

OFFICE BUILDING FOR LEASE
APRIL 2025

OFFICE FOR LEASE OFF 9 1/2 MILE

25 EAST 9 1/2 MILE ROAD
PENSACOLA, FL

stirling





PROPERTY DESCRIPTION

6,856 SF of high-quality office space located just off 9 1/2 Mile Road in Pensacola, FL. This well-maintained space offers an ideal blend of functionality and comfort, enhanced by excellent **natural light** throughout thanks to its perimeter-windowed layout.

PROPERTY HIGHLIGHTS

- **6,856 SF** of professional office space
- Welcoming **reception** and **waiting** area
- Large, fully equipped **conference** room
- Spacious **kitchen** and break area
- **16 private offices**, each with natural light from perimeter windows
- 2 Executive Offices each with their own private bathroom

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Available SF:	6,856 SF
Lot Size:	0.876 Acres
Building Size:	6,856 SF

- **Open** bullpen area ideal for collaborative workstations
- **Grade-level roll-up door** for convenient loading access
- Additional **mezzanine storage** space
- 26 Parking Spaces



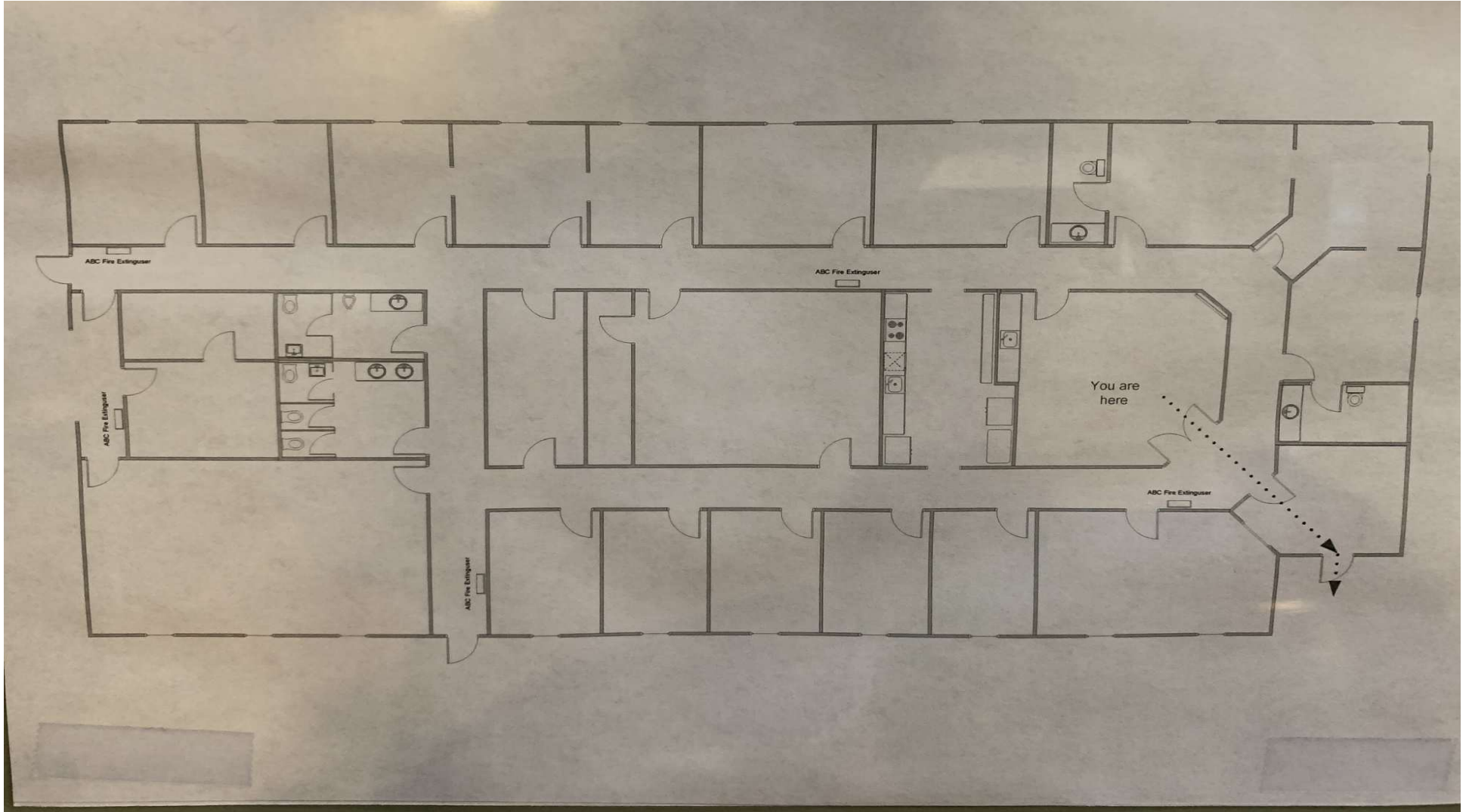
LEASE INFORMATION

Lease Type:	NNN
Total Space:	6,856 SF

Lease Term:	Negotiable
Lease Rate:	\$14.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
25 E. 9 1/2 Mile	Available	6,856 SF	NNN	\$14.50 SF/yr





