate 10. The University of West Florida, Baptist Healthcare, Target and Publix are 4 miles west of Ensley Square. This parcel has excellent road front visibility and easy access to Nine Mile Rd. and Old Palafox.

Radius	3 Mile	5 Mile	10 Mile
Population	40,709	96,205	262,414
Households	16,762	37,559	104,416
Income	\$61,671	\$62,411	\$58,503
Employees	18,643	53,276	145,281

SOUTHERN
REALTY GULF COAST LLC
Real Estate & Property Management

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