

RETAIL PROPERTY FOR LEASE

THE SHOPS AT SOUTHTOWNE

101 E. Romana St., Pensacola, FL 32501



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Shawn Maxey

Sales Associate
850.477.7044
C 850.240.1252
smaxey@teambeck.com

Stacy Taylor, CCIM

President
850.477.7044
C 404.936.8936
staylor@teambeck.com



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OFFERING SUMMARY

Available SF:	823 -4,675 SF
Lease Rate:	\$24.00 SF/yr (NNN)
Lot Size:	2.0 Acres
Year Built:	2017
Building Size:	13,950 SF
Zoning:	M1
Market:	FL-Pensacola/Ferry Pass/Brent
Submarket:	Downtown
Traffic Count:	10,000

PROPERTY OVERVIEW

Come join the centerpiece of the wave of downtown Pensacola development. Southtowne is downtown's newest neighborhood featuring \$80,000,000 on investment including new, 26,000 SF of retail, 35,000 of Class Office, \$16 Million YMCA and 258 Class A apartments. The mixed use development includes 260 rental apartments and 13,950sf street level retail, as well as a \$16 million YMCA complex and a \$9 million 60,000sf office building.

The mixed-use apartment and retail complex will be the center of a new urban village in the heart of downtown Pensacola. The retail component of the mixed use development consists of 928sf - 13,950sf of street level retail along Jefferson Street and wrapping around Romana and Intendencia Streets.

The building features design elements that are meant to mirror facets of neighboring buildings and pay homage to architectural styles traditionally reflected in buildings from Pensacola's vibrant history dating back to 1559.

PROPERTY HIGHLIGHTS

- \$80 Million Mixed-use Development
- 258 Class A Residential Units
- Highly visible signage
- High ceilings



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LEASE TYPE | NNN

TOTAL SPACE | 823- 4,675 SF

LEASE TERM | 60 to 120 months

LEASE RATE | \$24.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Units F	Available	2,515 - 4,674 SF	NNN	\$24.00 SF/yr
Units G	Available	2,159 - 4,674 SF	NNN	\$24.00 SF/yr
Unit J	Available	928 SF	NNN	\$24.00 SF/yr



