



## 800 SF INLINE SPACE

### KEY HIGHLIGHTS

- HARD CORNER CENTER
- LIGHTED INTERSECTION
- TRAFFIC COUNT EXCEEDS 56,000 CPD
- PRIME EXPOSURE IN HIGH GROWTH MARKET
- WELL PERFORMING CENTER W/BUILT IN SYNERGY

# PINE FOREST CENTER

2115 W. Nine Mile Road

Pensacola, FL 32534

**LAST  
AVAILABLE  
UNIT**

Available Suite: Suite 9

- 800 SF Unit +/-
- Lease Type: NNN Lease (3-5 Year Term)

800 SF × \$19.50 Base \$1,300 per month

NNN Fees: 800 SF × \$4.97 NNN \$331.33 per month

Total Lease Value: \$1,631.33/month, plus sales tax

Join a vibrant and almost fully leased 18,000 SF mixed-use center offering a dynamic tenant mix of retailers, medical service providers, and professional offices. This last remaining unit is a rare opportunity to position your business in one of Pensacola's most active corridors



For more information,

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# 2115 W. Nine Mile Rd.- UNIT 9

Pensacola, FL





# PINE FOREST CENTER

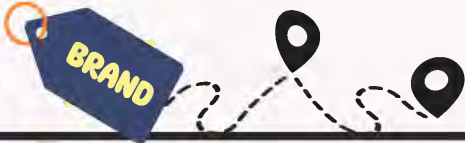
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18,000 SF professional center thoughtfully curated to feature a complementary mix of retail, medical, and professional service tenants. The tenant blend is intentionally designed to foster a cohesive environment where businesses enhance one another, creating a well-rounded destination for customers. This strategic mix supports established traffic patterns and encourages repeat visits, contributing to a thriving and collaborative business hub.

- Pine Forest Rd & Nine Mile Rd.
- Lighted Intersection
- Positioned on Hard Corner
- 56,000 CPD 2024
- Surrounded by National Retailers
- 18,000 SF Managed Center
- 200' Frontage
- Dual Access Drives
- New Commercial and Residential Developments Surround Site



**LAST  
AVAILABLE UNIT**

800 SF RETAIL SPACE

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## Property Highlights:

- Lot Size: 3.0528 AC +/-
- 200' Frontage on a major corridor
- Lighted Intersection: Provides excellent visibility and accessibility
- Dual Access Drives: Positioned on Pine Forest Road and Nine Mile Road - over 56,000 cars per day!

Professionally managed 18,000 SF center with a curated tenant mix designed to support strong customer synergy, foot traffic, and long-term success

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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