



US 98 & Blue Angel Pkwy.

*The only retail suite available at one of Pensacola's busiest
signalized master-planned intersections.*

US Hwy 98 & Blue Angel Pkwy • Pensacola, FL 32506

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The Only Retail Suite at US 98 & Blue Angel.

2,250 SF between Dunkin' Donuts and Heartland Dental.

Premier ±2,250 SF inline retail suite located at the signalized intersection of US-98 and Blue Angel Parkway within a high-traffic, master-planned development. The space will be delivered in vanilla shell condition with full MEPs and plumbing stub-outs, offering flexibility for a wide range of users including medical, boutique QSR, wellness, or retail operators. The available unit is ideally positioned between Dunkin' Donuts and Heartland Dental, providing strong co-tenancy and built-in daily traffic drivers. Tenants benefit from excellent visibility and full-access frontage in one of Pensacola's most active corridors — directly across from a new Publix-anchored center and surrounded by strong national brands such as Wawa, Taco Bell, Tidal Wave Auto Spa, and a national coffee tenant. This represents the only retail space currently available within the master development and potentially the entire intersection, aside from a ground-lease opportunity — creating a rare and highly competitive leasing opportunity.

AT A GLANCE

Lease	Rate	\$45 / SF NNN
Available	SF	2,250 SF
Building	Size	7,345 SF
Lot	Size	1.19 Acres
Condition		Vanilla Shell
MEPs	Co-	Full + plumbing stubs
Tenants		Dunkin' / Heartland
Intersection		Signalized
Across Street		New Publix center

2,250SF

INLINE RETAIL SUITE

\$45 /SF NNN

LEASE RATE

Sig. INTERSECTION

US98/BLUE ANGEL PKWY

THE OPPORTUNITY

The only inline retail suite at a signalized master-planned intersection in Pensacola — between Dunkin' and Heartland Dental.



Why US 98 & Blue Angel.

Six reasons this 2,250 SF suite stands apart.

01 Only Available Retail Suite

The only retail space currently available within the master development — and likely the entire intersection.

02 Between Dunkin' & Heartland

Ideally positioned between Dunkin' Donuts and Heartland Dental — strong co-tenancy with built-in daily traffic drivers.

03 Across from New Publix Center

Directly across from a brand-new Publix-anchored shopping center — a regional anchor pulling daily customers to the corner.

04 Vanilla Shell + Full MEPs

Delivered in vanilla shell condition with full MEPs and plumbing stub-outs — meaningful build-out savings for incoming tenants.

05 Master-Planned Development

Located within a high-traffic master-planned development at one of Pensacola's most active corridors — proven cross-tenant demand.

06 Flexible Use Options

Ideal for medical, boutique QSR, wellness, or retail operators — the vanilla shell adapts to a range of concepts.

THE OPPORTUNITY

The only inline retail suite at this Pensacola master-planned intersection — vanilla shell with full MEPs and Publix across the street.



PENSACOLA, FL 32506

US 98 — Pensacola's primary west-side retail spine.

On US 98 / Blue Angel — Pensacola's West-Side Spine.

- 01

US98 Corridor

US Highway 98 is Pensacola's primary east-west retail spine — high-traffic, signalized intersections, and strong daily flow.
- 02

Master-Planned Development

Sits inside a master-planned mixed-use development with proven national co-tenancy and unified traffic flow.
- 03

Publix-Anchored Cross-Site

Directly across from a new Publix-anchored shopping center — the regional anchor for the entire intersection.

DEMOGRAPHICS

Steady, suburban, and growing.

78,772

PEOPLE

POPULATION IN 5 MILES

\$72,972

AHI

AVG HH INCOME (5 MI)

2,250

SF

INLINE SUITE AVAILABLE

	3 MILES	5 MILES	7 MILES
Total Population	31,748	78,772	138,283
Total Households	12,534	31,573	53,944
Average HH Income	\$75,624	\$72,972	\$74,052

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

The national line up at US 98 & Blue Angel Pkwy.

