

SOUTHGATE PLAZA

400 N NAVY BLVD, PENSACOLA, FL 32507

FOR LEASE



LOCATION DESCRIPTION

The Pensacola retail market is driven by large employers in the military, healthcare, education, and financial services employment. This site is Located on Navy Boulevard, one of Pensacola's busiest retail and commercial corridors with strong visibility and daily traffic counts from both local and commuter demand drivers. This site is home to an array of uses driving daily traffic to the center.



PROPERTY HIGHLIGHTS

- Available: 15,000 SF box
- Join Ross, Five Below, Harbor Freight, Chick-fil-a, and Bealls
- Shares signaled intersection with Walmart as well as dedicated right-in access
- Quick access to Pensacola Naval Air Station as well as nearby rooftops.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,237	47,516	106,909
DAYTIME POPULATION	12,687	49,978	147,058
HOUSEHOLDS	2,845	19,296	41,609
AVERAGE HH INCOME	\$74,091	\$69,640	\$68,723



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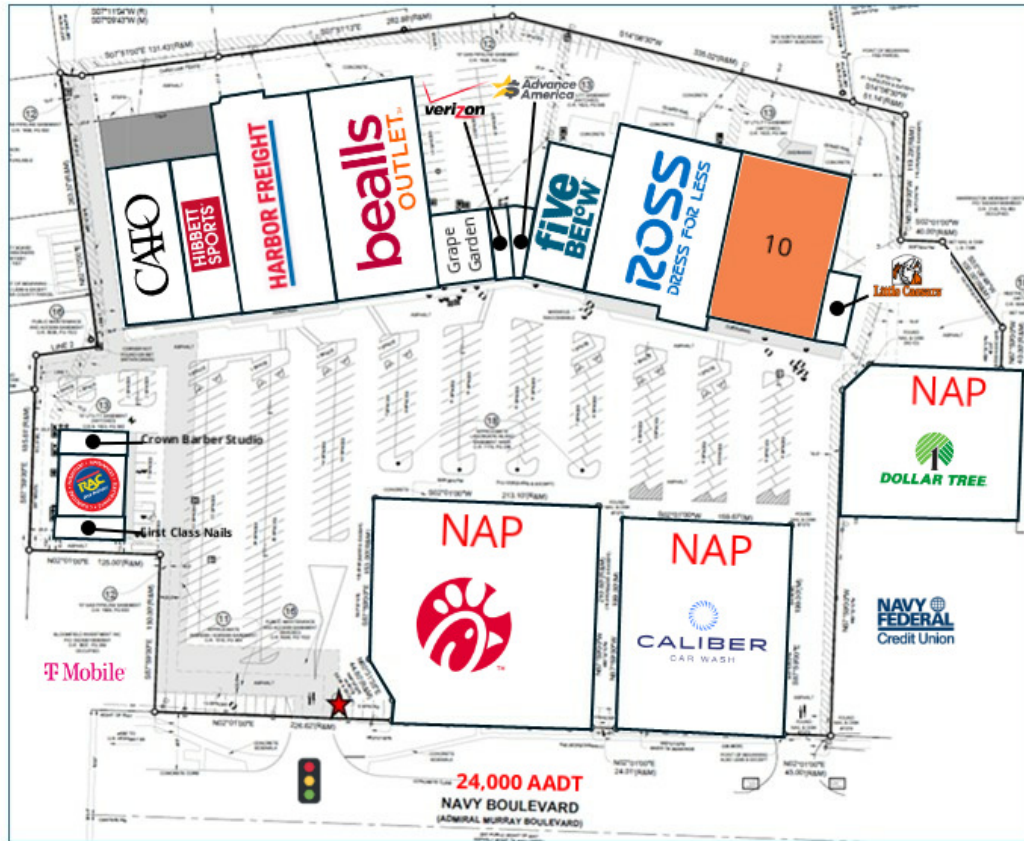
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SUITE	TENANT NAME	SPACE SIZE
1	Cato	6,894 SF
2	Hibbett Sports	4,500 SF
3	Harbor Freight	16,000 SF
4	Bealls Outlet	20,840 SF
5	Grape Garden	1,950 SF
6	Verizon	2,960 SF
7	Advance America	1,900 SF

SUITE	TENANT NAME	SPACE SIZE
8	Five Below	8,450 SF
9	Ross Dress For Less	20,000 SF
10	Available	15,000 SF
11	Little Caesars	1,690 SF
12	First Class Nails	1,430 SF
13	Rent A Center	3,900 SF
14	Crown Barber Studio	1,300 SF



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