

NAIPensacola



Will Kurnia

Commercial Sales Associate

Looking for the perfect space
to grow your creative brand?

1113 N. 9th Ave

NAI PENSACOLA

850. 433. 0577

24 W. Chase St. | Suite 100

Pensacola, FL 32502

naipensacola.com



1113 N. 9th Ave

1,000 -2,000 SF +/- Options

Now offered with two leasing options, this boutique-style opportunity places your business inside an inspiring, art-forward setting in the heart of the 9th Avenue trade core, surrounded by an established mix of commercial businesses, medical professional offices, and historic residential infill.

Lease Options

- **Suite Option: ±1,000 SF**
- \$20.00/SF NNN + \$4.17/SF NNN
- **Full Building Option: ±2,000 SF**
- \$20.00/SF NNN + \$4.17/SF NNN
- Ideal for operators who want full branding control, expanded showroom space, and a more comprehensive customer experience.

Why this location works

Positioned midway between the Cordova Business District and the Downtown Business Core, this is a proven corridor for daily traffic and repeat clientele:

- 15,900 CPD directly in front of the property
- Traffic increases to 25,500 CPD just one street away
- Strong visibility and a built-in customer draw in a well-established commercial pocket

Will Kurnia +1850 292 2840
wkurnia@naipensacola.com