



## PROPERTY DESCRIPTION

Large Industrial space available that can be subdivided into 2 units. This site includes a total of 4 roll up doors and fenced laydown yard space available for tenant's use. Centrally located in west Pensacola, this site is convenient to I-110, which is only 1.5 miles away. Demographics within a 5-mile radius include a total population of 145,771 with an average household income of \$77,847. Property consists of 3 parcels zoned HC/LI

## PROPERTY HIGHLIGHTS

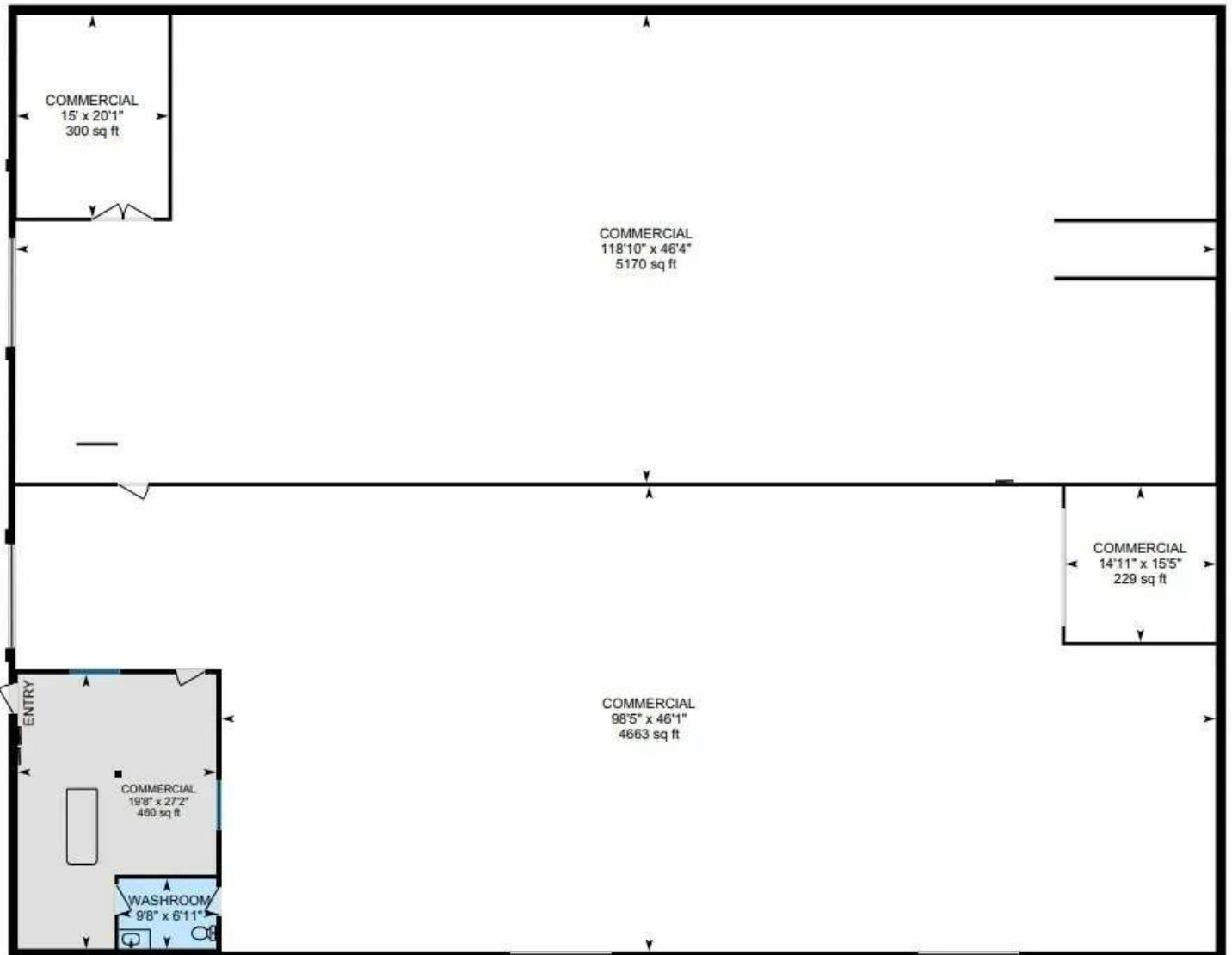
- 4 Roll Up Doors. Fenced Laydown Yard. Convenient Access to I-110. Zoned Heavy Commercial Light Industrial (HC/LI)

