

# FOR LEASE

## Pensacola Square

6235 N Davis Hwy  
Pensacola, FL 32504



**2ND-GEN RESTAURANT NOW AVAILABLE**

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## PROPERTY *Details*

- **National Co-Tenants:** Crunch Fitness, Dollar Tree, Bealls Outlet, Hobby Lobby, Books-A-Million, Rainbow, Petland, and Where Ya Bin
- **Location:** The subject property is centrally located on the major market retail thoroughfare
- **Traffic Count:** 35,000 Cars Per Day (North Davis Hwy)
- **Gross Leasable Area:** 135,072 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.
- Nearby Naval Air Station Pensacola employs more than 16,000 military and 7,400 civilian personnel. The Naval Air Station creates a diverse retail demand through military employment and tourism within the market.
- 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	60,191	150,931	288,939
Avg HH Income	\$63,001	\$66,378	\$73,577
# of Households	24,110	61,251	114,474



# PENSACOLA SQUARE Site Plan



# PENSACOLA SQUARE Area Map



FOR MORE  
*Information:*

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