

NORTHVIEW SHOPPING CENTER

235 East Nine Mile Road, Pensacola, FL 32534

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Pensacola is the westernmost city in the Florida Panhandle, approximately 13 miles from the border with Alabama. Pensacola is a sea port on Pensacola Bay, which is protected by the barrier island of Santa Rosa and connects to the Gulf of Mexico. A large United States Naval Air Station, the first in the United States is located southwest of Pensacola.



PROPERTY HIGHLIGHTS

- Anchor opportunity in the vibrant city of Pensacola
- Conveniently located on Nine Mile Rd. adjacent to the Jon Jones Jr. Athletic Complex with visibility to over 37,000 cars per day
- Neighboring tenants include: Planet Fitness, AMC Theatres, Applebee's, Krystal, DQ, Taco Bell and many others
- Over 60,000 SF available with the opportunity for a BTS on the adjacent 7.5 acres
- Call for more details and more information.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	48,207	108,320	183,795
HOUSEHOLDS	19,894	42,295	71,163
AVERAGE HH INCOME	\$63,853	\$66,935	\$66,176

EXCLUSIVE AGENT(S)

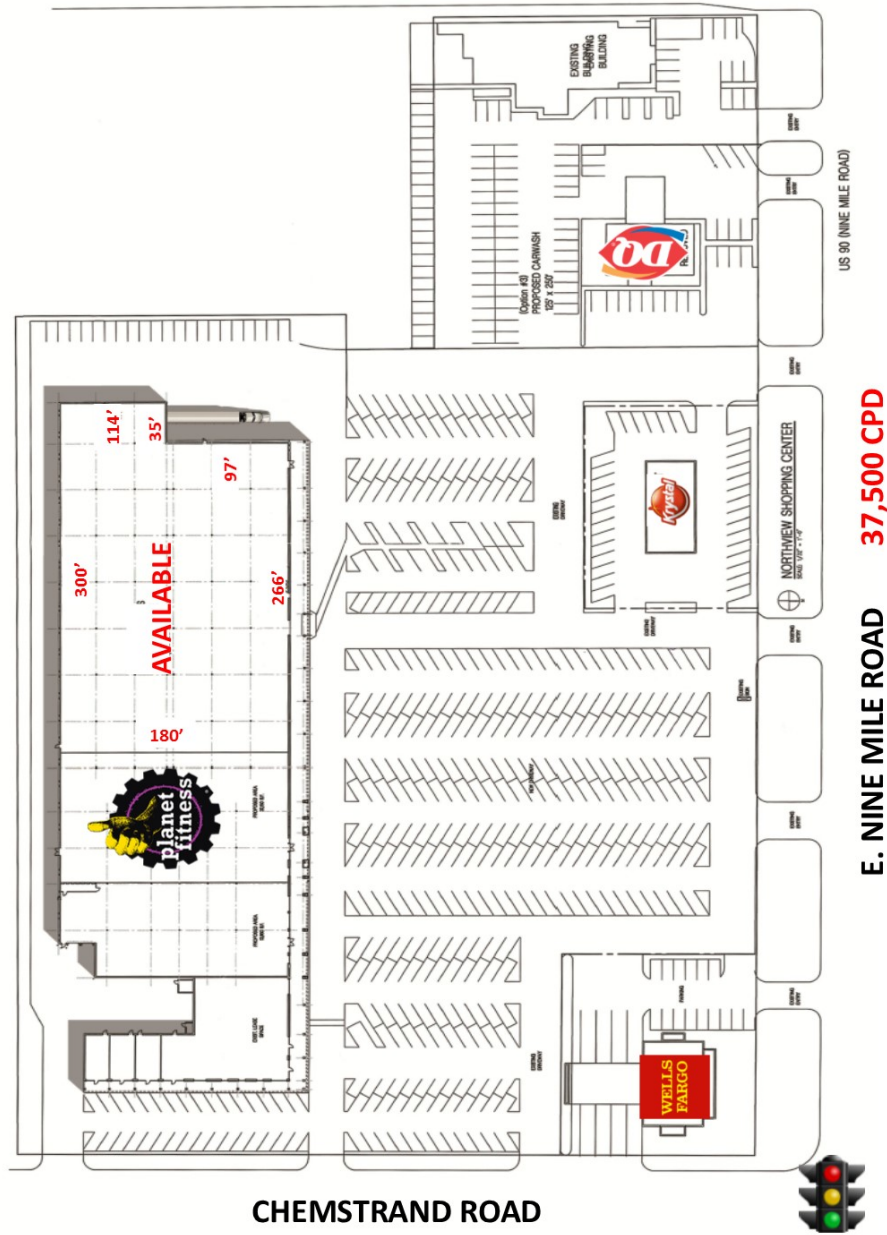
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SITE PLAN



E. NINE MILE ROAD **37,500 CPD**

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