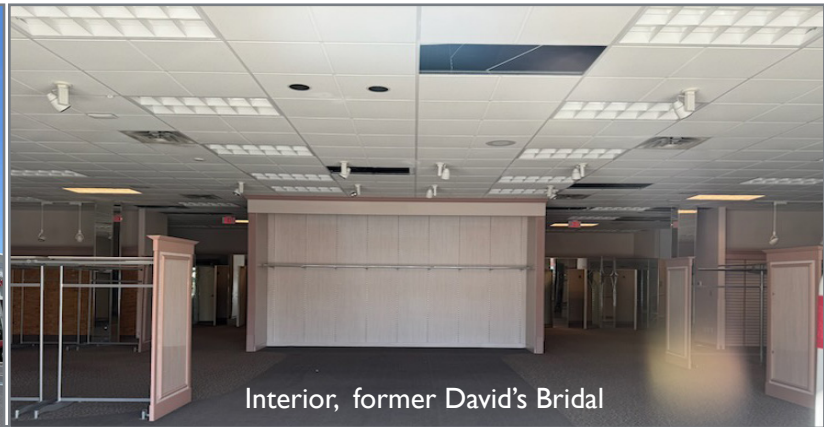


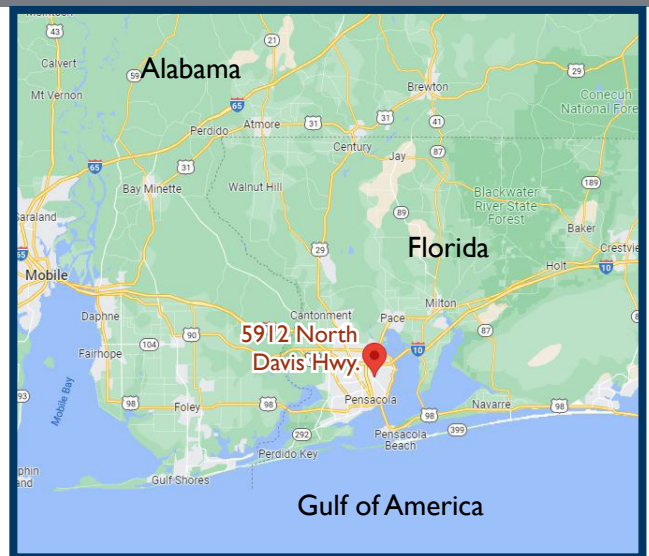
5912 NORTH DAVIS HWY.

PENSACOLA, FL 32503



PROPERTY DETAILS

- 11,600 SF retail shopping center located in Pensacola, Florida in Escambia County
- National retailers in the market on North Davis Hwy. include Hobby Lobby, Bealls, Floor & Decor, TJMaxx, JCPenney, Books-a-Million, and more
- Subject property is adjacent to Rooms To Go, Miller's Ale House, plus co-tenants with Red Wing Shoes and Hong Kong House restaurant
- Prominent monument signage on North Davis Highway with 35,000 VPD
- Ample parking with good ingress and egress
- 153,000 residents within a 5 mile radius with an additional large daytime employment of 104,000.
- The area also benefits from 2.5 million seasonal visitors to the county's beautiful Gulf beaches.



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DEMOGRAPHICS - CoStar

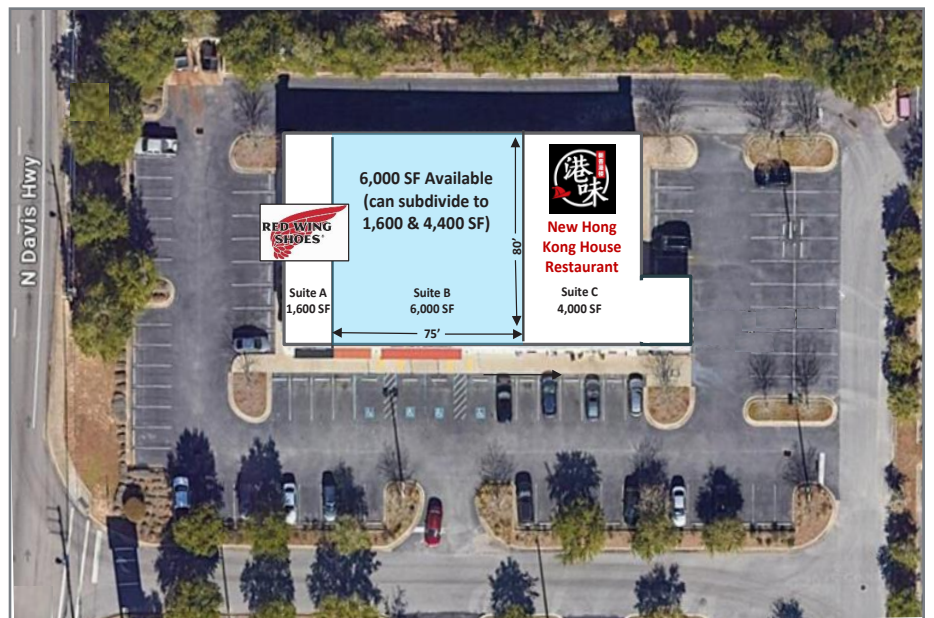
	1 mile	3 miles	5 miles
Population	8,986	60,357	152,815
Daytime Pop.	9,507	54,095	104,126
Income	\$59,662	\$64,161	\$66,286

2023: 2.5 million seasonal visitors spent over \$1.3 billion in Escambia County. 67% of visitor spending is outside of lodging and is spent in retail shops, restaurants and gas stations. Tourism had a total \$2.02 billion economic impact.

TRAFFIC COUNTS

N. Davis Hwy.	35,000 VPD
Airport Blvd.	37,500 VPD

SUITE	TENANT	SF
A	Red Wing Shoes	1,600
B	AVAILABLE - can subdivide (1,600 SF and 4,400 SF)	6,000
C	New Hong Kong House	4,000
Total Square Feet		11,600



GPS COORDINATES

Lat. 30.4830292 Long. -87.2247881

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Vice President, Leasing

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