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$10 SF/yr (NNN) |
| NNN Rate:      | \$1.25/SF/yr     |
| Available SF:  | 11,186 SF        |
| Lot Size:      | 15,441 SF        |
| Building Size: | 11,186 SF        |
| Zoning         | HC/LI            |
| Property Type  | Industrial       |
| Traffic Count  | 0                |

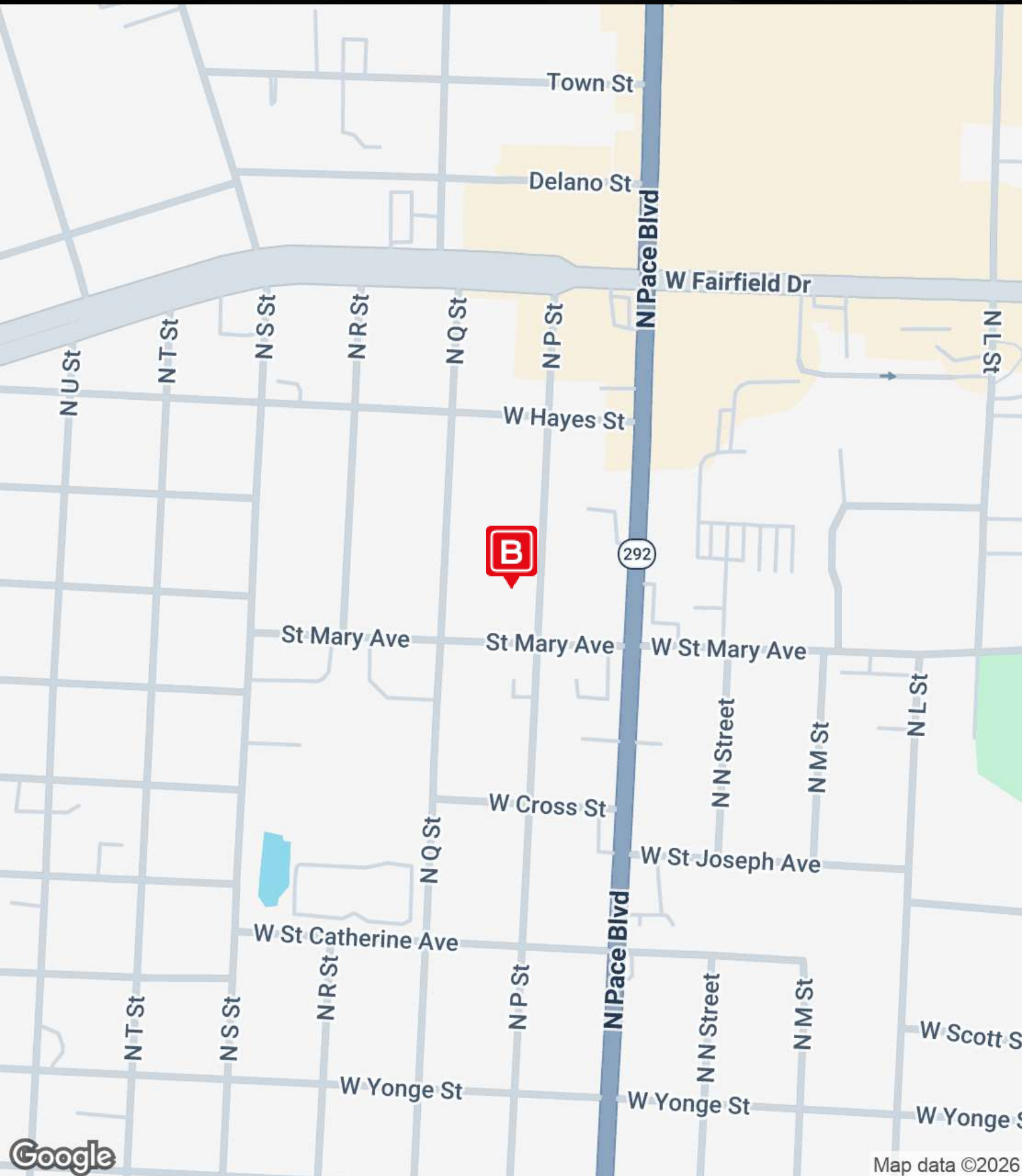
## DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

|                   |          |          |          |
|-------------------|----------|----------|----------|
| Total Households  | 2,299    | 26,026   | 59,419   |
| Total Population  | 6,346    | 66,991   | 145,693  |
| Average HH Income | \$46,787 | \$73,269 | \$77,847 |

