

RETAIL PROPERTY FOR LEASE

NINE MILE ROAD RETAIL SPACE

596 E. Nine Mile Road, Suite 100, Pensacola, FL 32514



This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

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OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	1.24 Acres
Year Built:	2006
Building Size:	10,800 SF
Zoning:	C-2
Market:	Pensacola/ Ferry Pass/Brent
Traffic Count:	35,000

PROPERTY OVERVIEW

Outstanding 9 Mile Road Retail location. Drive-thru window/door service. Great visibility in the Palmetto Centre with Papa Johns conveniently situated between UWF & Hwy 29 across from all the ball fields. End Cap unit with 1200sf. Formerly dry cleaner pick up location. Other tenants include Rio Bravo Mexican restaurant , nail salon , Hair de Lux, Geico Insurance & Papa Johns Pizza. Available for immediate occupancy. Pass thru expenses are \$2.50 psf or \$250 per month & include Cam, Property Taxes & Insurance which are all included with rent.

LOCATION OVERVIEW

From University Blvd. west to site. From Hwy 29 east to site. North side of road @ Hummingbird.



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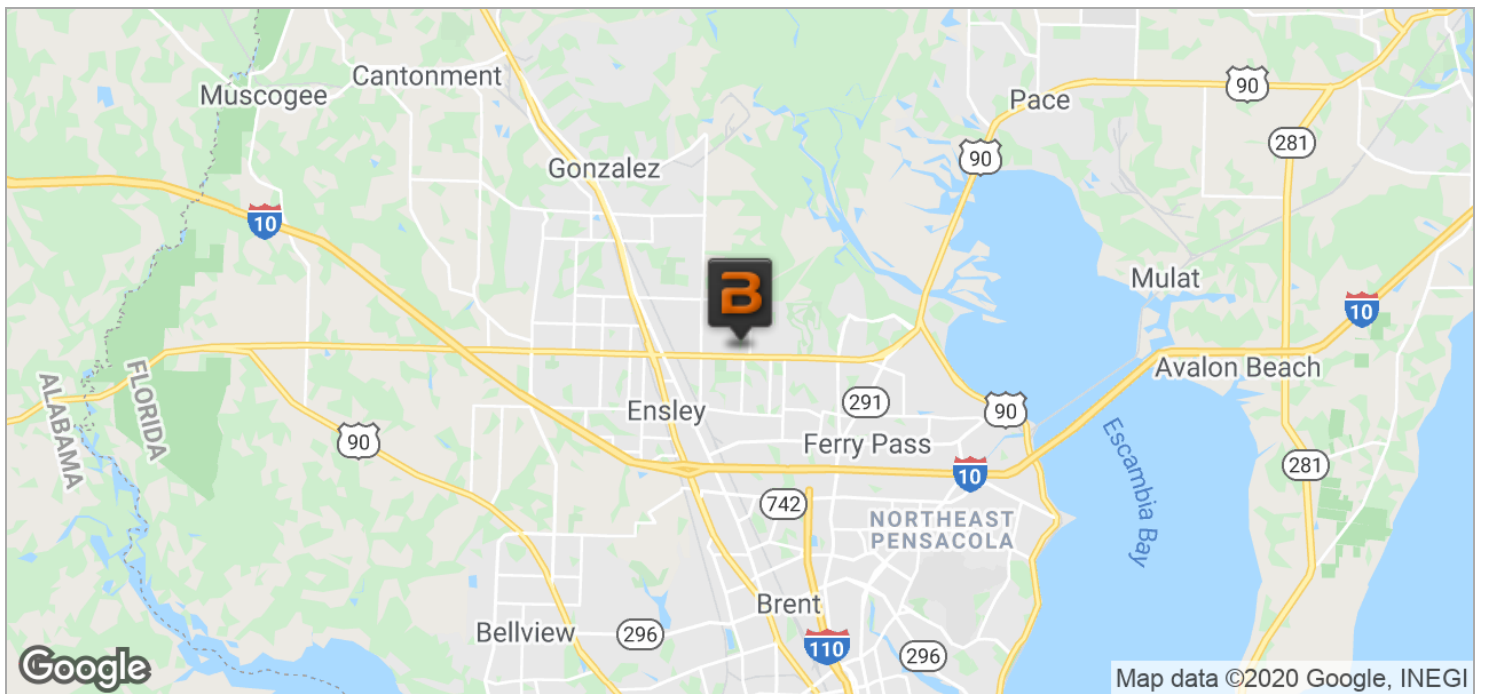
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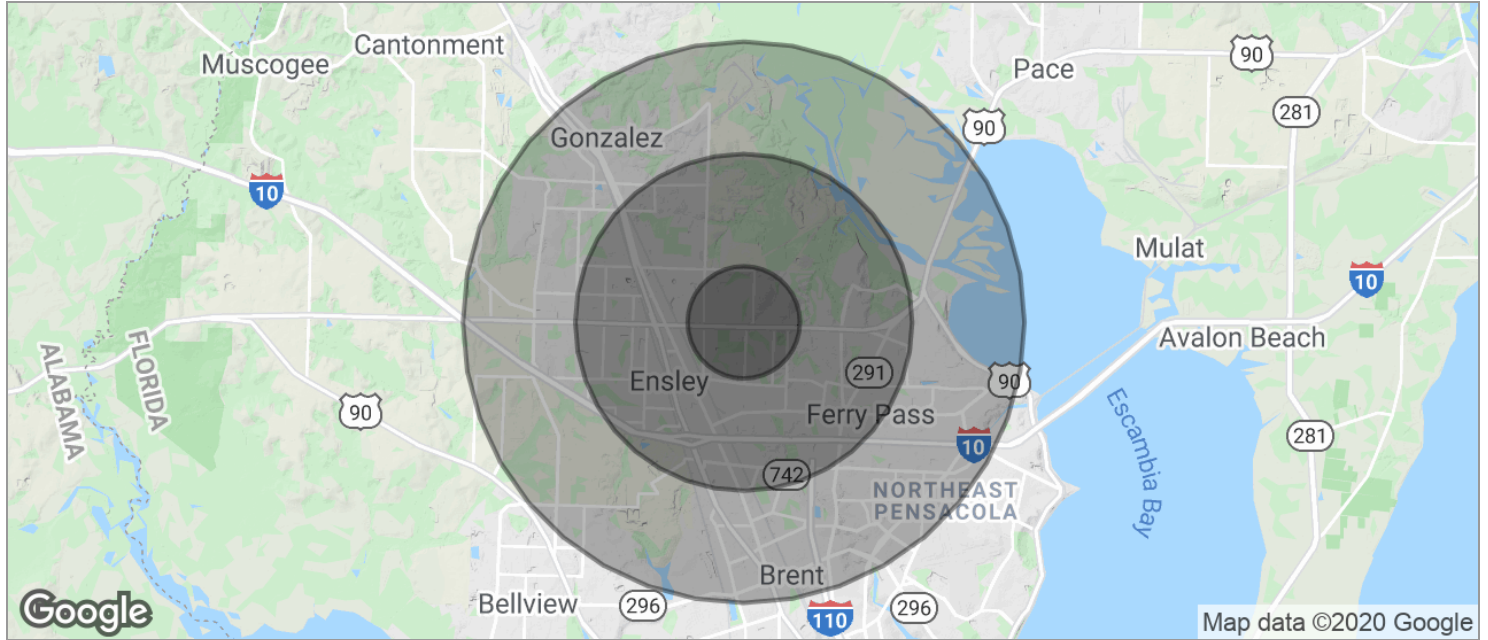
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	4,803	38,323	93,050
MEDIAN AGE	36.4	37.1	38.3
MEDIAN AGE (MALE)	35.4	35.9	37.4
MEDIAN AGE (FEMALE)	39.5	39.8	40.2
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,940	15,748	37,810
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$53,265	\$57,968	\$58,256
AVERAGE HOUSE VALUE	\$151,566	\$161,993	\$174,475

* Demographic data derived from 2010 US Census



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