LEASE

FREESTANDING RESTAURANT

3605 Hwy 90 Pace, FL 32571

PROPERTY DESCRIPTION

Freestanding Restaurant in Pace, FL Available for Lease. Located just past the intersection of US Hwy 90 and Woodbine Rd, this location is the first restaurant on the east bound side of the Hwy as you enter into Pace. AADT of 35,000 with 150 Ft of Hwy Rd Frontage along with a Full Median Cut on US Hwy 90. 5 Mile Demographics include a Total Population of 49,065 and Average House Hold Income of $106,257.

PROPERTY HIGHLIGHTS

- AADT 35,000. Deceleration Lane. Full Median Cut. Freestanding. US Hwy 90 Rd Frontage. 3 Miles to Pensacola

OFFERING SUMMARY

Lease Rate:	$18/SF Annually
NNN Rate:	$4.02/SF Annually
Available SF:	3445
Lot Size:	0.86 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	654	5,715	17,191
Total Population	2,023	16,024	49,065
Average HH Income	$88,957	$103,192	$106,257

Melissa Glyptis Simpson
(850) 733-6532

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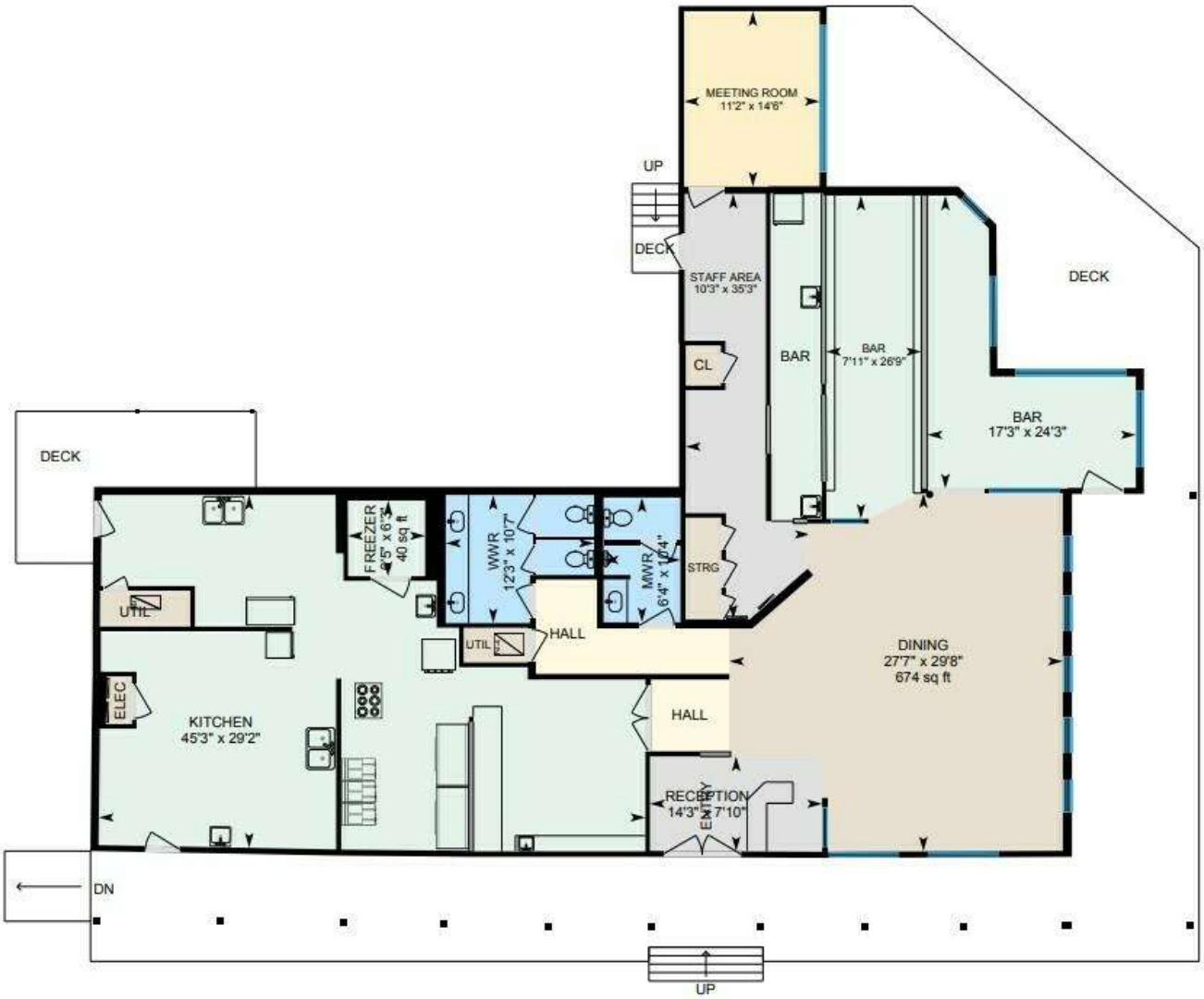
FLOORPLAN