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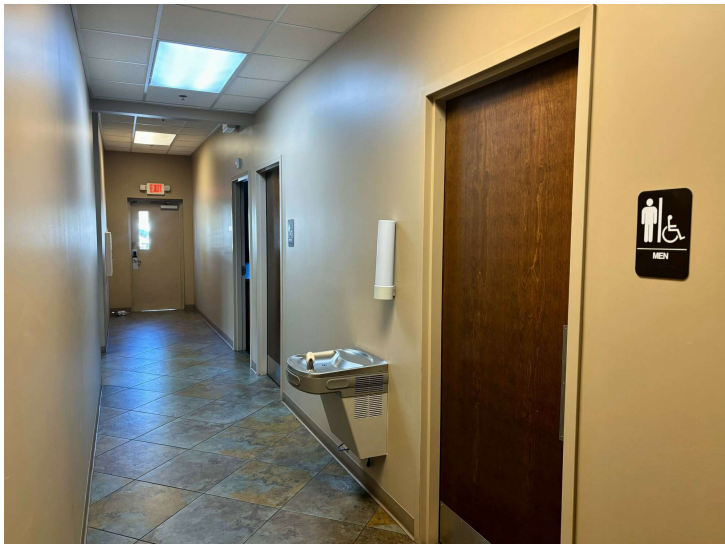
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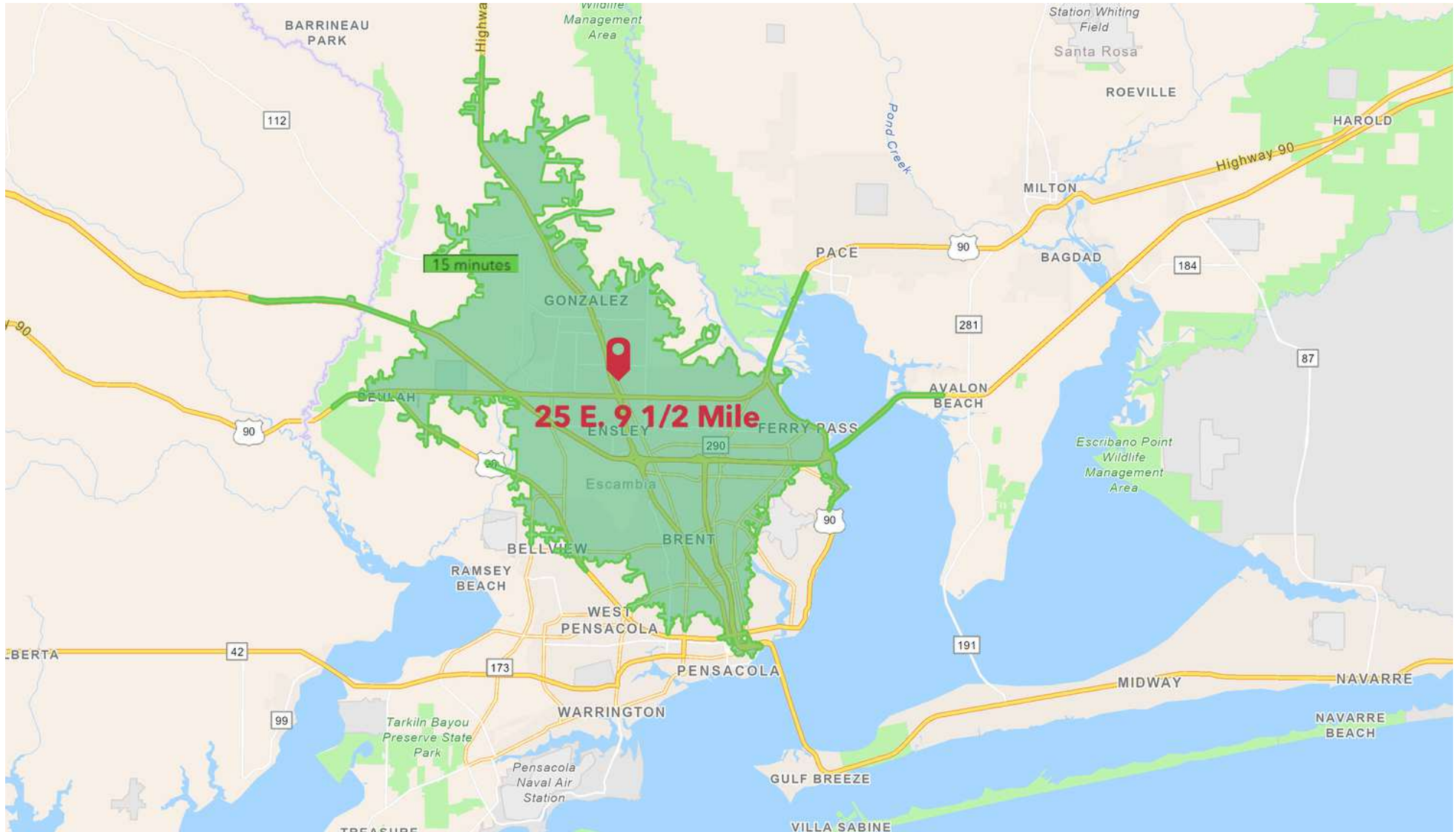
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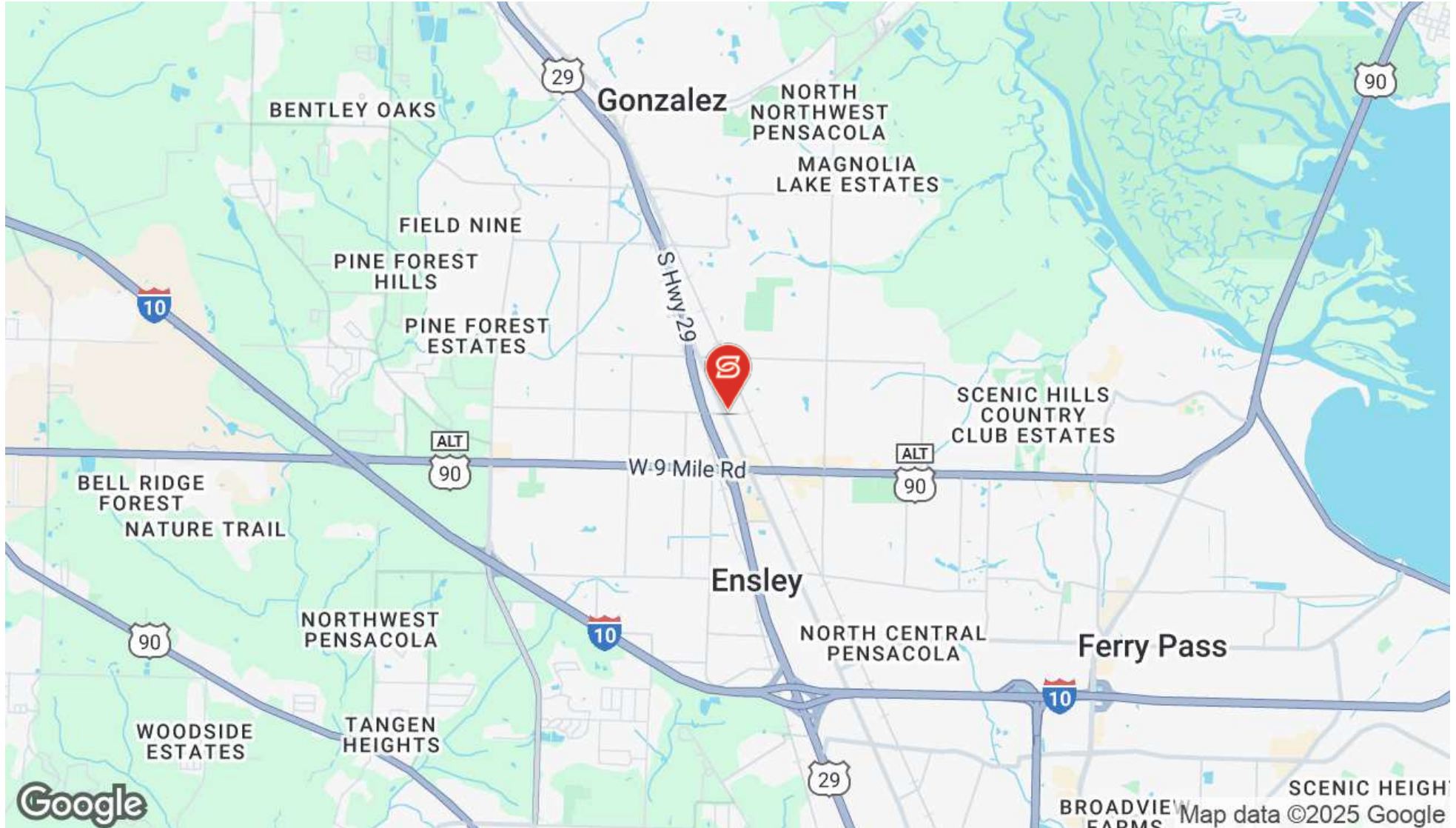
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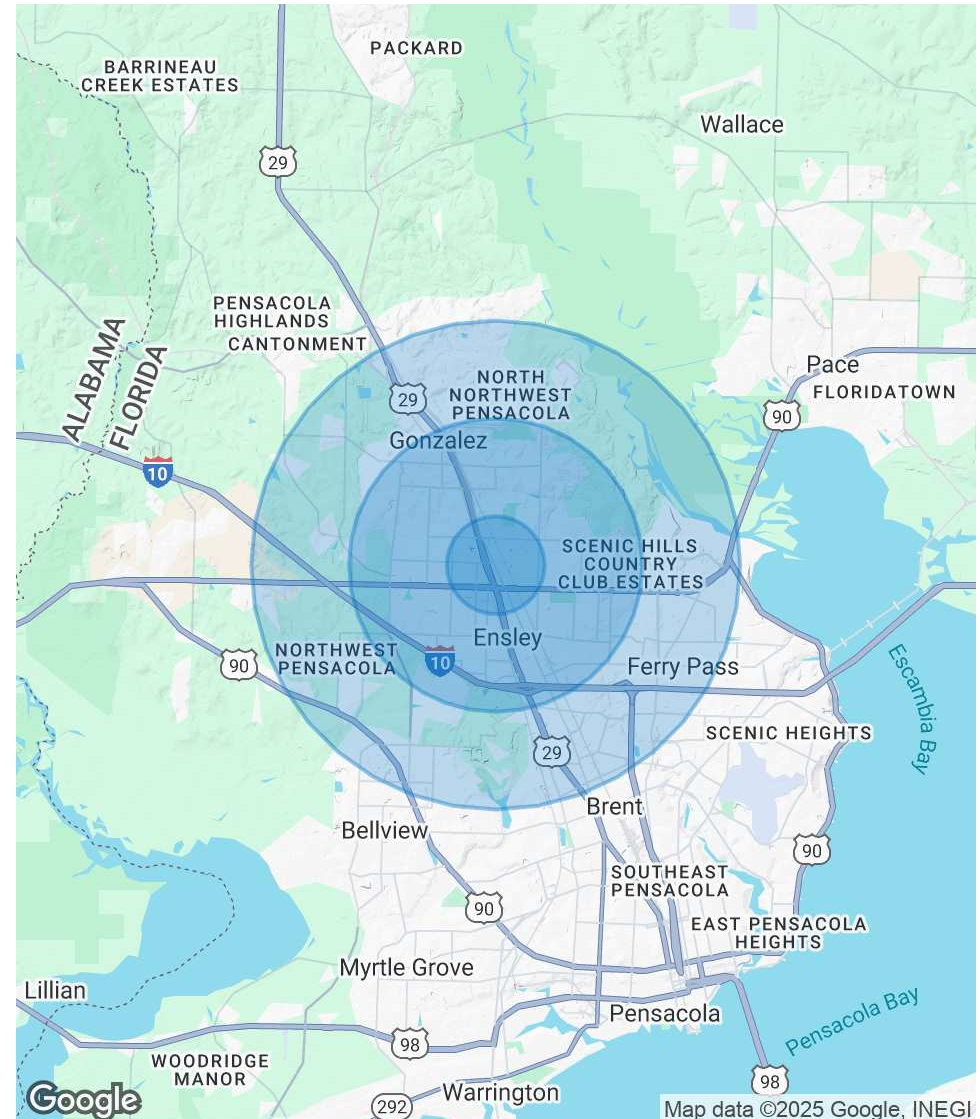
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,329	45,050	97,263
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,830	18,494	39,929
