

Pensacola Plaza

Lease Opportunity

4324 Lillian Highway
Pensacola, FL 32506
www.cbre.com/northwest-florida



Property Details

Excellent, high-traffic location on Lillian Highway fronting neighborhood discount grocery-anchored shopping center. Nearly 80,000 population within 3-mile radius and located at the confluence of four commuter roads carrying a combined average of over 40,000 cars daily.

- + Available space supports 4,800 SF and outparcel supports up to 7,800 SF building
- + Strong national tenants in shopping center support neighborhood destination, including Family Dollar, and Grocery Advantage
- + Great location for multitude of uses including urgent care facility, auto service, equipment rental, liquor store
- + Outparcel opportunity has multi-tenant potential
- + Major arterial commuter crossroads location - strong local traffic and daytime employment
- + Attractive ground lease terms available



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Location Highlights

With a population now exceeding 500,000, the Pensacola MSA anchors the Florida Panhandle economy. Major employers include Naval Air Station Pensacola, Baptist Health Care, Ascension Sacred Heart, Gulf Power, and Navy Federal Credit Union. Located in the northeast side of Pensacola is the University of West Florida, a growing State university nearing 15,000 in annual enrollment.

Pensacola Plaza's location in the West Pensacola submarket area is convenient to Downtown and to NAS Pensacola, which is the home of the world-famous Blue Angels, and is surrounded by mature residential neighborhoods and major commercial and neighborhood services. Also nearby to Pensacola Plaza in West Pensacola is NAS Saufley Field, which houses the Naval Facilities Engineering Systems Command, and Corry Station, which is the Navy's Center for Information Warfare Training Command. Employment, housing and commuter traffic related to these employment destinations is major driver of demand for retail & neighborhood services at Pensacola Plaza.

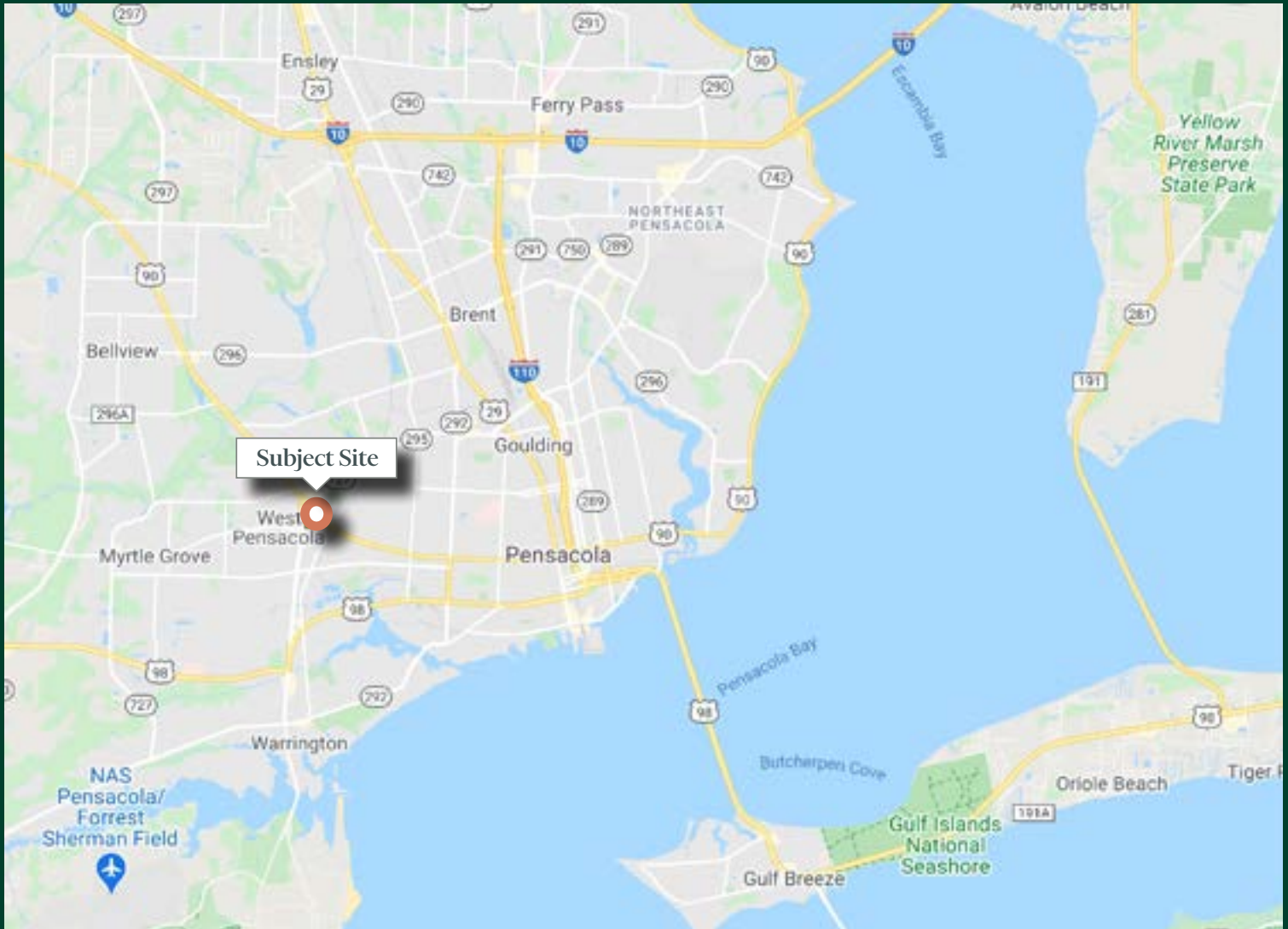
Demographics	1 Mile	3 Mile	5 Mile
Population	9,555	77,946	137,049
Average Household Income	\$41,265	\$52,866	\$61,945
Households	3,805	30,067	53,232
Daytime Population	8,836	79,072	145,699



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For Lease



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