

AVAILABLE

Commercial Land Lease

9401 University Pkwy. ■ Pensacola, FL.



Superior Positioned Parcel

- Rapidly Expanding Retail-Medical Corridor
- Excellent Demographics
- 29,000 CPD University Pkwy. (2015)
- 38,500 CPD Nine Mile Rd. (2015)
- 2015 Pop
 - 7,543 1 mi
 - 45,912 3 mi
 - 99,085 5 mi.

For information, please contact listing agent:

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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AVAILABLE

University of West Florida

9401 University Pkwy. ■ Pensacola, FL.



HIGHLIGHTS:

■ **INCREDIBLE GROUND LEASE OPPORTUNITY-** 7.81 +/- Acres available for ground lease with an exceptional 1,222+/- front footage on University Pkwy. Property sits directly across from Baptist Medical Park, a 50 Dr center which specializes in Cardiology, Radiology, Occupational Health, Women's services and is an Andrews Institute Rehabilitation provider. Baptist Medical Park is an affiliate of Baptist Health Care. The property is less than a mile from the entrance to the University of West Florida, a 1,600 acre campus, with a total enrollment of 12,000 students. UWF is rated number 27, of the Top 100 colleges and brings \$1.5 billion in revenue, to the state annually.

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Rapidly Expanding Retail Corridor

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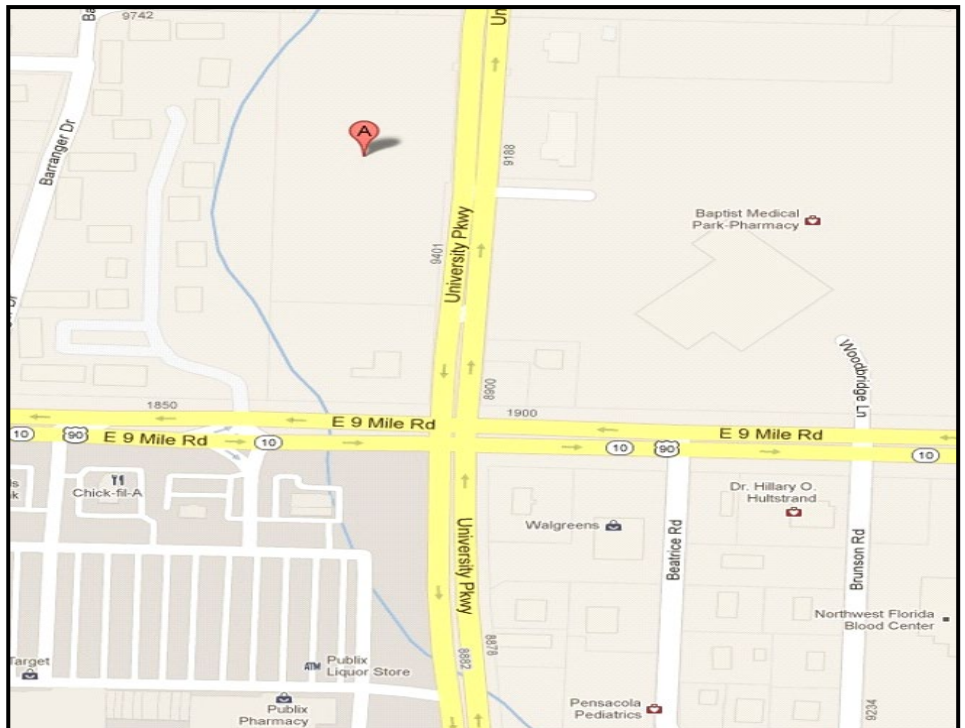
Incredible High Profile Location

HIGHLIGHTS:

Ground Lease Opportunity

- \$10,000 per mo, plus sales tax, NNN
- 7.83 Acres +/-
- 1222 FT Frontage
- Zoned C-1
- NNN Lease
- 5 Year Minimum Term

NAI Pensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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Rapidly Expanding Corridor

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1,222 FT
Frontage



Google earth

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