

RETAIL PROPERTY FOR LEASE

6705 PINE FOREST ROAD - PINE FOREST CORNERS

6705 PINE FOREST ROAD
PENSACOLA, FL



stirling



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	900 - 1,600 SF
Lot Size:	4.4 Acres
Year Built:	2014

PROPERTY OVERVIEW

Pine Forest Corners is a 17,900 sf retail space built in 2014; it features a 42,296 sf Walmart Market shadow center. The trade area boasts 114,229 people within a 5-mile area and an average household income of \$71,053 within 1 mile. This center offers excellent accessibility and visibility from Pine Forest Road and Mobile Hwy, which average 27,300+ cars daily. Join Walmart Neighbor Market, Wells Fargo, WingStop, State Farm, Cut By Us, Dickey's BBQ, and many more at Pine Forest Corner.

PROPERTY HIGHLIGHTS

- Shadow Anchored by Walmart Market
- Great Accessibility from Pine Forest Rd and Mobile Hwy
- Excellent Daily Traffic Count: 27,000 cars per day
- One minute from the Pensacola Interstate Fairgrounds



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 1,600 SF	Lease Rate:	\$18.00 SF/yr

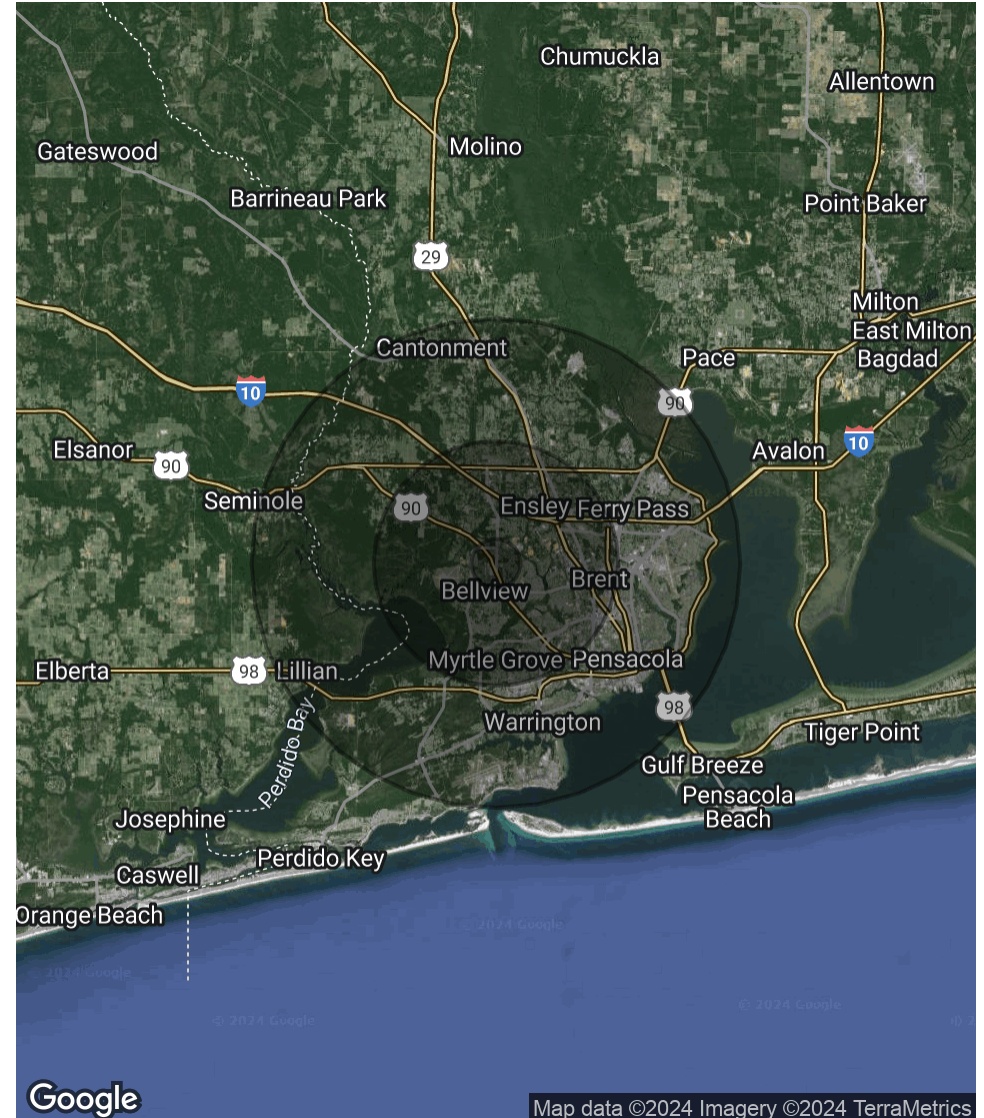
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A-2	Available	900 SF	NNN	\$18.00 SF/yr
A-3	Available	1,600 SF	NNN	\$18.00 SF/yr

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,481	107,888	295,571
Average age	39.4	37.2	37.4
Average age (Male)	37.5	36.2	36.0
Average age (Female)	41.2	38.6	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,146	40,910	111,923
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,358	\$50,175	\$55,710
Average house value	\$168,846	\$160,385	\$188,247

* Demographic data derived from 2020 ACS - US Census



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