

SUMMARY

SITE PLAN

AERIAL

RETAIL COMPETITION

DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

Come join a new redevelopment opportunity at the site of the former Sears and Sears Auto Center at University Town Plaza in Pensacola, FL. University Town Plaza is a regional, Class A destination due to it's proximity to the interstate system and Pensacola International Airport, which is less than four miles away.

### OFFERING INFO

- Prime Davis Highway fronting pad sites are available
- Zoning: Commercial

### PROPERTY HIGHLIGHTS

- Redevelopment of former Sears and Sears Auto Center (owned by Seritage Growth Properties)
- Class A, trophy location with regional draw and interstate accessibility
- The new Shoppes at University Town Plaza development will feature the Gulf South's first (and only) BJ's Wholesale Club
- Main North-South arterial in Pensacola
- I-10 Visibility
- Full Access Site/Corner at major signalized intersection
- Project located in a primary retail area of the Pensacola MSA

### UNIVERSITY TOWN PLAZA TENANTS

Burlington Coat Factory, JCPenny, Academy Sports + Outdoors, Cheddar's, Texas Roadhouse, Firestone Complete Auto Care, Plato's Closet, Verizon, Jimmy John's, Moe's Southwest Grill, Motherhood Maternity, and many more!



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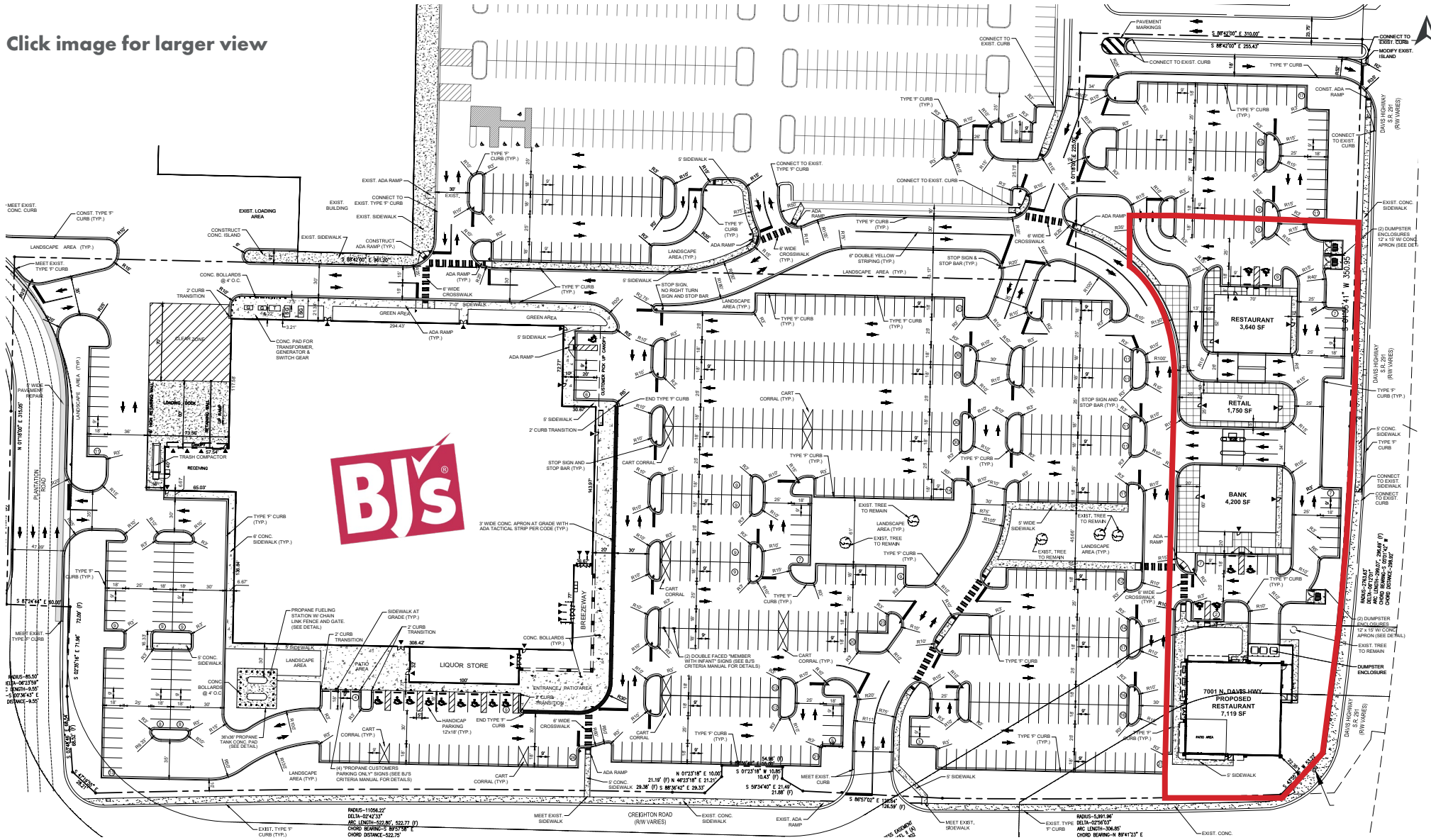
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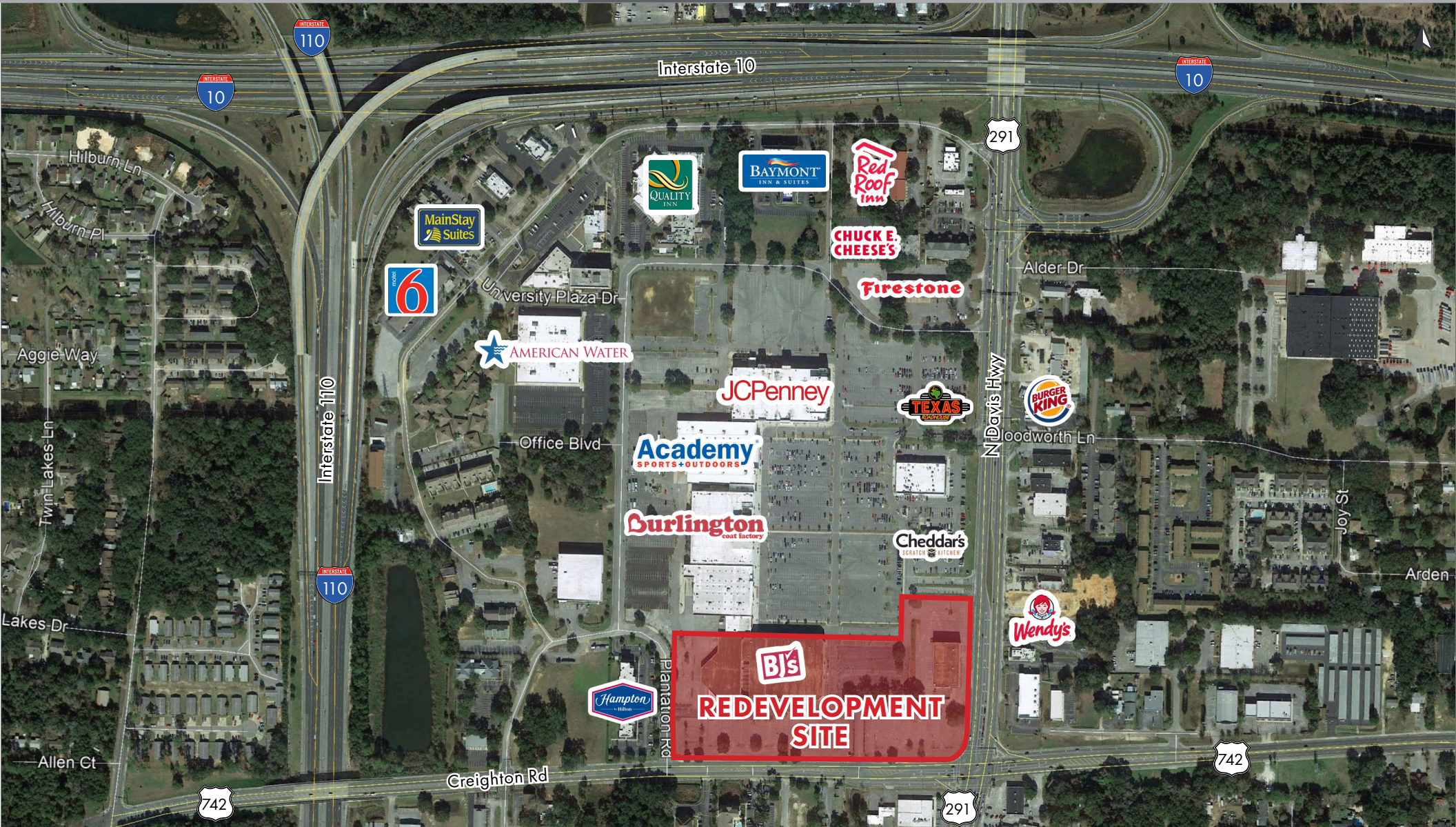
