

# LEASE

## FREESTANDING RESTAURANT W/ DRIVETHRU

41 South Navy Boulevard Pensacola, FL 32507



### PROPERTY DESCRIPTION

Freestanding Drive Thru Restaurant Available for Lease. Located at the lighted intersection of Gulf Beach Hwy and S. Navy Blvd and only 1.4 miles north of NAS Pensacola. AADT of 23,500 on Gulf Beach Hwy and 24,000 on S. Navy Blvd. This former National QSR has a total of 3,174 SF which is available for immediate occupancy. Demographics within a 5 mile radius include a Total Population of 92,484 and an Average House Hold Income of \$71,437

### PROPERTY HIGHLIGHTS

- Drive Thru. Pylon Sign. Signalized Corner. 3 Curb Cuts.  
AADT 35,000

### OFFERING SUMMARY

Lease Rate:	\$18/SF Annually
NNN Rate:	\$4.04/SF Annually
Available SF:	3,174 SF
Lot Size:	0.52 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,958	14,776	36,440
Total Population	4,361	37,759	92,484
Average HH Income	\$70,800	\$68,454	\$71,437

**Melissa Glyptis Simpson**  
(850) 733-6532



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# FLOORPLAN

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# PHOTOS

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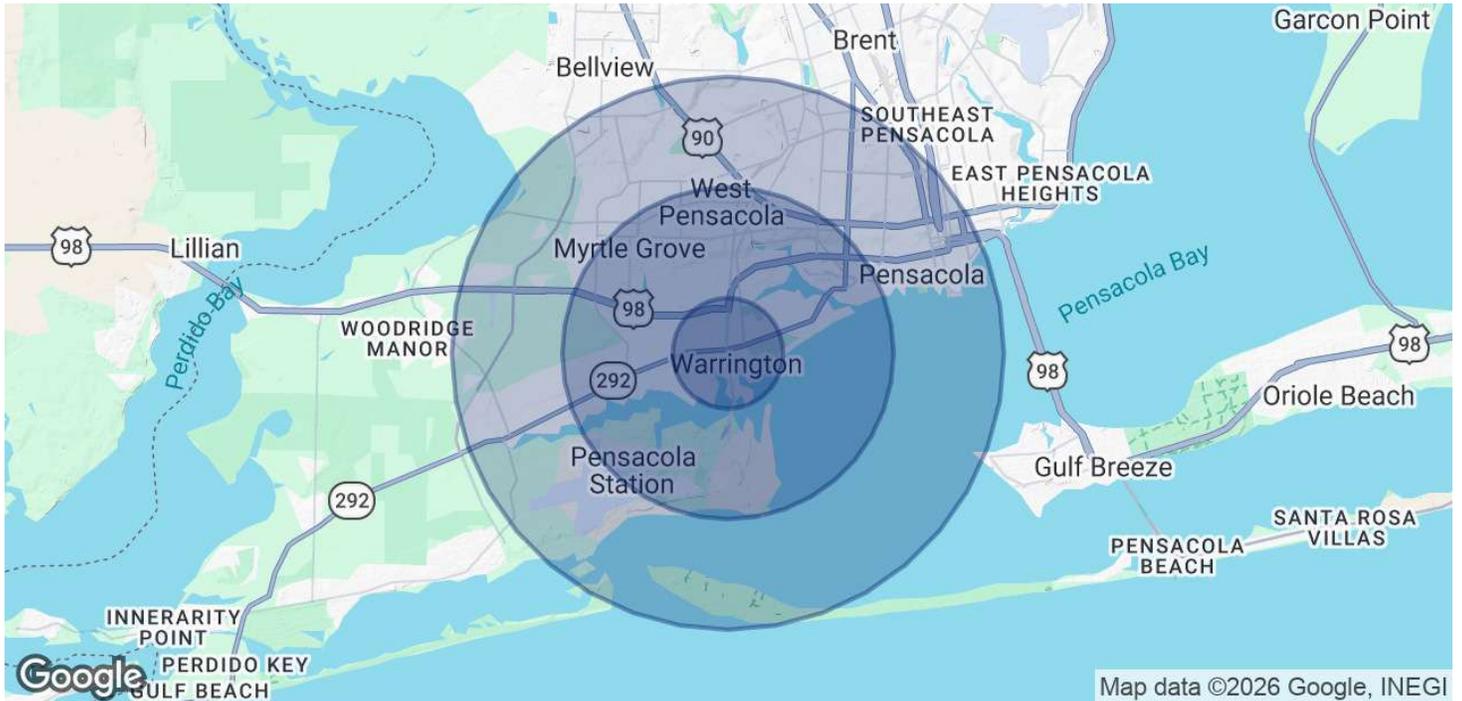
**41 SOUTH NAVY BOULEVARD**  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,361	37,759	92,484
Average Age	39.5	37.1	37.4
Average Age (Male)	36.6	35.6	35.6
Average Age (Female)	41.3	38.9	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,958	14,776	36,440
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$70,800	\$68,454	\$71,437
Average House Value	\$195,583	\$179,941	\$222,183

2023 American Community Survey (ACS)

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