

COMMERCIAL PROPERTY FOR LEASE

RETAIL SPACE AVAILABLE NEAR 9 MILE RD.

8957 N. Pensacola Blvd., Pensacola, FL 32534



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David Valletto, SIOR
Senior Vice President
850.477.7044
C 850.982.7352
dvalletto@teambeck.com



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OFFERING SUMMARY

Lease Rate:	\$1,900.00 per month (MG)
Available SF:	2,630 SF
Lot Size:	0.13 Acres
Year Built:	1974
Building Size:	2,630
Zoning:	HC/LI

PROPERTY OVERVIEW

Highly Visible Retail Space Available near 9 Mile Rd. Located across from Walmart Supercenter on the heavily traveled Pensacola Blvd, this former pawn shop has been well maintained. The building contains a large showroom area, offices, restrooms and adjoining storage/warehouse. This commercial building is well-suited for both retail & office space, and is located in very close proximity to 9 Mile Rd and I-10, providing excellent property exposure.

PROPERTY HIGHLIGHTS

- Highly Visible Retail Space Available
- Located across from Walmart Supercenter
- Former pawn shop in GREAT condition



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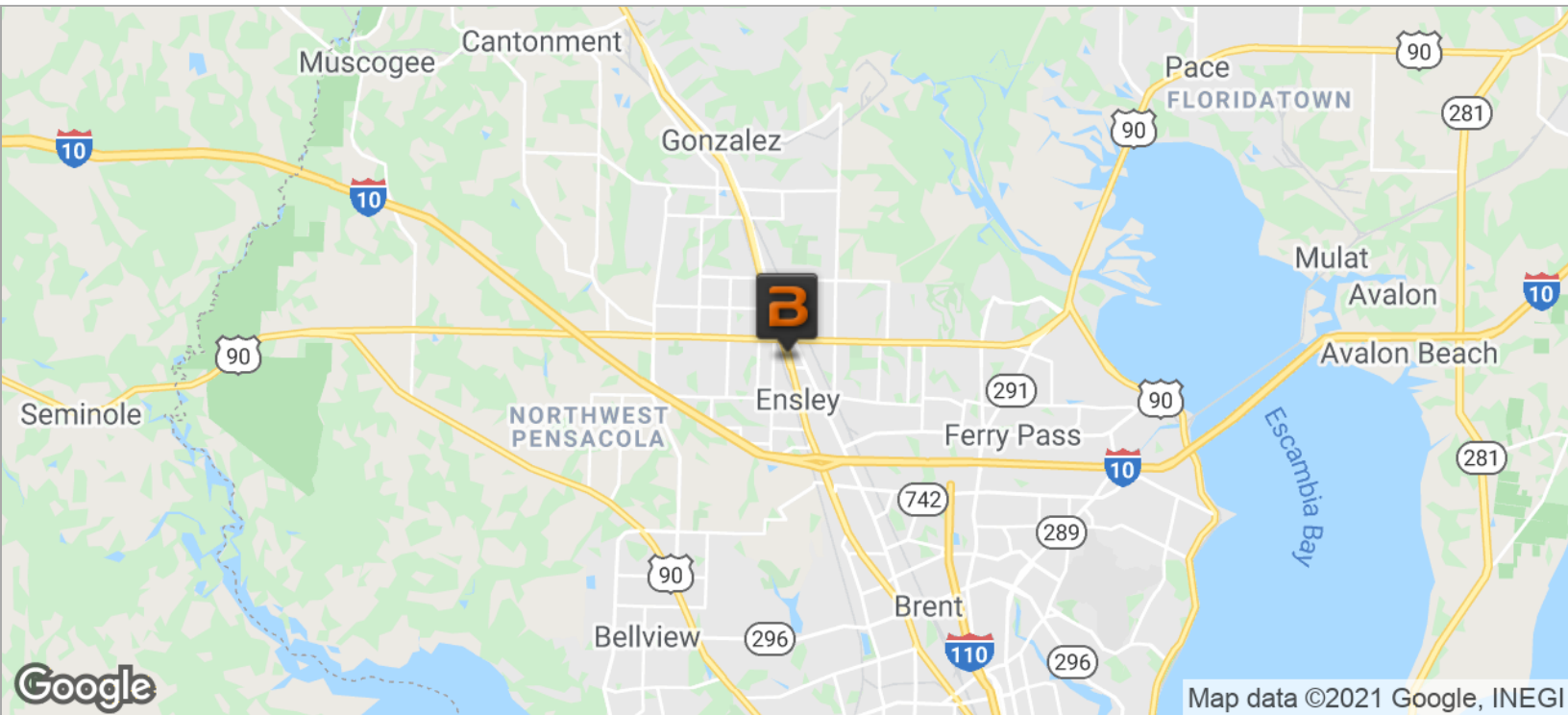
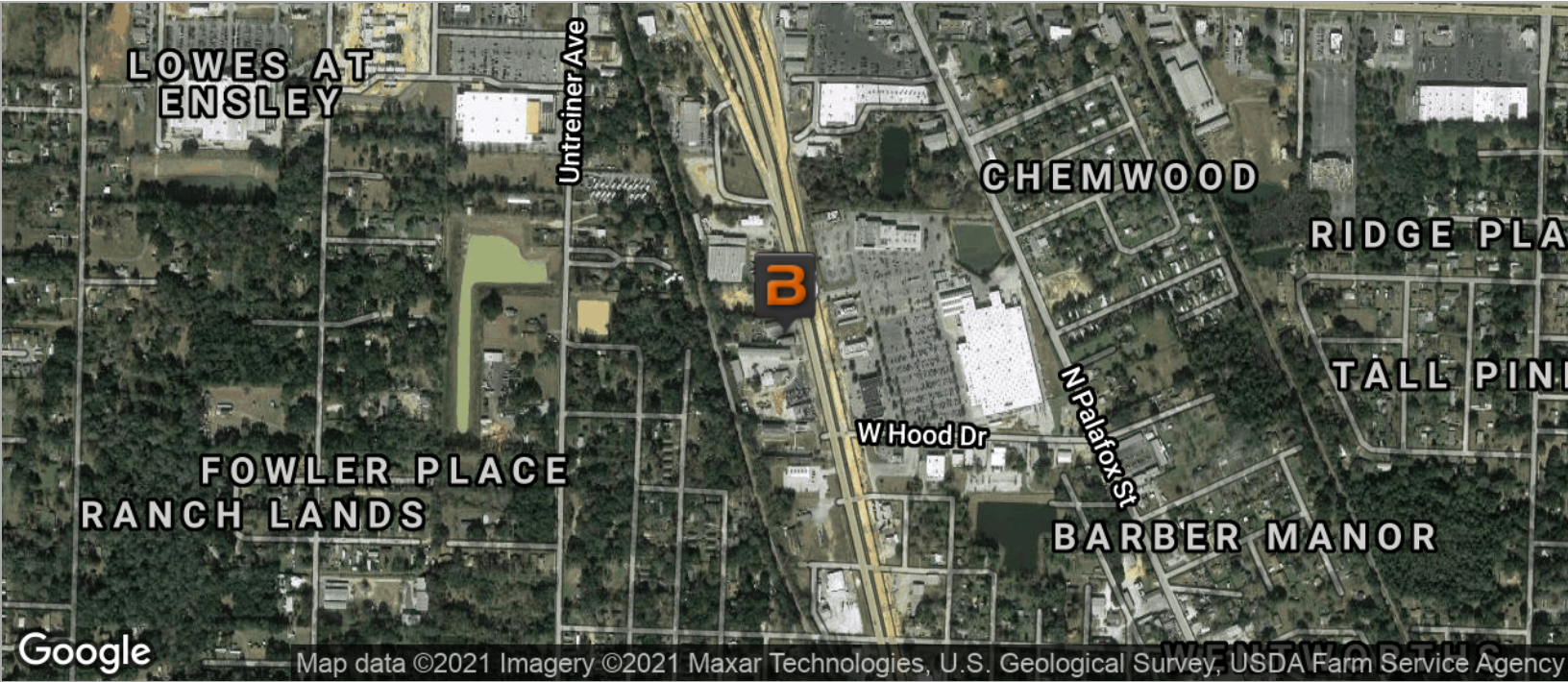
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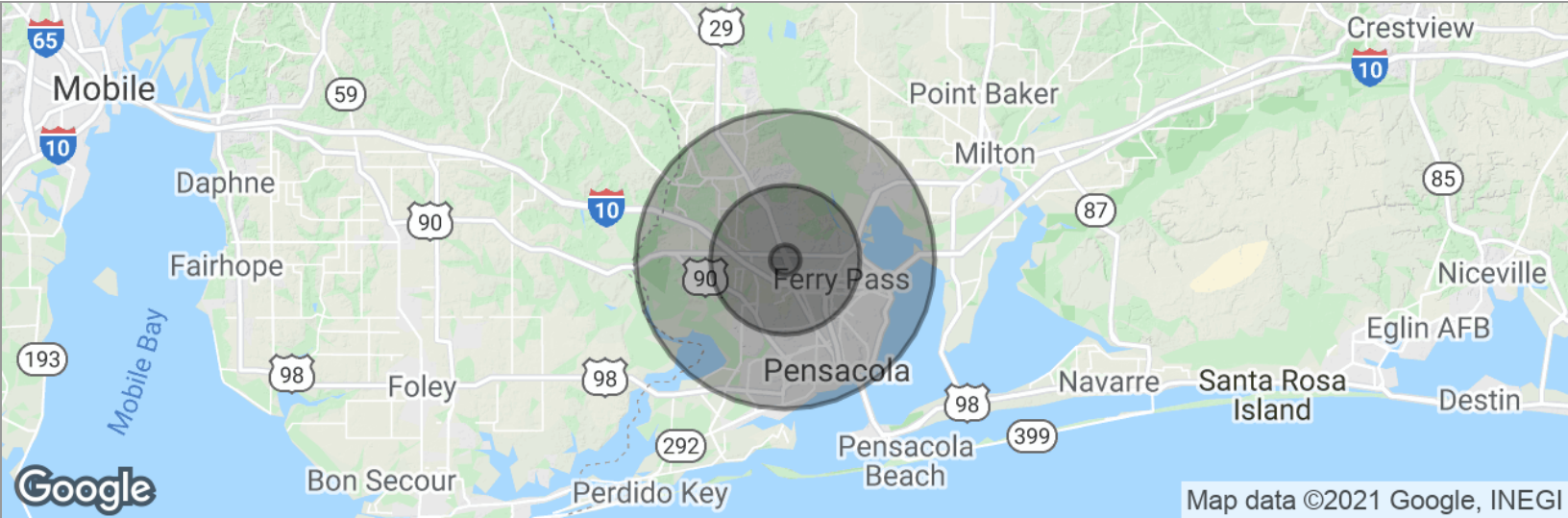
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,833	96,042	285,111
Median age	39.4	38.5	38.0
Median age (Male)	36.4	37.7	36.7
Median age (Female)	44.0	40.1	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,625	38,199	110,951
# of persons per HH	2.4	2.5	2.6
Average HH income	\$51,220	\$58,903	\$56,467
Average house value	\$169,044	\$172,706	\$183,788

* Demographic data derived from 2010 US Census



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