

RETAIL FOR LEASE

TRADEWINDS SHOPPING CENTER

6601 N DAVIS HWY.
PENSACOLA, FL

stirling





OFFERING SUMMARY

Lease Rate:	\$14.00 - 24.00 SF/yr (NNN)
Building Size:	194,701 SF
Available SF:	1,403 - 35,190 SF
Lot Size:	16.97 Acres
Year Built:	1985
Renovated:	2007
Zoning:	HC/LI
Market:	FL-Pensacola/Ferry Pass/Brent
Traffic Count:	35,000

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at Tradewinds Shopping center, located at 6601 N Davis Hwy. This modern property offers a spacious layout and versatile floor plans to suit a variety of business and retail needs. With ample parking and excellent visibility off N Davis Hwy, this versatile space is perfect for retail, office, or medical use. The location provides easy access to major transportation routes, ensuring convenience for both employees and clients. Don't miss the chance to elevate your business in this sought-after Pensacola location.

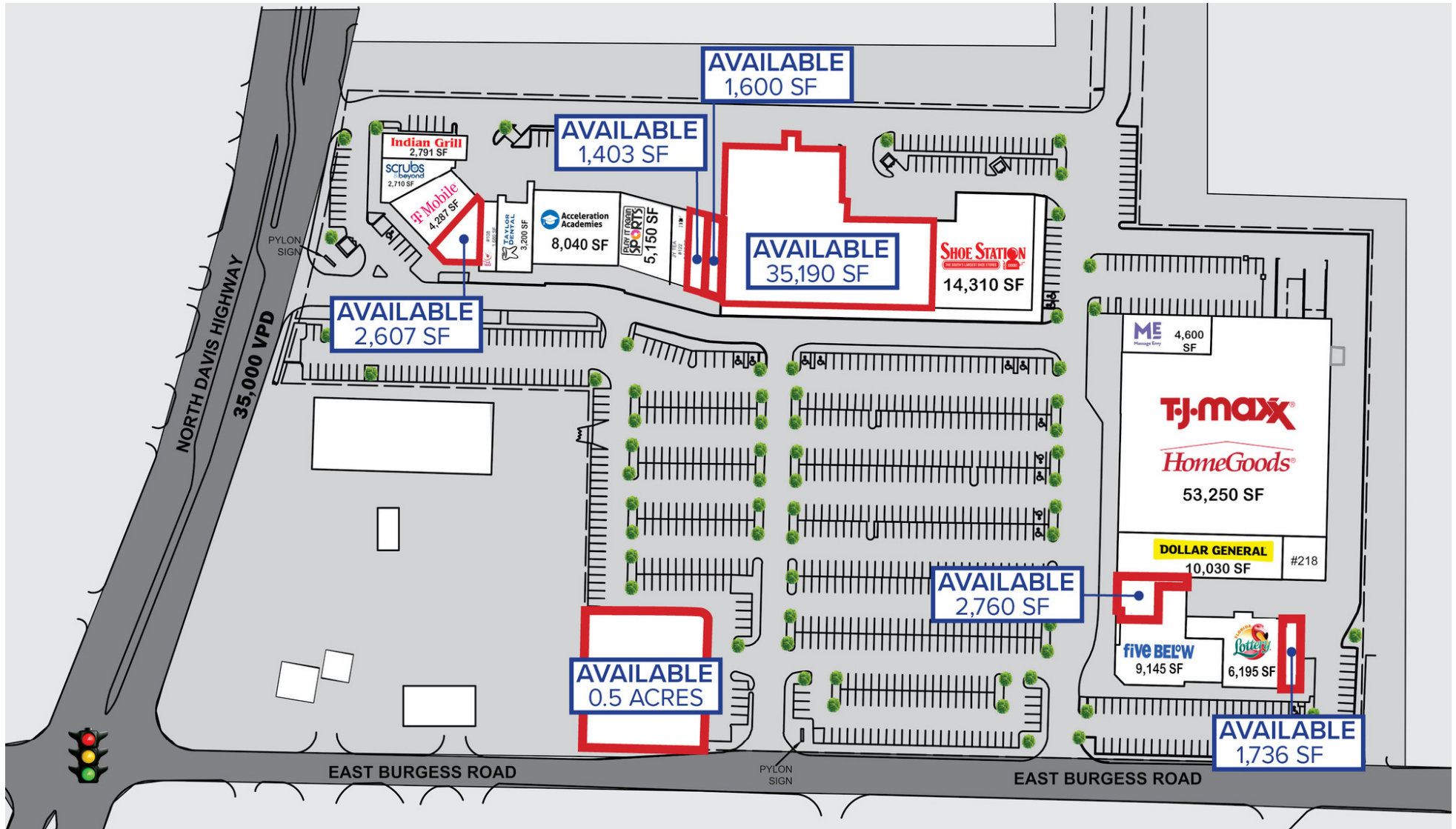
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,939	25,331	59,211
Total Population	6,606	62,211	144,014
Average HH Income	\$64,768	\$73,847	\$76,087



