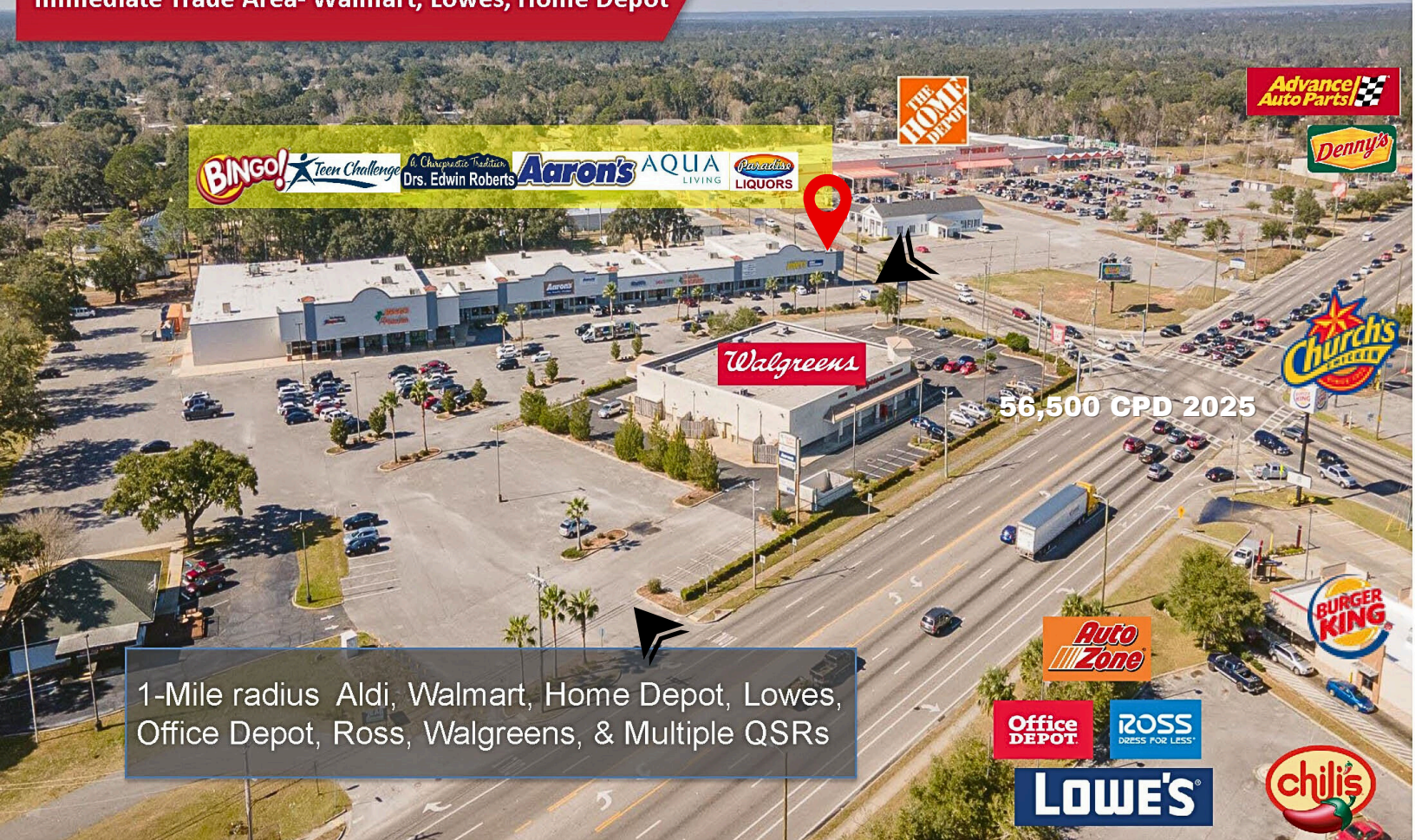


Market Intelligence

Located on Major Trade/Commuter Corridor

Immediate Trade Area- Walmart, Lowes, Home Depot



4469 Mobile Hwy - Unit G
Pensacola, FL. 32506

Lease Specifics

- Lease Rate: \$14.00 PSF NNN
- NNN Fee: \$2,925 /month
- Monthly Total: \$12,025
- Lease Term: 3 Years

- ✓ 7,800 SF End Cap Retail Space
- ✓ Managed Mixed-Use 68,380 SF +/- Shopping Plaza
- ✓ Lighted Hard Corner Intersection



Cameron Cauley, CCA, MiCP, SIOR

e: ccauley@naipensacola.com

m: 850 291 3341

End Cap Retail Space | 7,800 SF

Key Highlights

Suite G features 7,800 SF of open retail space in an end-cap position, ideal for a wide range of commercial users. The layout includes a large retail showroom, two private offices, partitioned storage, two public restrooms, and one employee restroom. With a 12-foot ceiling height, and excellent signage potential, this suite offers outstanding exposure and flexibility in a growing commercial corridor.

Interior Features

- High-exposure end-cap unit
- Large open retail showroom
- 12' ceiling height for versatile usage
- 2 private offices + partitioned storage
- 2 patron restrooms + 1 employee restroom
- Excellent traffic count (56,500 CPD)
- Professional management & strong tenant mix
- Neighboring big box and national retailers

Perfect Use

- Furniture Showroom
- Fitness Center
- Medical Supplier
- Event or Party Supply House
- Pet Supply or Specialty Animal Retailer
- Specialty Grocer
- Home Improvement or Flooring Retailer
- Educational or Tutoring
- Dance Studio, Martial Arts

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4469 Mobile Hwy - Unit G
Pensacola, FL. 32506

Location

- Lighted Hard Corner Intersection
- 56,500 Combined Traffic
- Access from Mobile Hwy Entry and Fairfield Drive.
- Ample Parking

For more information

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Area Advantage

This prominent end cap unit is positioned at the hard corner of a lighted intersection at Mobile Highway and Fairfield Drive, offering unmatched visibility to over 56,500 vehicles per day. Surrounded by a thriving mix of national and regional retailers, including Walmart, Lowe's, Home Depot, Aldi, Ross, GameStop, Burger King, and Office Depot—this location captures a steady flow of consumer traffic from both local residents and destination shoppers. Its placement within the well-established Paradise Square Shopping Plaza ensures high exposure, ample parking, and dual access points, making it a strategic opportunity for retail, showroom, or service-based users seeking maximum reach.

