



2411 EXECUTIVE PLAZA

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PENSACOLA, FL 32504

Lisa D. Bradley
Advisor
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**PENSACOLA SLEEP
DISORDERS CENTER**

2411 – 2413

MEDI HOME CARE
MEDICAL SERVICES OF FLORIDA
Call: (850) 477-9304

Property Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.4 Acres
Year Built:	1987
Building Size:	7,360 SF
Renovated:	2005
Zoning:	Commercial
Market:	Pensacola

PROPERTY OVERVIEW

Ground floor unit available [GROSS BASIS] in good quality multi-tenant building on wooded lot. The second floor of this two-story building is occupied by Pensacola Sleep Disorders Center [primarily open evenings to early morning]. Unit C is lease to a photographer studio. Unit A is a 2,415 square foot office unit with a large reception area, waiting room, several large offices/exam rooms, 3 restrooms (including 1 ADA compliant and 1 with bath/shower), and a break room with dishwasher and refrigerator. This unit is vacant and available for immediate occupancy. Rent is based on gross terms, with the LANDLORD PAYING property taxes, property insurance, exterior maintenance, water, sewer, garbage, landscaping, and pest control. Tenant to pay sales tax, electricity, interior maintenance, internet, cable, telephone, and janitorial expenses.

Contact listing agent for showing instructions or additional information.

PROPERTY HIGHLIGHTS

- Good Quality Medical Office Space
- Office Includes 7 Private Offices/Exam Rooms
- Office includes 3 Restrooms, 1 with Shower/Tub
- Close to Airport, Sacred Heart Hospital and Cordova Mall

Available Spaces

LEASE RATE: NEGOTIABLE

LEASE TYPE: -

TOTAL SPACE: FULLY LEASED

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
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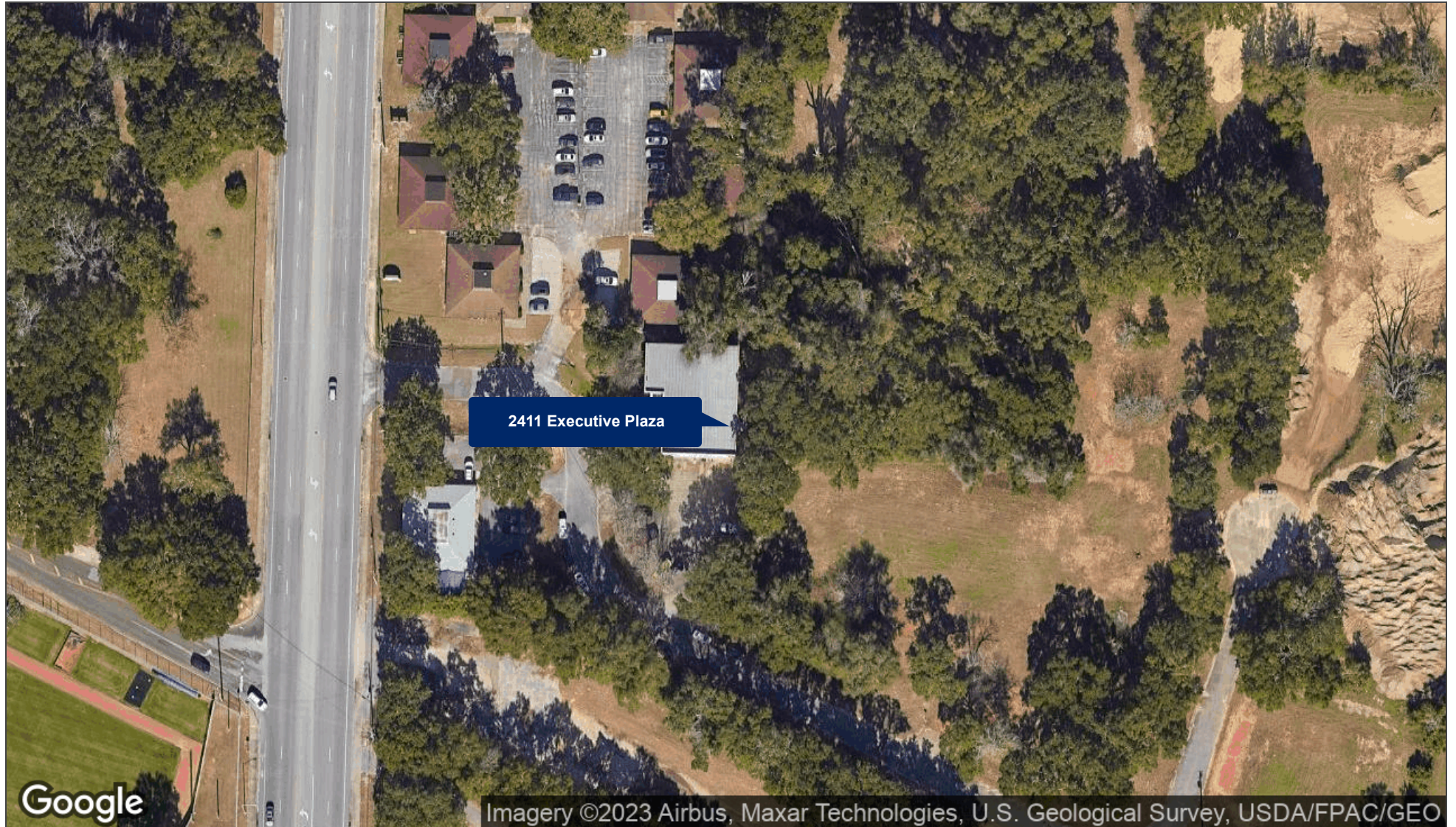
Suite A Photos