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Sutie 130	Available	35,190 SF	NNN	\$14.00 SF/yr
Sutie 130 - Suite A	Available	22,513 - 35,190 SF	NNN	\$14.00 SF/yr
Sutie 130 - Suite B	Available	10,802 - 35,190 SF	NNN	\$14.00 SF/yr
Suite 106	Available	2,607 SF	NNN	\$24.00 SF/yr
Suite 124	Available	1,403 SF	NNN	\$22.00 SF/yr
Suite 126	Available	1,600 SF	NNN	\$22.00 SF/yr
Suite 216	Available	2,760 SF	NNN	\$22.00 SF/yr



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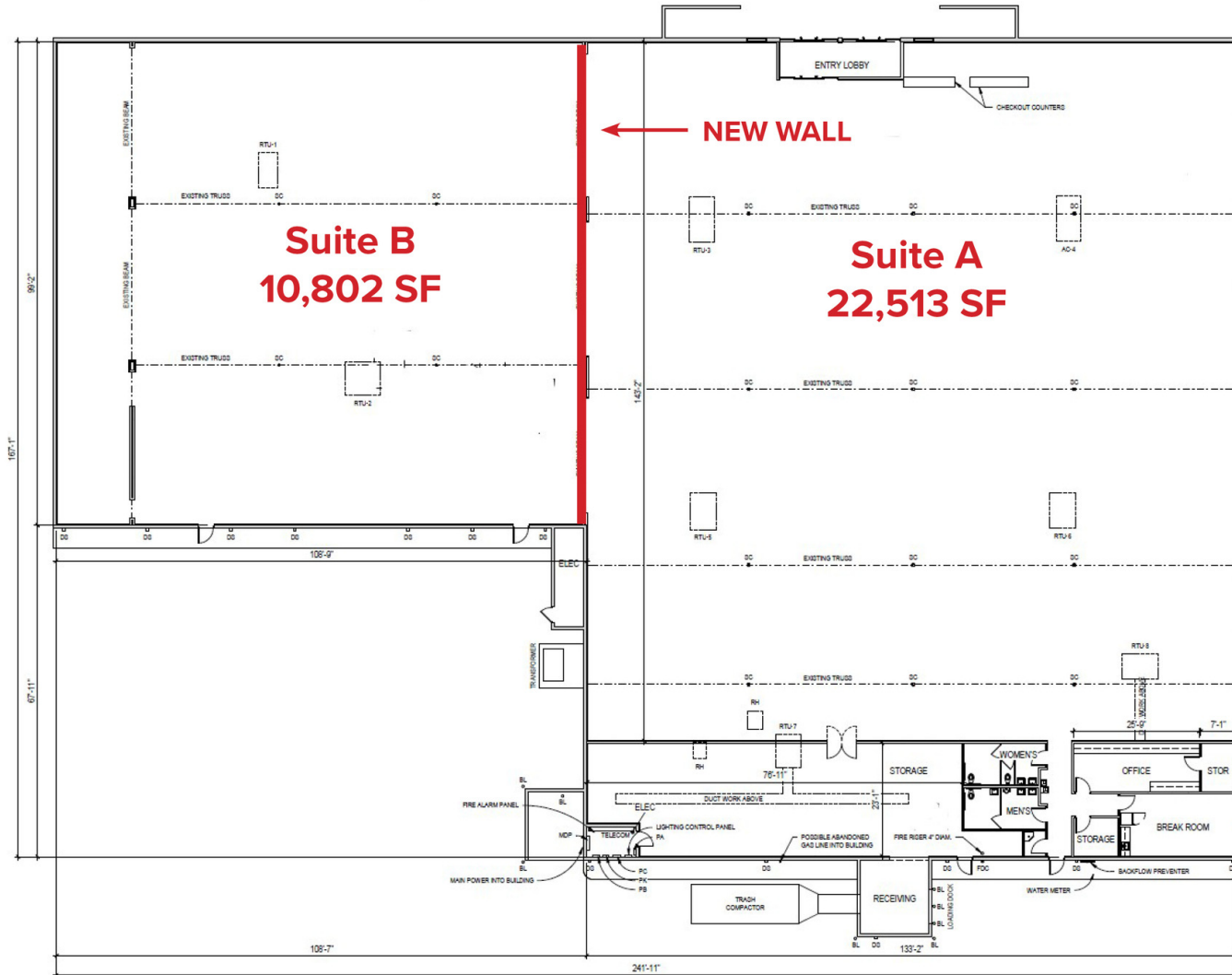
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Big Box Subdivision Options



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,606	62,211	144,014
Average Age	40	40	42
Average Age (Male)	38	38	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,939	25,331	59,211
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$64,768	\$73,847	\$76,087
Average House Value	\$255,842	\$246,283	\$263,334

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
Davis Hwy	35,000/day		

Demographics data derived from AlphaMap