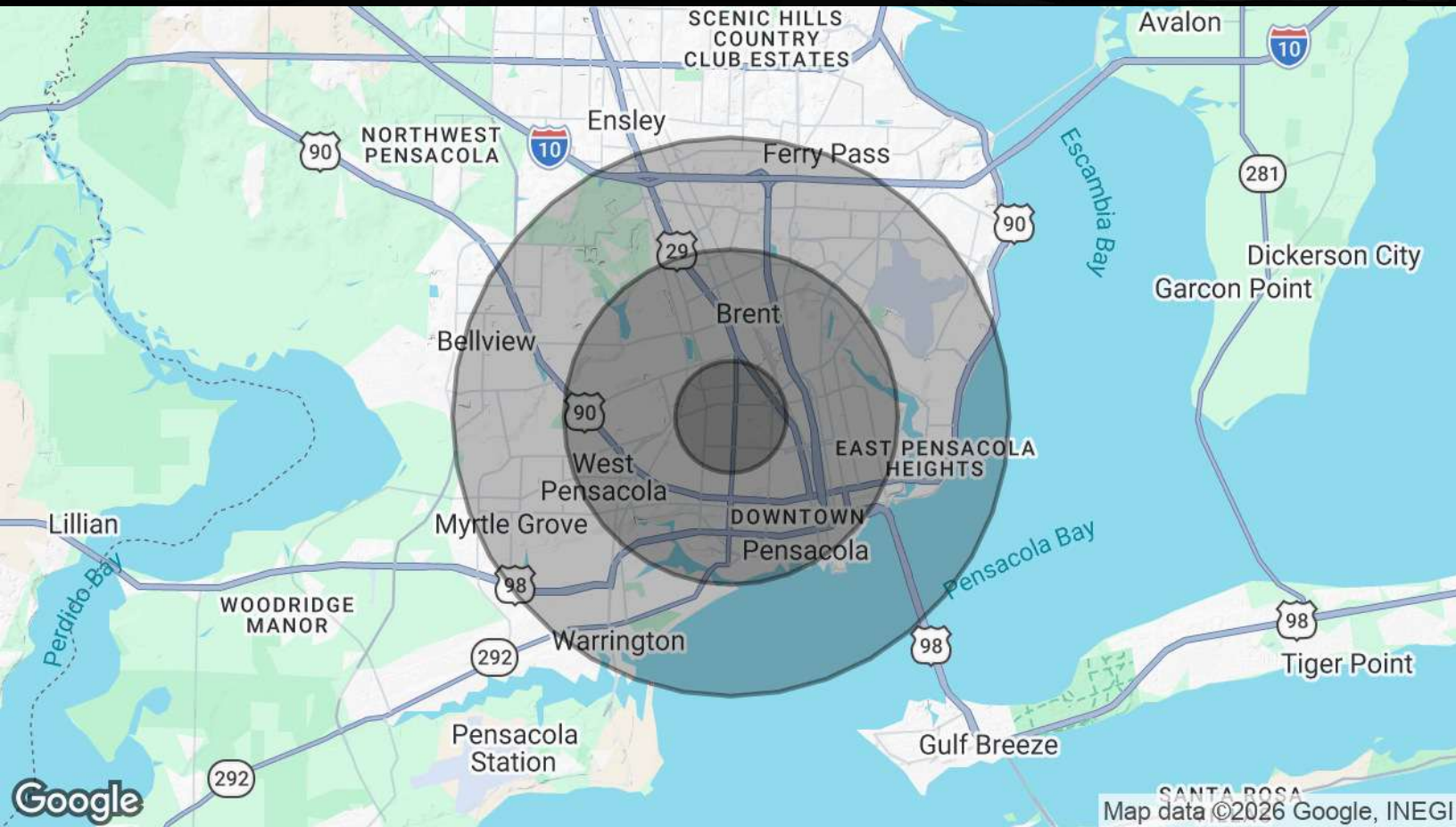












POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,346  | 66,991  | 145,693 |
| Average Age          | 40.6   | 36.2    | 38.3    |
| Average Age (Male)   | 35.3   | 35.0    | 37.0    |
| Average Age (Female) | 47.1   | 38.8    | 40.4    |

HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,299     | 26,026    | 59,419    |
| # of Persons per HH | 2.8       | 2.6       | 2.5       |
| Average HH Income   | \$46,787  | \$73,269  | \$77,847  |
| Average House Value | \$209,053 | \$229,962 | \$230,447 |

2023 American Community Survey (ACS)