

SALE & LEASE OPPORTUNITIES

PROPERTY OVERVIEW

Stirling Properties is pleased to announce Ransley Station, a new 40+ AC mixed-use development in the exceptionally high growing area of NW Pensacola. With the site's prime positioning at the NW corner of I-10 and Pine Forest Road, Ransley Station will offer an incredible opportunity to locate your business at a truly regional site with excellent access and visibility.

AVAILABLE

- Retail Outparcel Sales & Leasing
- Retail Space for Lease (Anchor, Jr. Anchor and Small Shop)
- Office Leasing/Development
- Hospitality/Hotel Development

CURRENT DEVELOPMENTS

- 36,000+ SF Class A Medical Office Building anchored by leading healthcare provider
- 300+ Unit Class A Multi-Family On-Site Development

MARKET AREA

NW Pensacola has seen an incredible amount of growth in the past several years due in large part to the investment made by Navy Federal Credit Union, whose operations campus totals 1.5m sq. ft. and employs over 8,000. When the campus reaches full maturation within the next few years, it is expected to employ over 10,000 workers. Additionally, NW Pensacola has been dominated by exponential housing growth with both single-family and multi-family units. Currently, an additional 6,000 single family lots and 2,500 multi-family units have been approved or proposed within a 2 mile radius of the Ransley Station property.

PROPOSED USES

Proposed uses include large format restaurants and a pharmacy, coupled with high quality quick service concepts, financial services, and other retail venues. Regional and other active anchor health and wellness oriented retail, medical offices providing access to quality healthcare providers, neighborhood and community focused offices providing essential services, and well-positioned quality hospitality are all at the heart of this project.



Catalyst
 real estate developer

RANSLEY STATION MASTER SITE PLAN

SCALE: 1" = 150'

0 25' 50' 100' 150' 200'

- RETAIL/RESTAURANT
- MULTIFAMILY
- OFFICE
- HOTEL
- MEDICAL OFFICE BUILDING
- DISTRICT BOUNDARY
- LEASE LINE
- PROPERTY LINE

