

ALEC PURSER

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SHAWN MAXEY

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PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at Tradewinds Shopping center, located at 6601 N Davis Hwy. This modern property offers a spacious layout and versatile floor plans to suit a variety of business and retail needs. With ample parking and excellent visibility off N Davis Hwy, this versatile space is perfect for retail, office, or medical use. The location provides easy access to major transportation routes, ensuring convenience for both employees and clients. Don't miss the chance to elevate your business in this sought-after Pensacola location.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Call to Discuss
Available SF:	0.5 Acres
Lot Size:	16.97 Acres
Building Size:	194,701 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,682	23,995	59,567
Total Population	6,472	60,048	146,303
Average HH Income	\$69,624	\$77,949	\$82,049

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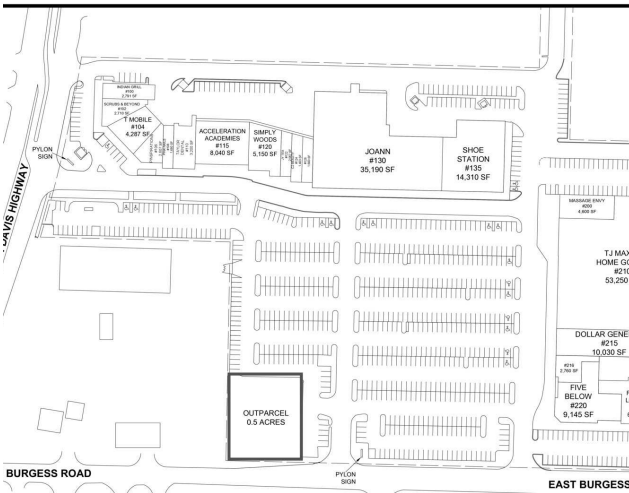
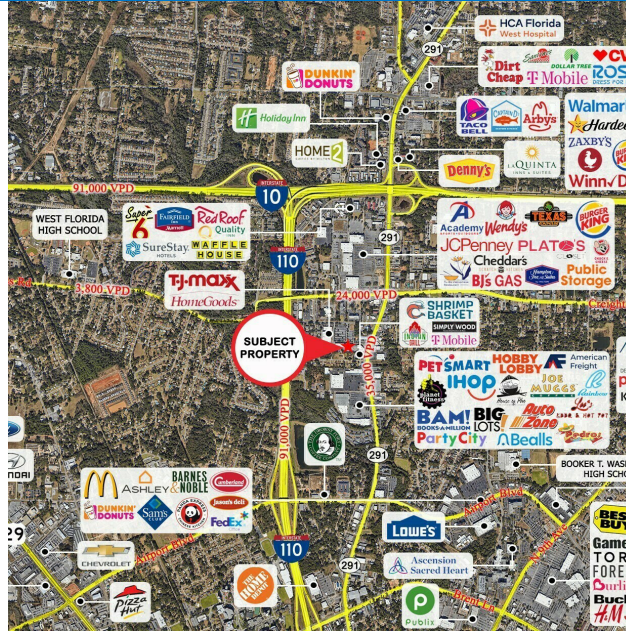
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6601 N. DAVIS HWY

RETAIL OUTPARCEL

Retail Outparcel





IS SHOPPING CENTER

ER 14, 2024

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6601 N. DAVIS HWY

RETAIL OUTPARCEL

Retail Outparcel

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,472	60,048	146,303
Average Age	32.8	35.7	38.5
Average Age (Male)	31.6	35.7	37.3
Average Age (Female)	36.5	37.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,682	23,995	59,567
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$69,624	\$77,949	\$82,049
Average House Value	\$225,297	\$224,940	\$249,571

2023 American Community Survey (ACS)