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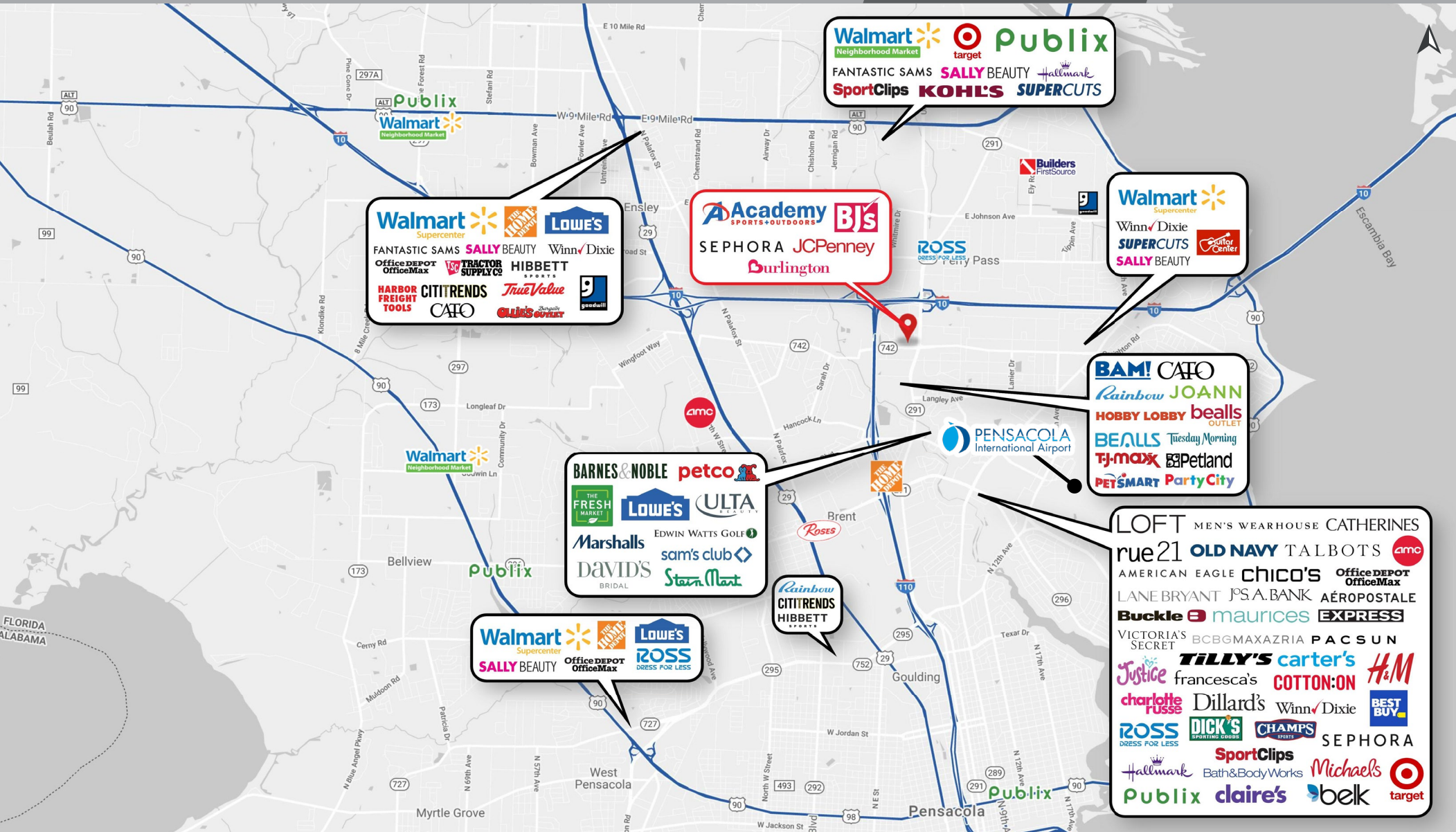
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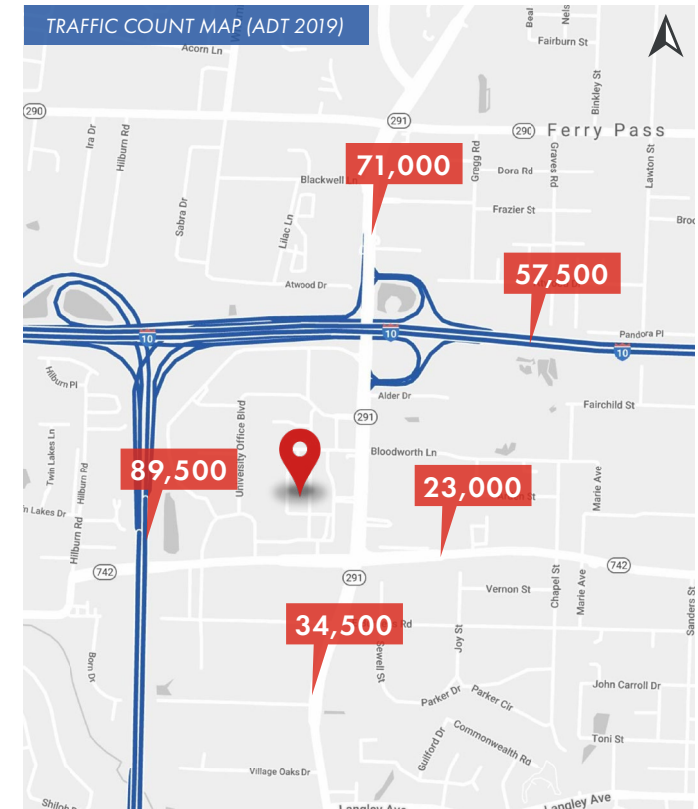
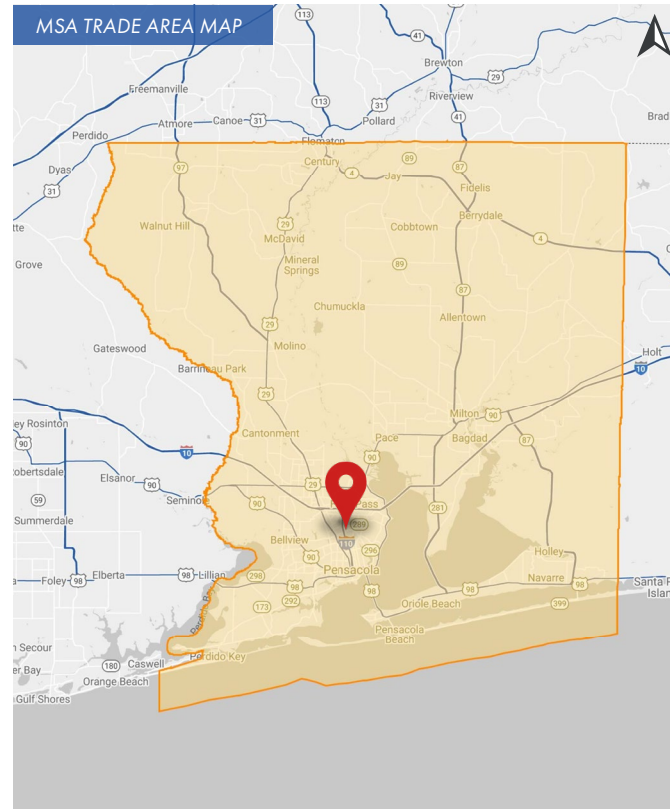
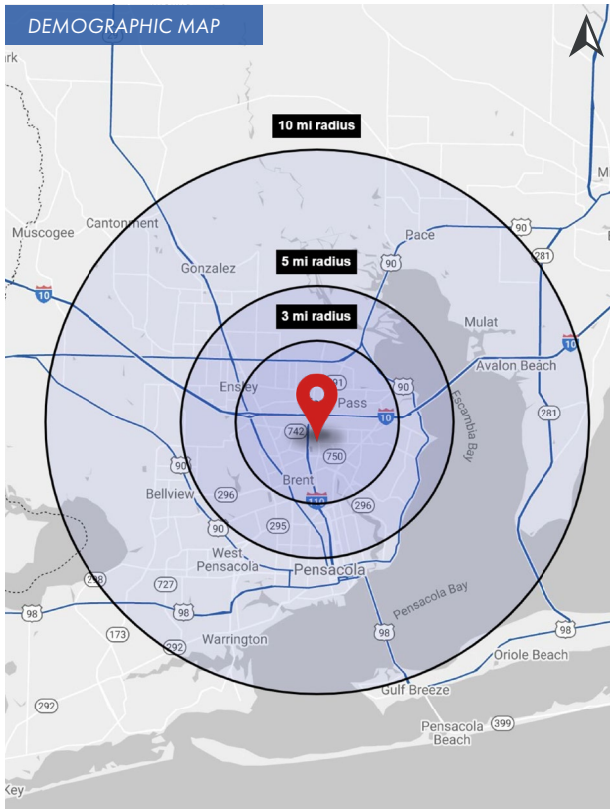
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## 2020 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	TRADE AREA	3 MILE	5 MILE	10 MILE	TRADE AREA
POPULATION	65,006	153,795	285,266	502,669				
AVG. HH INCOME	\$59,856	\$62,615	\$70,905	\$75,483				