

## FOR SALE

### PROPERTY HIGHLIGHTS

- ±1.33 AC
- Full Median Cut and Traffic Light has been Approved
- Easy Access to I-10 and Downtown Pensacola
- Excellent Access and Visibility
- I-10 and Exit 5 Annual Average Daily Traffic: 49,997 (ADT 2019)
- W. Nine Mile Road Annual Average Daily Traffic: 24,500 (ADT 2019)
- 168' Frontage on W. Nine Mile Road
- 365' Frontage on Main Entrance to Pathstone Development
- Detention is Provided on Site
- Ideal for Hotels, QSR's, Convenience Stores, Banks, Urgent Cares, or other Retail

### UTILITIES

Water and sewer connections will be made available through Emerald Coast Utility Authority (ECUA). Water is currently available at the street level. TerraCore Development Services, the developer of the Pathstone Project, is working with ECUA on a master lift station, which would provide sewer access to the retail outparcel.

### DEVELOPMENT OVERVIEW

Pathstone is a 175 acre, master-planned, mixed-use development that is currently slated to include a 336-unit, four-story, premium rental community (now under construction with first units delivering Fall 2021), 209 single family homes planned, and 75,000 square feet of neighborhood retail (to be developed).

### AVAILABLE

- Lot 2: ±1.33 AC

### PRICE

- \$1,700,000

### DIMENSIONS

- ±168' x ±365'

### ZONING

- COM





SUMMARY

AERIAL

AREA INFO

RESIDENTIAL OVERVIEW

RETAIL OVERVIEW

DEMOGRAPHICS

SURVEY





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## NORTHWEST PENSACOLA ECONOMIC HIGHLIGHTS

Northwest Pensacola is on the precipice of exponential growth in large part due to the investment made by Navy Federal Credit Union. This region is also Escambia County's fastest growing residential area with over 6,000 single family lots planned and over 2,500 multi-family units approved or proposed within 1 mile of Lot 2. New hotels are slated for construction just within 0.25 miles east, Publix has entered the market within 2 miles west with McDonald's slated for construction as its outparcel, and 2 lots are under contract next door at The 52 for restaurant and freestanding retail. More to come!

Directly across the street from Pathstone is the \$2 billion corporate campus of Navy Federal Credit Union. The Navy Federal Credit Union is the largest credit union in the United States with over \$125 billion in assets and 9+ million members. The state-of-the-art Pensacola campus is home to 8,500 employees, with that number planned to grow to 10,000 by end of 2021.