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Click image for larger view



INLINE RETAIL - CONCEPT & PRIMARY ELEVATION



RETAIL OUTPARCEL BUILDING - CONCEPT & PRIMARY ELEVATION



SUMMARY

SITE PLAN

RETAIL

MULTI-FAMILY

OFFICES

HOSPITALITY

RETAIL AERIAL

DEMOS

PRIMARY ELEVATION



SECONDARY ELEVATION



CONCEPTUAL PERSPECTIVE



SUMMARY

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CONCEPTUAL PERSPECTIVE



PRIMARY ELEVATION

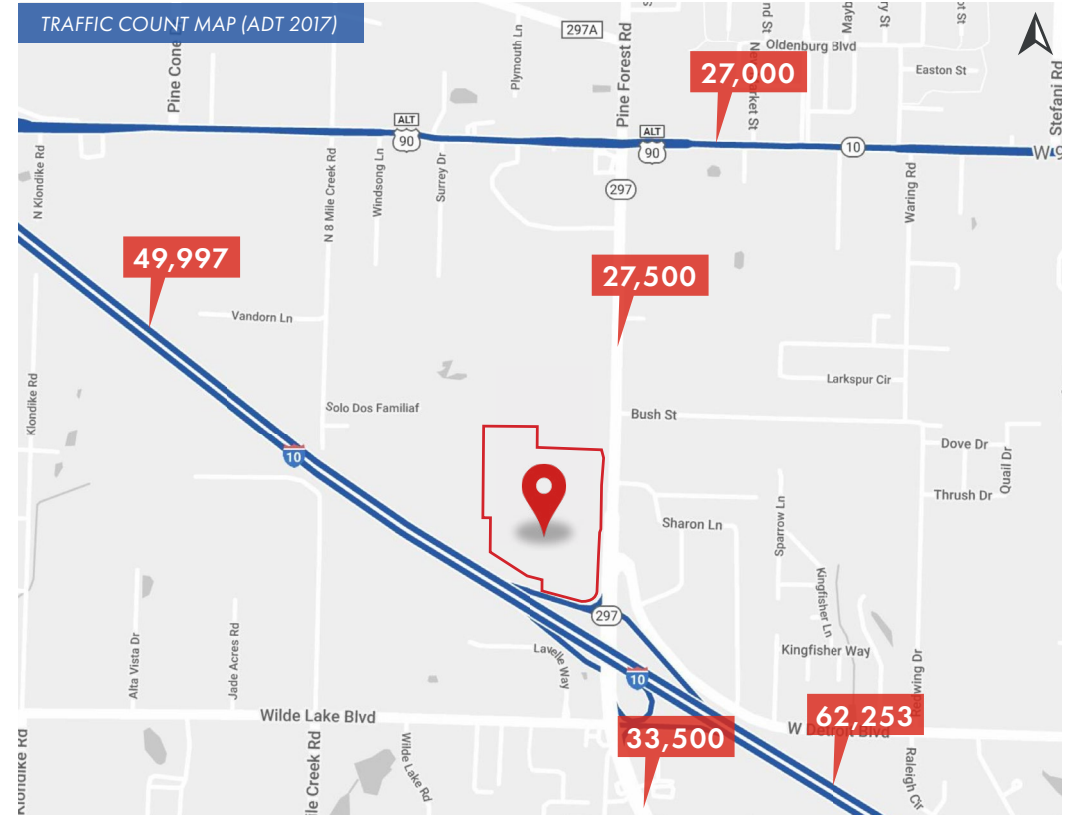
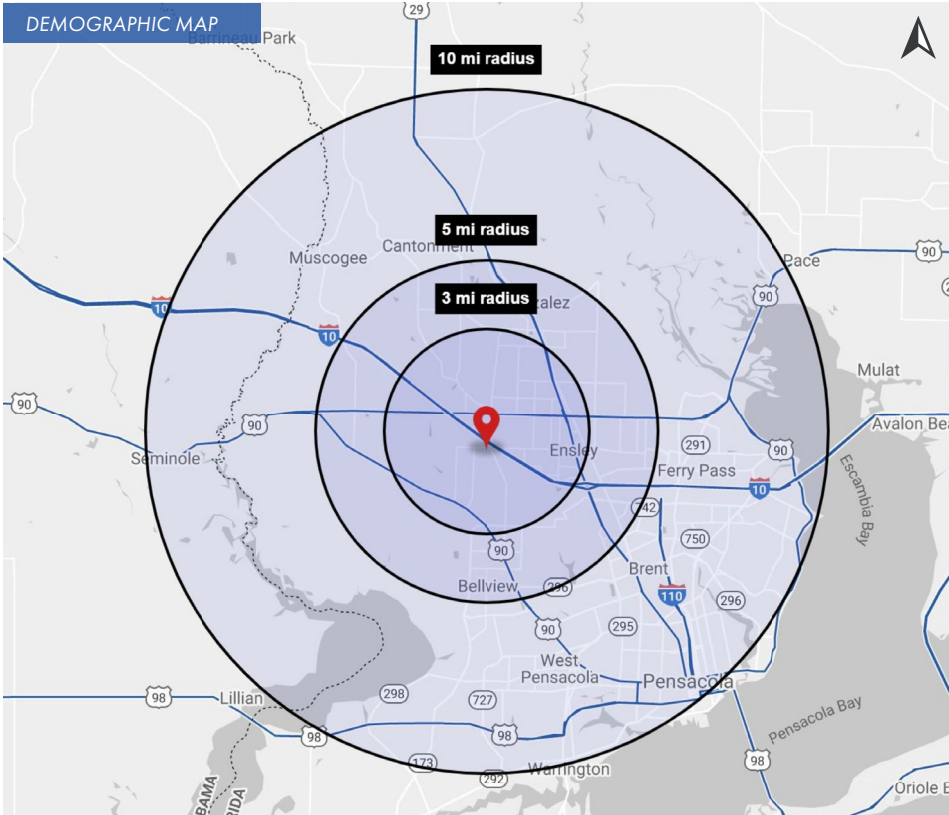


SECONDARY ELEVATION



CONCEPTUAL PERSPECTIVE





2020 DEMOGRAPHICS

| | 3 MILE | 5 MILE | 10 MILE | 3 MILE | 5 MILE | 10 MILE | 3 MILE | 5 MILE | 10 MILE | | |
|------------|--------|--------|---------|----------------|----------|----------|----------|------------|---------|--------|---------|
| POPULATION | 29,757 | 87,699 | 265,397 | AVG. HH INCOME | \$76,507 | \$74,543 | \$67,061 | HOUSEHOLDS | 12,266 | 35,568 | 110,150 |