

### **KYLE KNIGHT**

RETAIL

Office: 850-807-7044 Direct: 251-769-8487 kknight@stirlingprop.com

### DARRYL BONNER, CSM, CLS, CRX

Office: 850-807-7043 Direct: 770-335-2828 dbonner@stirlingprop.com



8800 Pine Forest Road, Pensacola, FL

# SUMMARY

SITE PLAN

**MULTI-FAMILY** 

### **OFFICES**

#### **RETAIL AERIAL** HOSPITALITY

DEMOS

# 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 singlefamily 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

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 2/21

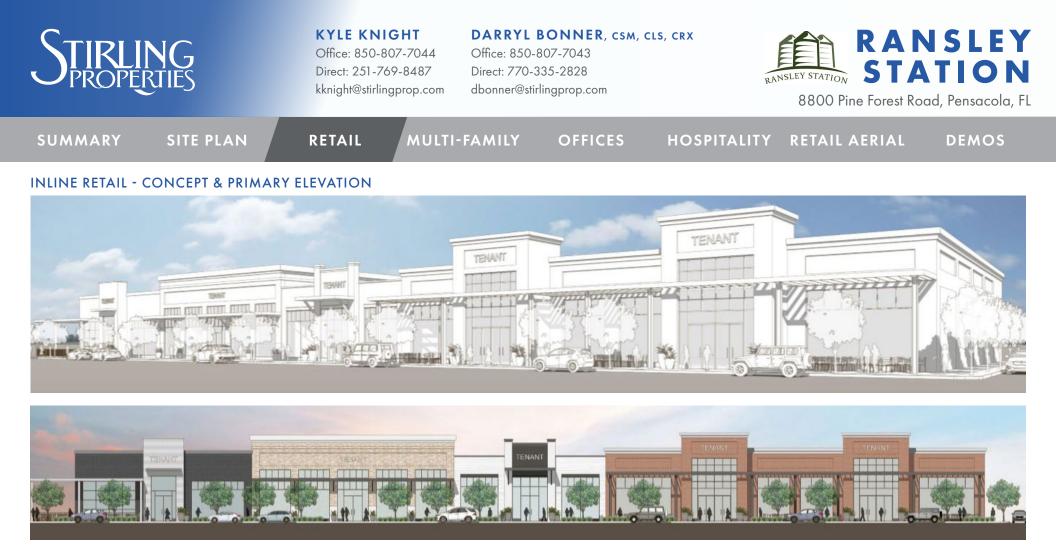
Member of - RETAIL BROKERS NETWORK

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### **RETAIL OUTPARCEL BUILDING - CONCEPT & PRIMARY ELEVATION**





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#### DARRYL BONNER, CSM, CLS, CRX **KYLE KNIGHT** RANSLEY IRLING Office: 850-807-7044 Office: 850-807-7043 RANSLEY STATION STATION Direct: 251-769-8487 Direct: 770-335-2828 kknight@stirlingprop.com dbonner@stirlingprop.com 8800 Pine Forest Road, Pensacola, FL RETAIL MULTI-FAMILY OFFICES HOSPITALITY **RETAIL AERIAL** SUMMARY SITE PLAN DEMOS

### **PRIMARY ELEVATION**

### SECONDARY ELEVATION



### CONCEPTUAL PERSPECTIVE



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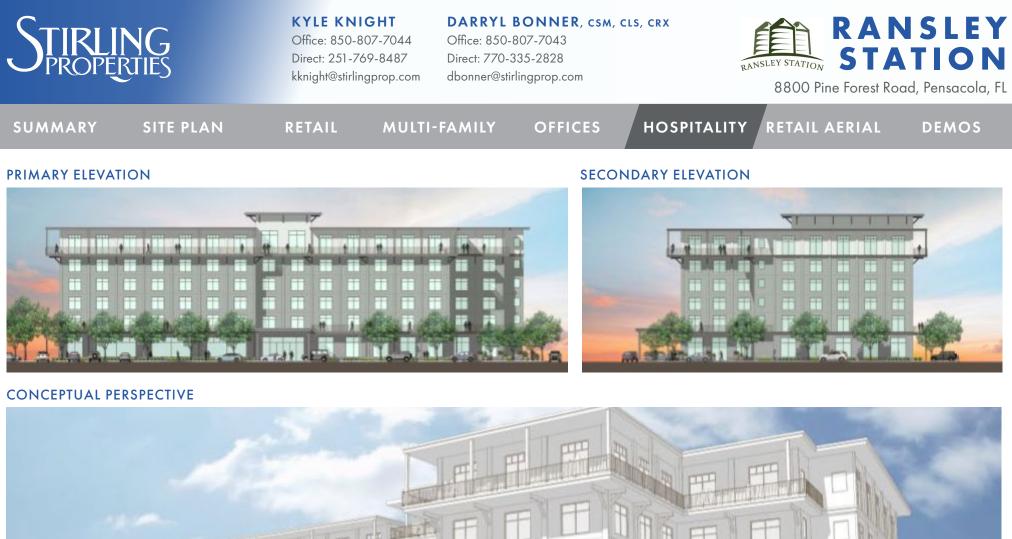