PATHSTONE APARTMENTS Photo courtesy of The Daniel Company



NAVY FEDERAL CREDIT UNION FACILITY



RANSLEY STATION 300+ UNITS MULTI-FAMILY NOW UNDER CONSTRUCTION





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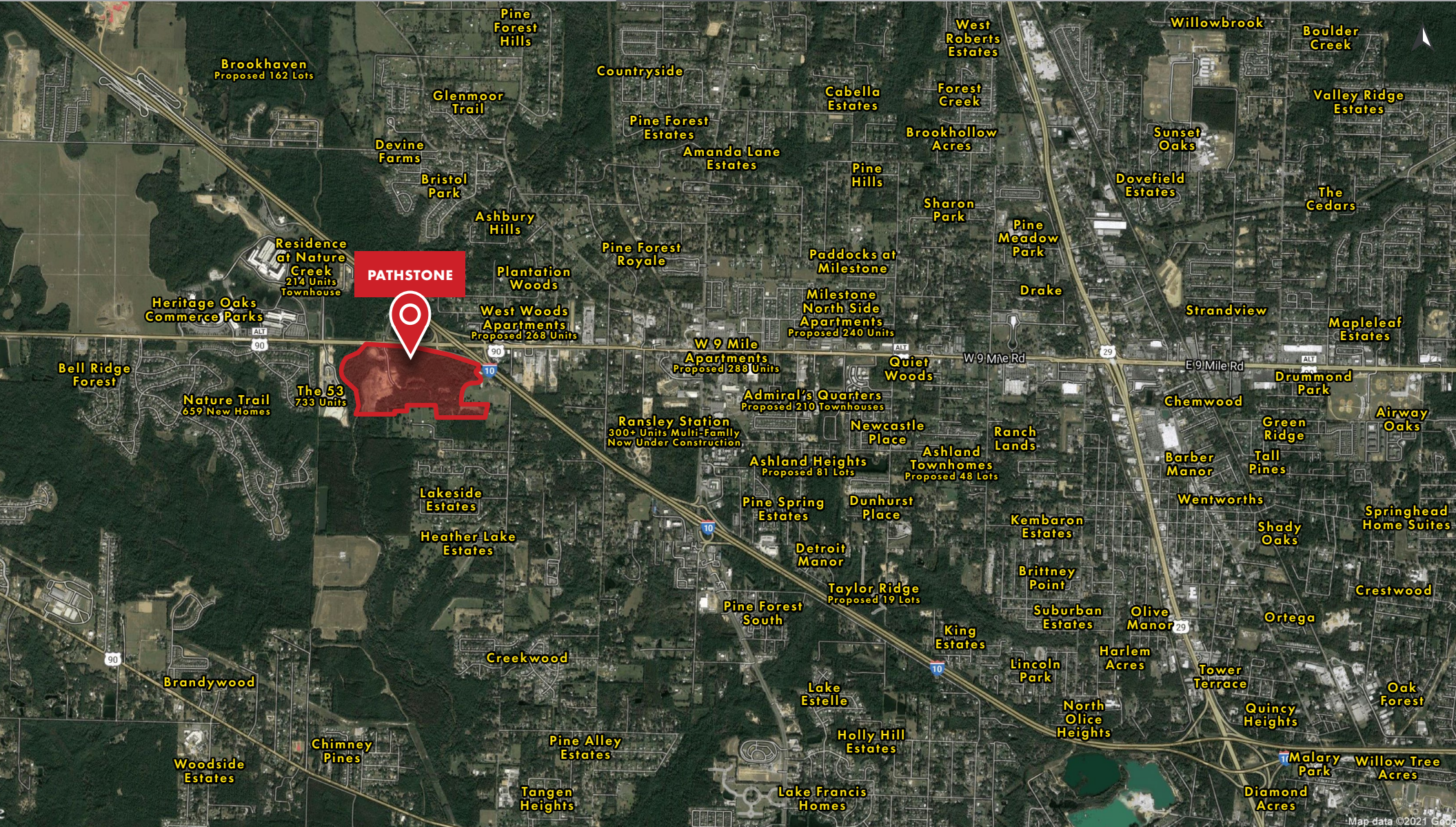
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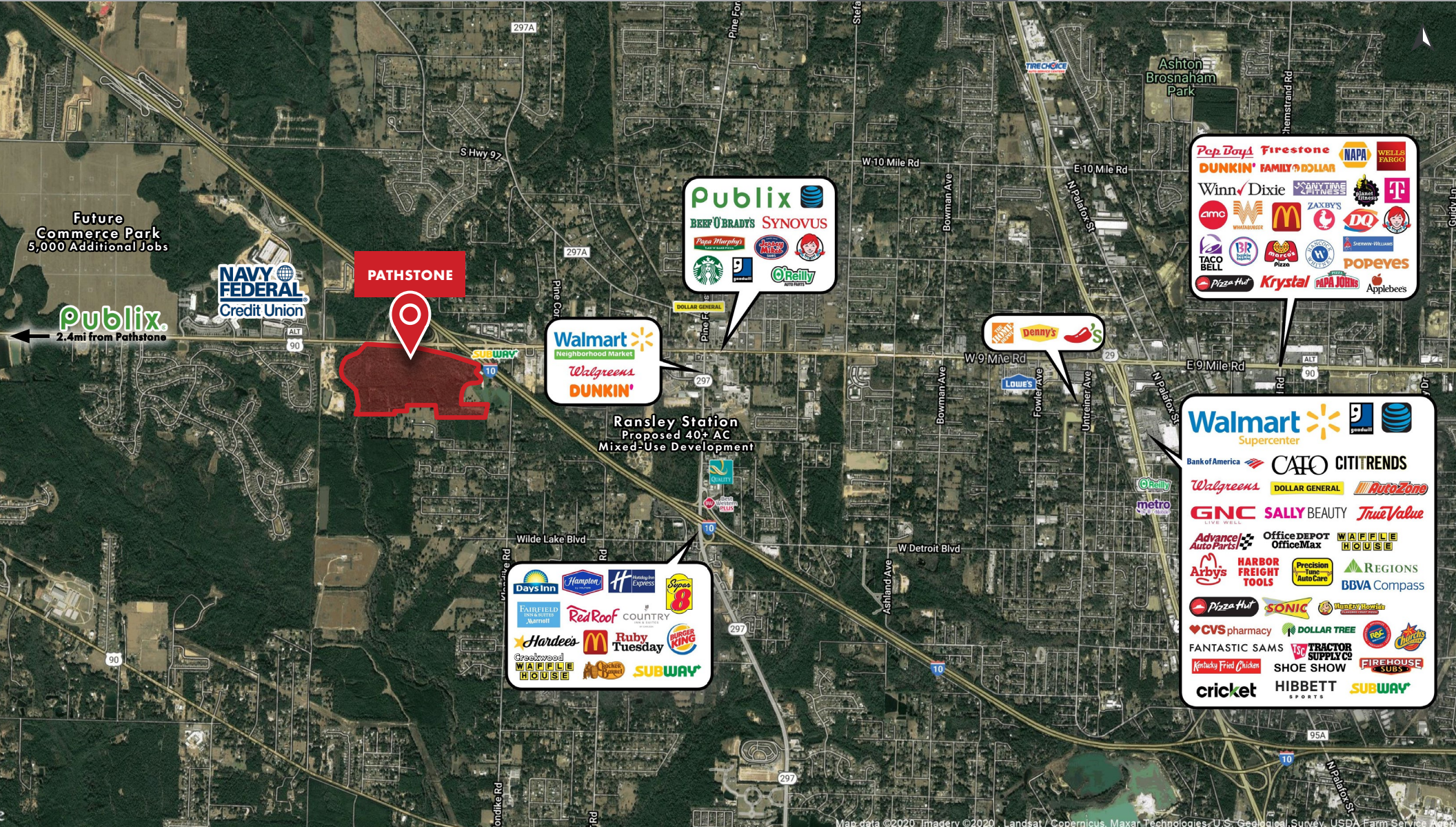
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**Peppercorn's** Firestone NAPA WELLS FARGO  
**DUNKIN' FAMILY DOLLAR**  
 Winn-Dixie ANYTIME FITNESS Planet Fitness AT  
 AMC WINDRIVER MCDONALD'S ZAXBY'S DO  
 TACO BELL BR BUCKEYE PIZZA SHERWIN-WILLIAMS POPEYES  
 Pizza Hut Krystal PAPA JOHN'S Applebees

