SPACE AVAILABLE IN 92,012 SF
TARGET, MICHAELS AND WINN DIXIE
ANCHORED CENTER

LOCATED IN THE MARKET DOMINANT
CORDOVA BUSINESS DISTRICT

POP- 140,0005 mile radius

NAIPensacola

Logan DeVries CPM, MiCP
+1 850 430 1509
ldevries@naipensacola.com

Cameron Cauley MiCP
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Cordova Collection

SUITE	TENANT	GLA SF
A100	Michael's	20,012
B101	Winn Dixie Supermarket	45,000
B102	Cuts By Us	1,200
B103	Any Lab Test Now	1,200
B104	New York Nails	1,200
B105	Available	1,200
B106	Lendmark Financial	1,200
B107	Bayou Chiropractic Center	1,200
C108	Available	2,400
C109	UPS	1,200
C110	Shang Hai II	972
C111	Available	1,428
C112	Pricebusters Movies & Games	2,400
C113	Cox Communications	3,600
C114	Painting with a Twist	2,400
C115	Relax Station	1,200
C116	Papa Murphy's Pizza	1,200
C117	TCBY - Yogurt Shop	1,200
C118	Jimmy John's	1,800

Center Highlights:

Anchored by High Volume Sales Target, Michaels and Winn Dixie

Across from Entrance to Simon Owned Cordova Mall With Over 8 Million Visitors Annually.

Heavy Retail, Medical Trade Corridor

Prime Signage on Bayou Blvd

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Lease Info.

4751 Bayou Blvd

Pensacola, FL. 32503

Property Specs

- 1,200- 2,400 SF +/-
- Restaurant/ Retail /Office Use
- NNN Lease
- Three (3) Year Term
- Zoned C1
- 16.0539 AC
- Ample Parking

Lease Rate

$22 PSF

plus sales tax, NNN

NAI Pensacola

24 W. Chase Street Pensacola, Florida +1 850 433 0577 naipensacola.com

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Cordova Business Corridor

Area Highlights:

Located in the Explosive Cordova Trade Corridor

Surrounded by National Retailers- Publix, Target, Winn Dixie, Michaels, Cordova Mall- Dillard's, Bed Bath and Beyond, Best Buy...

Restaurants- Olive Garden, Mellow Mushroom, Logan's Roadhouse, Twin Peaks,Buffalo Wild Wings, BJ Brew-house, Long Horn Steakhouse, Chili's

Close to Sacred Heart Hospital

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Demographics

- 2010 Residential Population: 130,603
- 2018 Residential Population: 140,060
- 2023 Residential Population: 146,351
- Annual Population Growth 2018 - 2023 0.88%

2018 Total Sales $18,863,612,000
2018 Total Employees 107,293
Employee/Residential Population Ratio: 0.77:1
Total Number of Businesses: 8,785