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$90,312	\$84,950	\$83,835
Average House Value	\$274,172	\$252,885	\$260,891

Demographics data derived from AlphaMap





KYLLE SHOEMAKER

Advisor

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PROFESSIONAL BACKGROUND

Kylle began his career in commercial real estate in 2021 following a successful career coaching collegiate football. During his football career, he guided elite teams from California to Missouri and Pensacola's own University of West Florida. Among his many accomplishments, Kylle was a key contributor to UWF's National Championship in 2019 and their national finalist status in 2017 as Assistant Coach and Special Teams Coordinator. Kylle's coaching experience has translated well into his commercial real estate career, where he specializes in office and industrial space in the northwest Florida market. Since 2021, he has played a crucial role in helping his team close over 110 transactions per year, with a total deal volume exceeding \$42 million annually. Currently, Kylle is pursuing his CCIM designation to further his knowledge and expertise in the field.

Kylle and his wife have three young children with whom they enjoy exploring the Gulf Coast from Orange Beach to 30A. Whether they're riding bikes downtown Pensacola, or enjoying a warm day at Fort McRee, if it is near the water, the Shoemaker family embraces it.

EDUCATION

Azusa Pacific University, Azusa, CA – MA Leadership '12

California Polytechnic State University – SLO, San Luis Obispo, CA – BA Business Management '10

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