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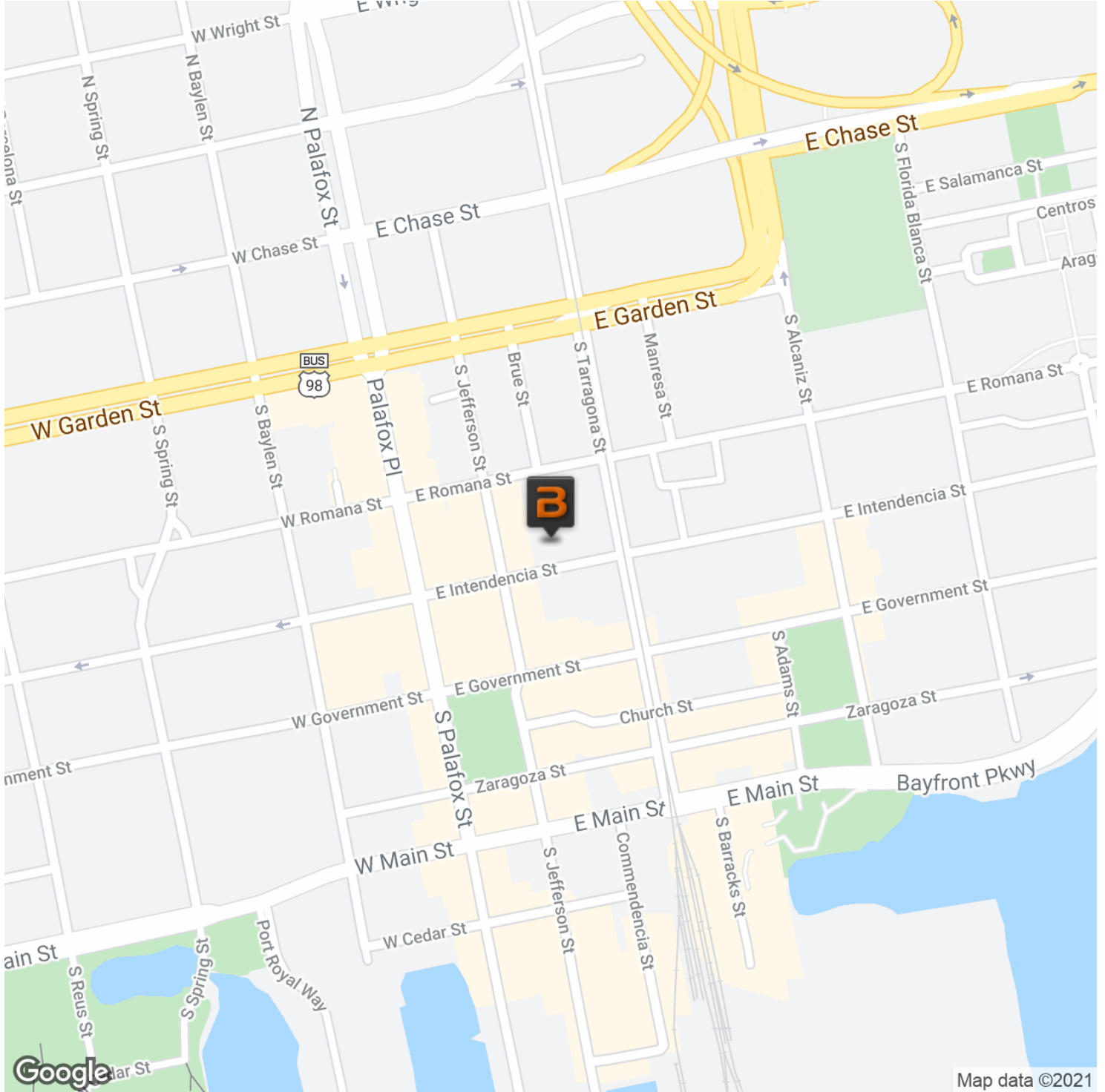
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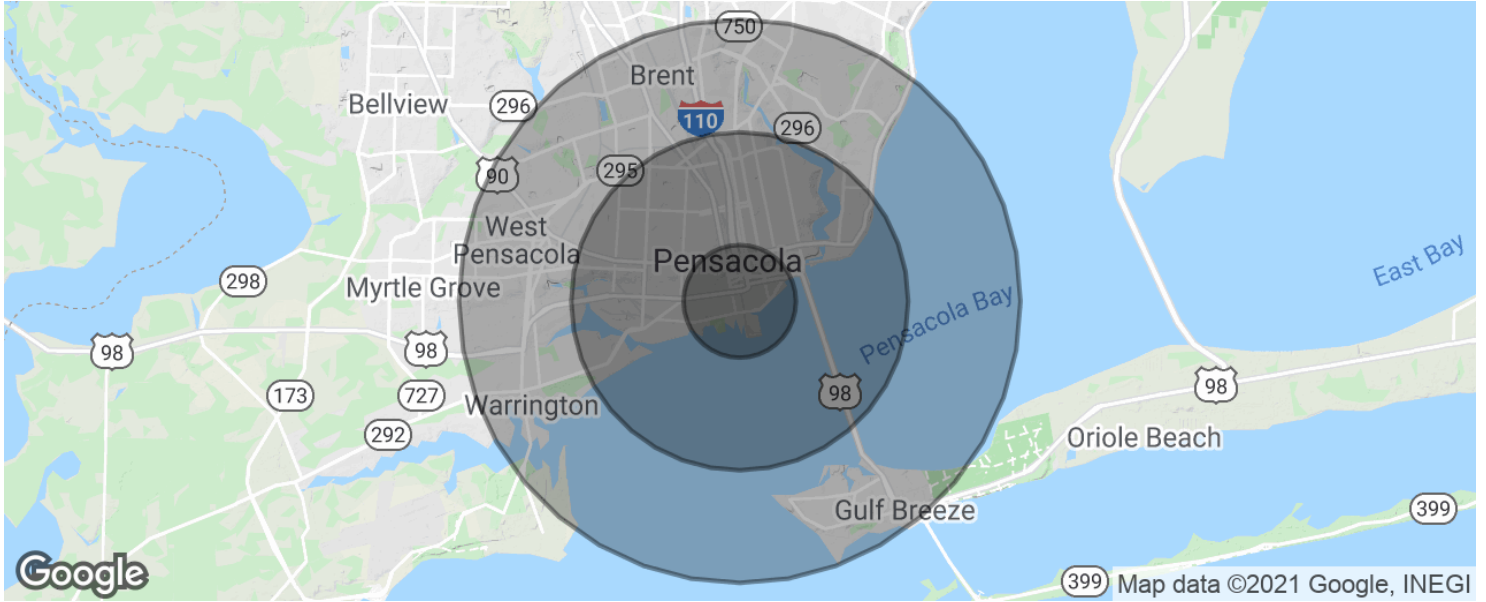
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,791	38,841	99,416
Median age	43.7	40.0	37.3
Median age (Male)	43.4	37.6	35.5
Median age (Female)	43.5	42.3	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,826	15,305	37,839
# of persons per HH	2.1	2.5	2.6
Average HH income	\$54,000	\$53,150	\$54,835
Average house value	\$220,740	\$261,381	\$241,728

* Demographic data derived from 2010 US Census



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