**Walmart** Neighborhood Market  
 Walgreens  
 DUNKIN'

**Publix**  
 BEEF 'O BRADY'S SYNOVUS  
 Papa John's O'Reilly  
 STARBUCKS 5

**Denny's**  
 Lowe's

**Walmart** Supercenter  
 Bank of America CITO CITITRENDS  
 Walgreens DOLLAR GENERAL AutoZone  
 GNC SALLY BEAUTY True Value  
 Advance! Auto Parts Office DEPOT OfficeMax WAFFLE HOUSE  
 Arby's HARBOR FREIGHT TOOLS Precision Tune Auto Care REGIONS BBVA Compass  
 Pizza Hut SONIC  
 CVS pharmacy DOLLAR TREE FCB  
 FANTASTIC SAM'S TRACTOR SUPPLY CO  
 Kentucky Fried Chicken SHOE SHOW FIREHOUSE SUBS  
 cricket HIBBETT SPORTS SUBWAY

**Days Inn Hampton Holiday Inn Express Super 8**  
 FAIRFIELD INN & SUITES Marriott Red Roof COUNTRY  
 Hardee's McDonald's Ruby Tuesday BURGER KING  
 Greekwood WAFFLE HOUSE SUBWAY



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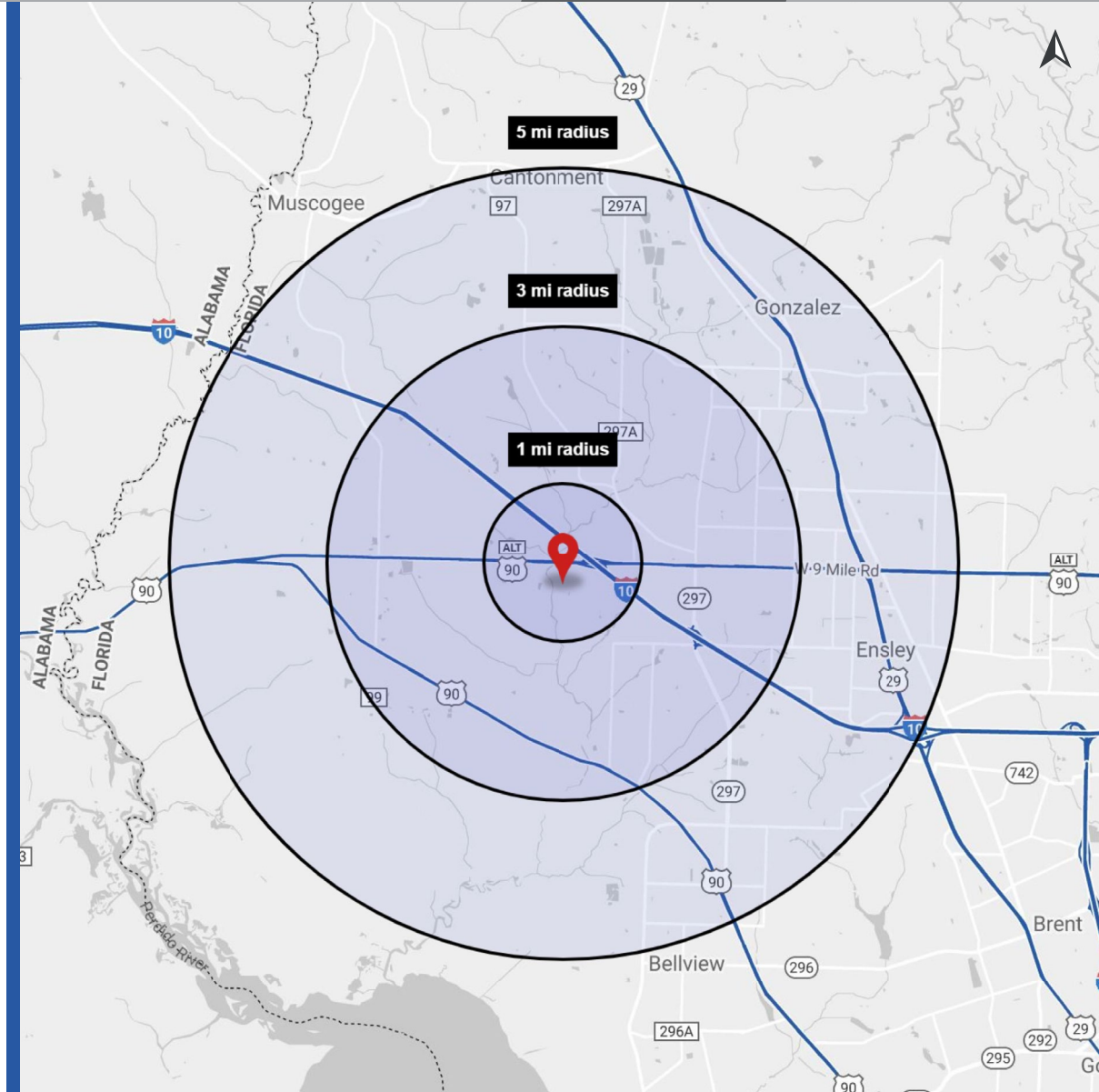
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## 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	1,734	20,498	58,138
 AVG. HH INCOME	\$99,907	\$86,243	\$79,390
 HOUSEHOLDS	660	8,108	22,579
 DAYTIME POPULATION	703	11,128	37,414



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Click image for larger view

