

Retail Medical Office Space for Lease | Pri...

Retail: Freestanding For Lease

Prepared on September 09, 2026

1 of 1 Listings

4451 US-90 Pace, FL 32571, Pace, FL, 32571



Listing Details | Retail For Lease

Suite	4451
Secondary Uses	Office
Sublease	No
Total Available Space	2,500 SF
Min Div/Max Contig	500/2,500 SF
Asking Rate	\$4,200 Monthly
Lease Type	NNN
Expenses	\$3.36 (Tax & CAMs)
Possession	Now
Lease Terms	2-5 Year Leases with Options
Signage	On Building & Free-Standing
Show Instructions	Call broker

Rent Esc. Type	Annual Percentage
Divisible	500
Vacant	Yes
Vacant Date	9/01/2026
Available Date	9/01/2026
Days On Market	3 days
Date Listed	9/06/2026
Last Modified	9/06/2026
Listing ID	44837685
Offices	3
Restrooms	2
Parking Spaces	25

Description

2,500 SF Professional Medical / Specialty Retail Space For Lease | US-90 Frontage in Pace, FL.
or
2,000 SF Professional Medical / Specialty Retail Space For Lease | US-90 Frontage in Pace, FL.

Position your business along one of Santa Rosa County’s most active commercial corridors. This approximately 2,500 SF professional space located at 4451 US-90 offers exceptional frontage, visibility, and accessibility along heavily traveled US-90 in the heart of the rapidly expanding Pace market.

The property is ideally suited for medical, wellness, boutique service retail, specialty healthcare, aesthetics, therapy, chiropractic, fitness, showroom, or other professional users seeking a polished commercial presence without traditional high-intensity retail use. The flexible layout, strong traffic exposure, and growing surrounding demographics make this an excellent opportunity for operators looking to establish or expand in one of Northwest Florida’s fastest-growing submarkets.

Surrounded by dense residential growth, established retail anchors, and continued commercial development, the site provides strong consumer accessibility and long-term positioning for professional and service-oriented tenants.

Highlights
Approx. 2,500 SF total available.
Minimum divisible: 500 sq. ft.
Maximum divisible: 2000 sq. ft.

Excellent visibility and frontage on US-90
Ideal for medical, wellness, showroom, boutique, or specialty retail users.

Strong demographics and population growth.
Convenient access with ample parking....

Property Features

Location Details

Address	4451 US-90 Pace, FL 32571, Pace, FL,...
Zoning	HCD
County	Santa Rosa

Parcels	15-1N-29-0000-00103-0000
Name	Town Plaza of Pace
Nearest MSA	Pensacola-Ferry Pass-Brent

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	4,900 SF
Land Size	0.58 Acres / 25,265 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	1998, 2012
Primary Constr. Type	Masonry

Occupancy Type	Single Tenant
Parking Spaces	24
Parking Ratio	-
Rentable Space	2,400 SF
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

Property Listings

1 Listing | 2,500 SF | \$4,200 Monthly

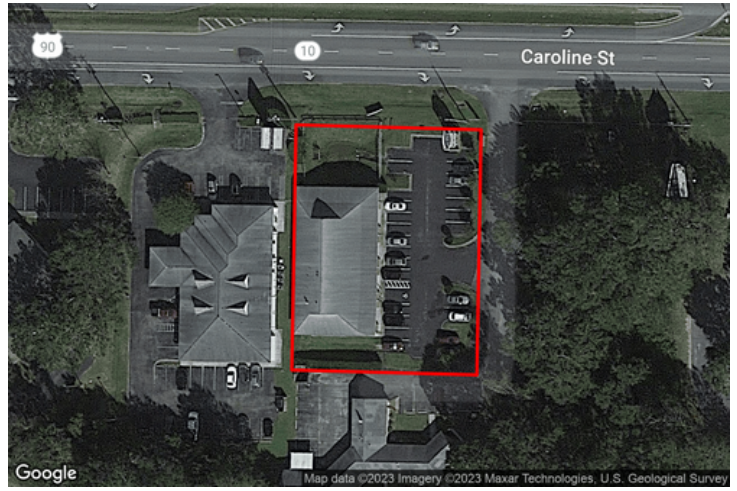
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Medical Office	4451	500 - 2,500 SF	\$4,200 Month NNN	9/01/2026

Additional Photos











Contact



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