Unit A Floor Plan



Aerial Map



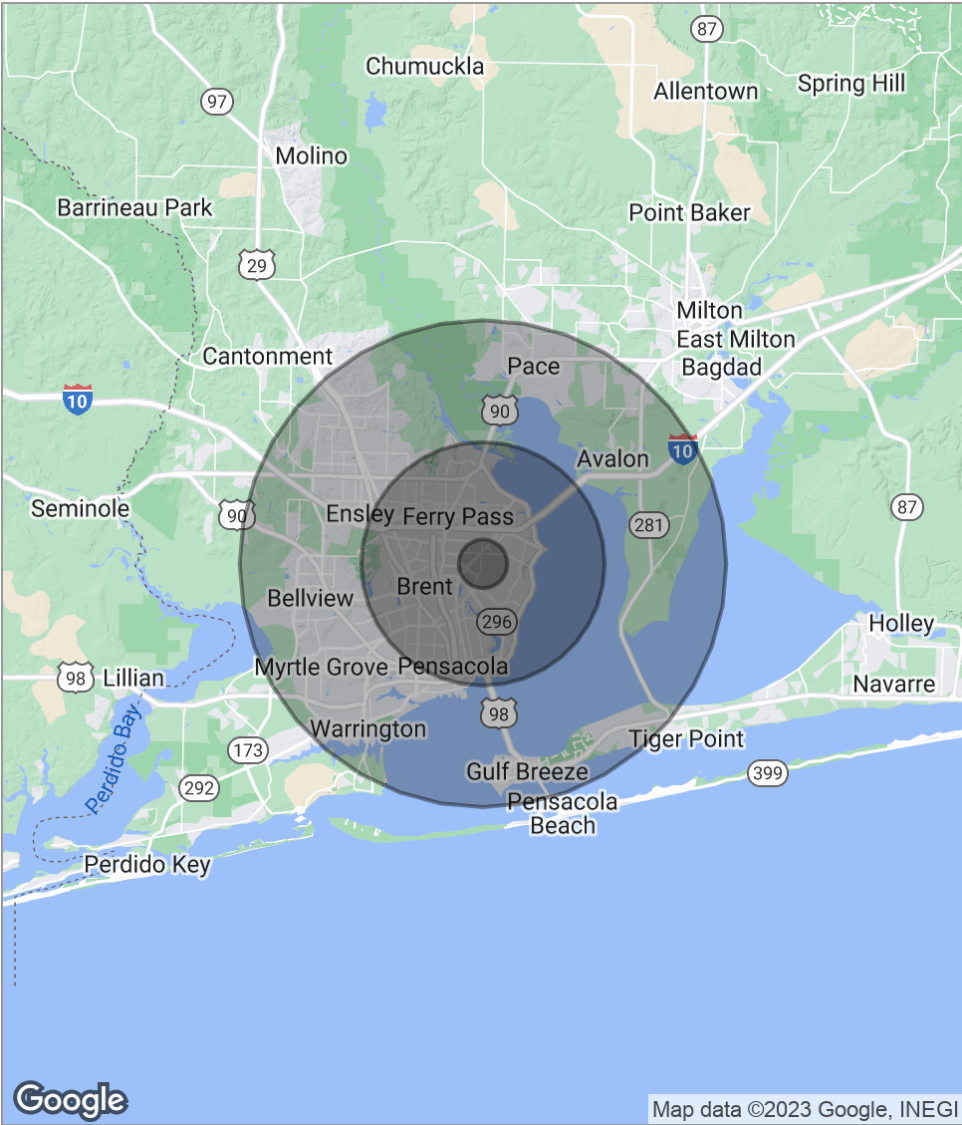
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,418	117,731	296,044
Median age	41.0	37.9	38.2
Median age [Male]	37.8	35.9	36.9
Median age [Female]	42.7	39.9	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,027	46,585	116,161
# of persons per HH	2.2	2.5	2.5
Average HH income	\$58,260	\$59,888	\$58,582
Average house value		\$234,630	\$212,521

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio 1



LISA D. BRADLEY

Advisor

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PROFESSIONAL BACKGROUND

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate, providing the highest quality brokerage, consulting, and advisory services in Northwest Florida. Lisa specializes in the sales of Multifamily/Apartment investment properties and development land. She is a member of the SVN Land & Development Council, and the SVN National Multifamily Council, and the SVN Florida Multifamily Team. The Florida team is a premier group of agents/brokers that have sold over 12,000 apartment units, with nearly \$1 Billion in total sales. Although Lisa specializes in land and multifamily properties, she has extensive experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including industrial, office and retail properties. SVN's commitment to excellence and their entrepreneurial spirit is reflected in their strict policy of sharing commissions with other brokers 100% of the time. This has been proven to increase demand for assets and, consequently, sale prices.

Background:

Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser in the Bay Area of California. She moved to Pensacola in 2003 to further her career as a commercial real estate appraiser. With 20+ years of experience appraising a variety of commercial and investment properties, Lisa joined SVN with a unique set of expertise that has assisted her in exceeding the goals of her clients.

Family/Community:

A wife, mother, and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, golf, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), a board member of Bread & Table (a non-profit & social group working to help feed children in our community) and a volunteer ReadingPal with Every Child Reader in Escambia (ECARE).

MEMBERSHIPS