3605 Hwy 90 Pace, FL 32571

Main Floor Finished Area 3445.71 sq ft



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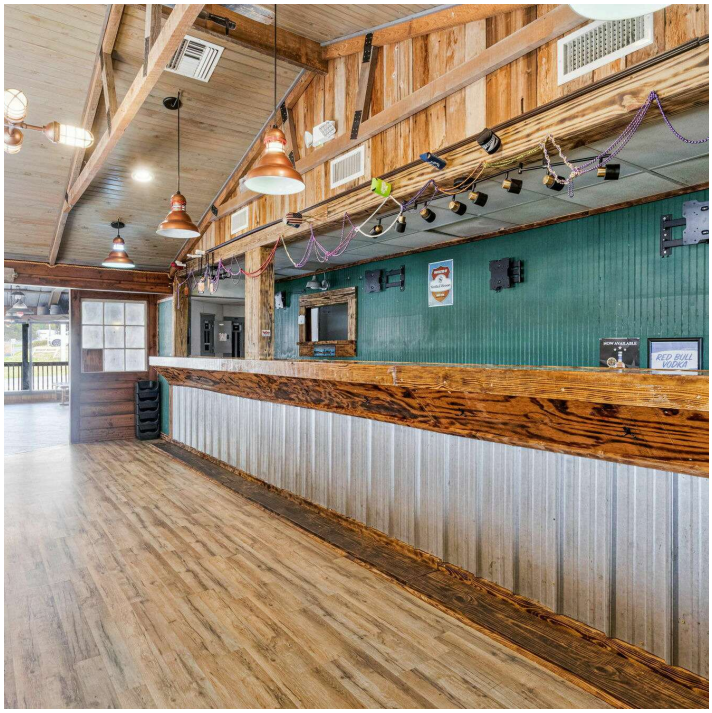
ADDITIONAL PHOTOS

3605 Hwy 90 Pace, FL 32571



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RETAILER LOCATION MAP

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DEMOGRAPHICS

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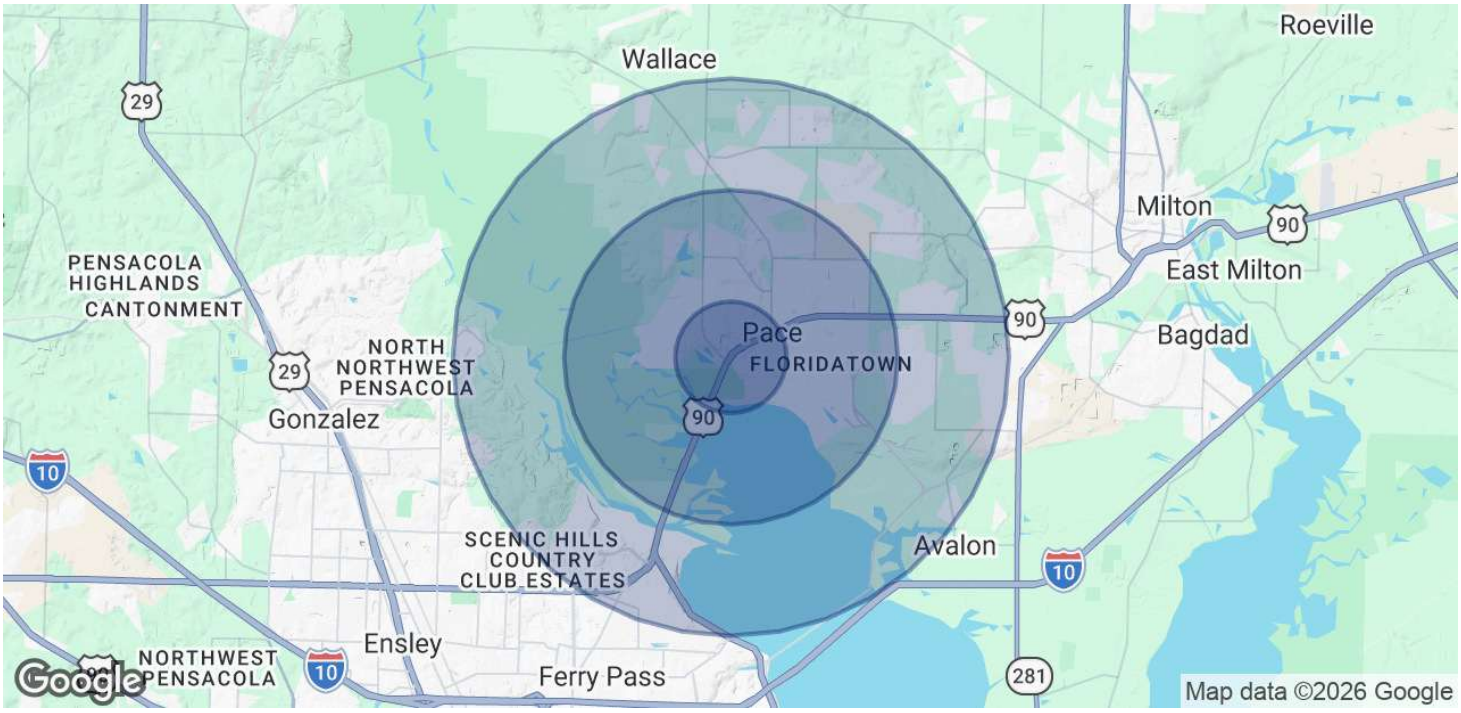

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,023	16,024	49,065
Average Age	36.3	37.6	37.3
Average Age (Male)	34	37.8	36.6
Average Age (Female)	38.9	36.4	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	654	5,715	17,191
# of Persons per HH	3.1	2.8	2.9
Average HH Income	$88,957	$103,192	$106,257
Average House Value	$216,549	$260,028	$283,953

2023 American Community Survey (ACS)

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