

PROPERTY SUMMARY



Property Description

Newly constructed units for lease on Pensacola Blvd. Units range from 2000-3000 SF. Inside units \$25 PSF Annual and outside units \$30 PSF Annual. Can be used for restaurants, offices, retail and more. Construction set to be finished by the second quarter of 2022. Sleek Modern design and ample parking.

Property Highlights

- Newly Constructed
- Mixed Use
- Modern look
- Finished second quarter of 2022

Offering Summary

Lease Rate:	N/A
Available SF:	
Lot Size:	1.17 Acres
Building Size:	10,842 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,683	37,585	110,936
Total Population	3,973	94,286	285,349
Average HH Income	\$51,587	\$59,175	\$56,411

Bill Ogburn

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9006 Pensacola Blvd
Pensacola, FL 32524

LOCATION MAP



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ADDITIONAL PHOTOS



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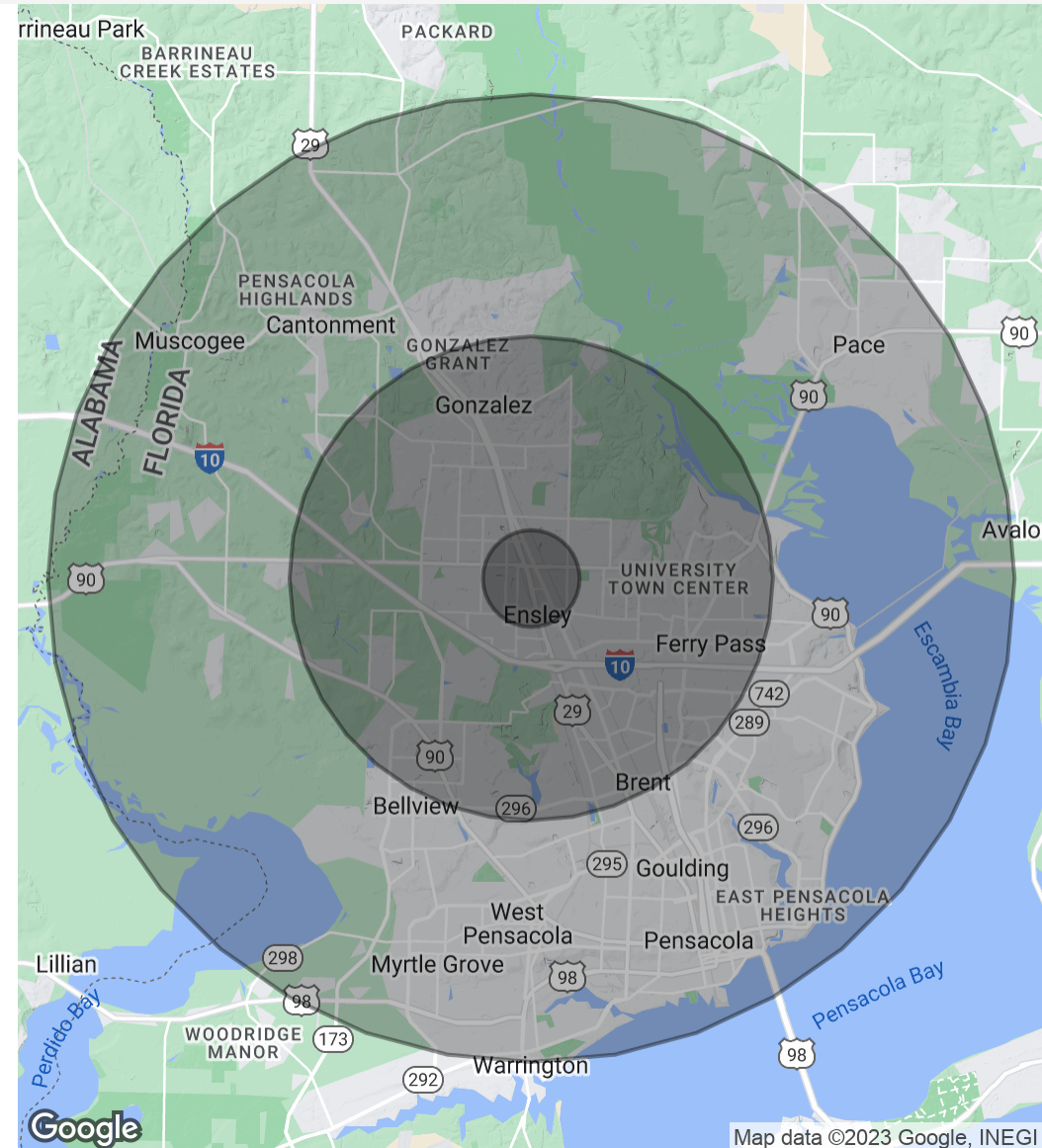


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	3,973	94,286	285,349
Average Age	38.8	38.6	38.0
Average Age (Male)	35.9	37.8	36.7
Average Age (Female)	43.4	40.2	39.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,683	37,585	110,936
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$51,587	\$59,175	\$56,411
Average House Value	\$172,073	\$173,884	\$183,810

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



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Bill Ogburn

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Professional Background

Bill Ogburn is a Real Estate Broker with over 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

AGENT HIGHLIGHTS:

- Broker-Owner of Ogburn Realty
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

Education

Florence State University (Florence, AL)

Georgia Tech (Atlanta, GA)

Columbia Military Academy (Columbia, TN)

Beau Box Commercial Real Estate

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