PLAZA CO-TENANTS

Dunkin' Donuts
Heartland Dental
National Coffee Tenant — signed

ACROSS THE STREET

Publix-Anchored Center
Wawa
Taco Bell
Tidal Wave Auto Spa

NEARBY NATIONALS

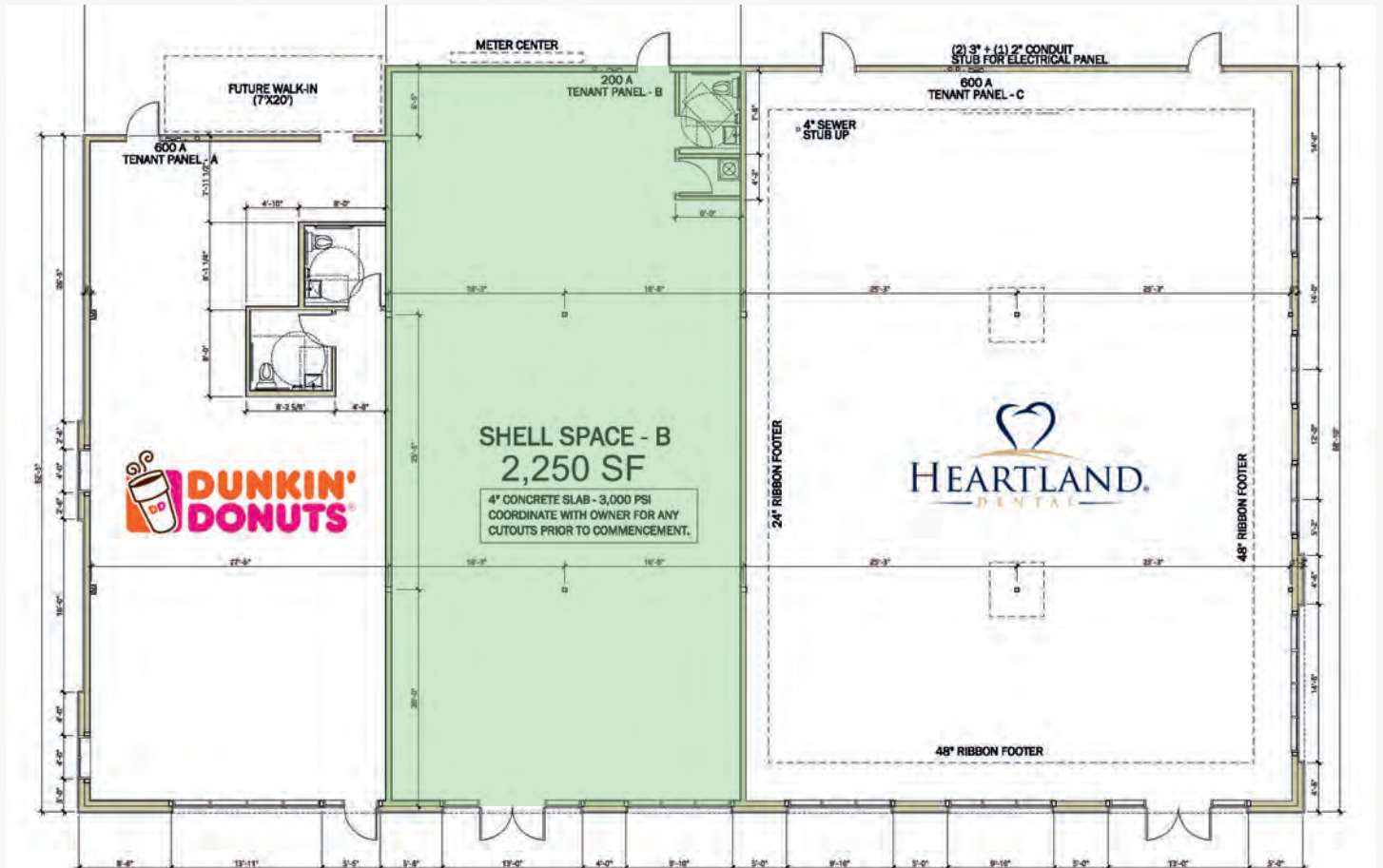
McDonald's
Burger King
Waffle House
Walmart
Walgreens
Raffle House



US 98 / BLUE ANGEL PKWY

A signalized master-planned intersection on Pensacola's west spine — national anchors on every corner and proven daily customer flow.

Site plan, floor plan, and building elevations.



A Closer Look.

The plaza, the corner, and the corridor.



LET'S TALK

Let's talk about US 98 / Blue Angel.

*2,250SF inline at US 98 & Blue Angel Pkwy · \$45NNN—
the only retail suite available at the master-planned intersection.*



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