

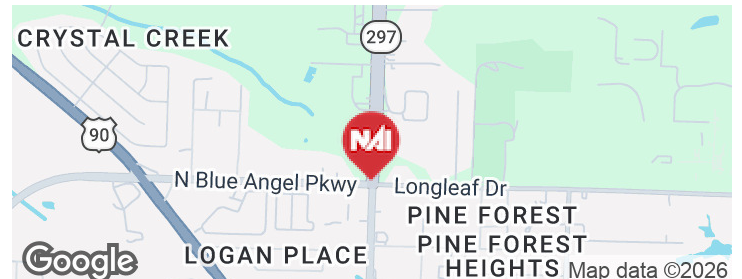


## 9193 Blue Angel Trail

Pensacola, Florida 32506

### Property Highlights

- Off-corner position with strong visibility at the major intersection of Hwy 98 & Blue Angel Pkwy (Combined AADT: 37,300)
- Direct curb cut along Highway 98 with 167 feet of frontage (AADT:19,300)
- Signalized lighted access to Blue Angel Parkway – Primary north-south commuter corridor (AADT: 18,000)
- Adjacent to new retail construction and recent pad development, including Wawa (under construction), Publix, McDonald's, Whataburger (announced), and ALDI
- Primary access corridor to NAS Pensacola and the Perdido Key / Gulf Shores beach markets
- Ideal for Retail, QSR, Medical, or Build-to-Suit



### Offering Summary

<b>Lease Rate:</b>	\$120,000.00 per year (Ground)
<b>Available SF:</b>	1.15 Acres

### For More Information

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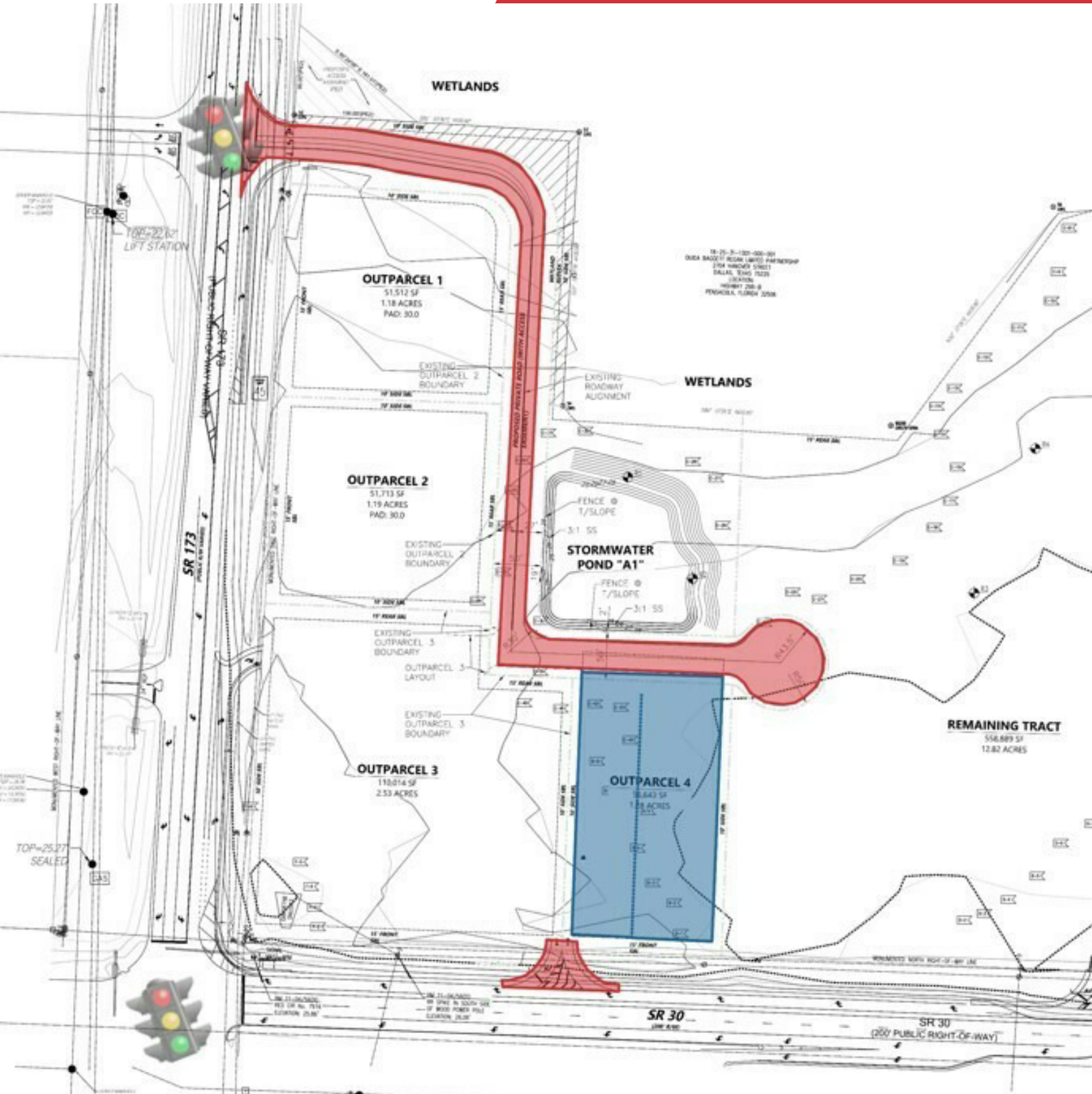
### Property Overview

+/-1.15 Acres Ground lease opportunity located at Highway 98 and Blue Angel Parkway, one of Pensacola's fastest growing and most active commercial intersections. The site offers approximately +/-167 feet of frontage along Highway 98, capturing strong east-west beach traffic while benefiting from north-south commuter flow along Blue Angel Parkway, the primary corridor serving NAS Pensacola, Perdido Key, Gulf Shores, and surrounding residential communities.

The property features a direct curb cut along Highway 98 for immediate site access, along with signalized, lighted access to Blue Angel Parkway, enhancing visibility and traffic flow. The intersection carries a combined daily traffic count of approximately 37,300 vehicles, delivering exceptional exposure from both major thoroughfares.

Wawa is currently under construction immediately adjacent to the property, with vertical structure already in place and opening anticipated soon, creating a significant daily traffic generator and co-tenancy driver. The corridor continues to experience rapid retail expansion, including a new Publix-anchored shopping center nearby, ALDI now open, and Whataburger recently announced and under development. More than 10,000 square feet of new retail space has been delivered or is underway within the immediate trade area, reinforcing strong national retailer confidence and sustained consumer demand.

Surrounding residential growth, coupled with the stable employment base of Naval Air Station Pensacola, supports strong daytime and evening traffic patterns. With ongoing corridor improvements and expanding commercial investment, this highly visible corner parcel is ideally positioned for retail, QSR, medical, or build-to-suit users seeking dominant frontage in one of Pensacola's most strategic growth corridors.



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