### CONCEPTUAL PERSPECTIVE



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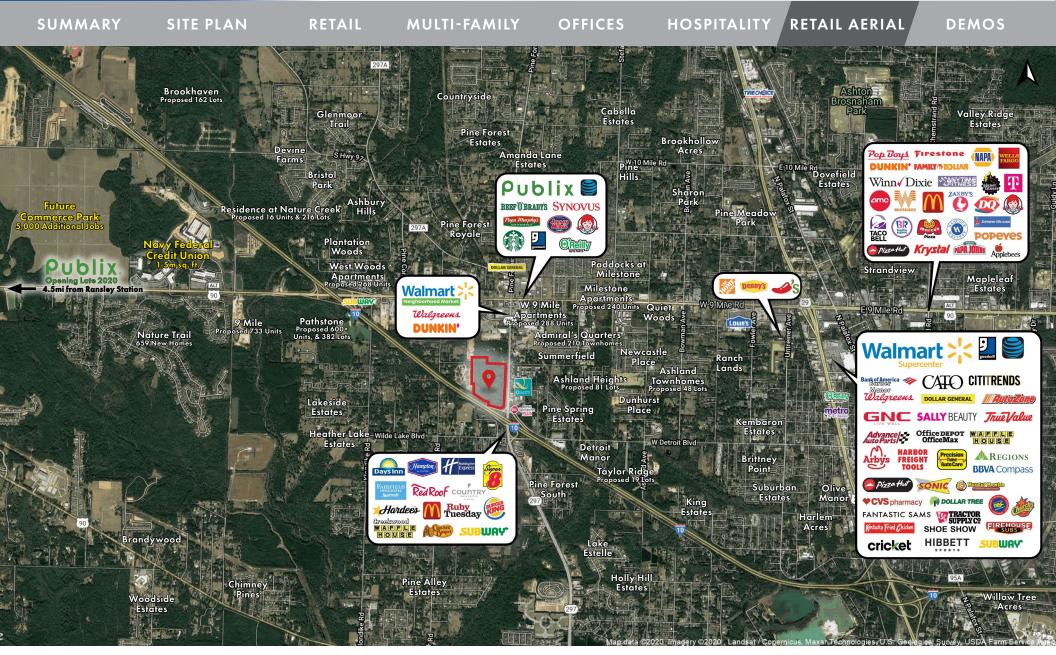
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Office: 850-807-7044 Offi Direct: 251-769-8487 Direct kknight@stirlingprop.com dbc

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SUMMARY

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# SITE PLAN

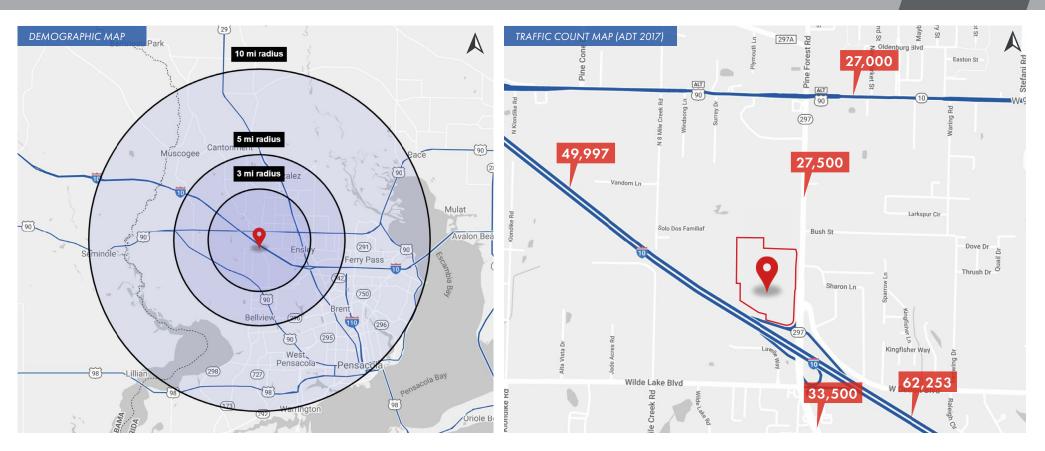
## MULTI-FAMILY

OFFICES

# HOSPITALITY

ALITY RETAIL AERIAL

DEMOS



# **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

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