

RETAIL OFFERING FOR LEASE

Chief's Way Shopping Center

120 Chief's Way Pensacola, FL 32507



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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120 Chief's Way Pensacola, FL 32507



Offering Summary

Lease Rate:	\$9.82 SF/yr (NNN)
Available SF:	9,780 SF
Lot Size:	5.7 Acres
Zoning:	COM
Market:	Warrington
Traffic Count:	30,000

Property Overview

Spacious interior unit with plenty of parking. Close to restaurants, hotels, schools, shops and NAS Pensacola - Home of the Blue Angels!

Located just moments from Pensacola's prestigious Naval Air Station Pensacola, on a heavily traveled retail strip just off New Warrington Road across the street from Pete Moore Automotive. This space is located in an established shopping plaza with Family Dollar, Metro PCS, Pizza Hut and more!

Property Highlights

- Dedicated turn lane into this shopping plaza. All window exterior
- Frontage facing plenty of parking!
- Plenty of light with large open showroom or workspace.
- 8,640 +/- SF of heated/cooled space on ground floor.

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Location Information

Building Name	Chief's Way Shopping Center
Street Address	120 Chief's Way
City, State, Zip	Pensacola, FL 32507
County	Escambia
Market	Warrington

Building Information

Building Size	9,780 SF
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Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	COM
Lot Size	5.7 Acres
APN #	372S303002000000
Traffic Count	30000
Traffic Count Street	N New Warrington

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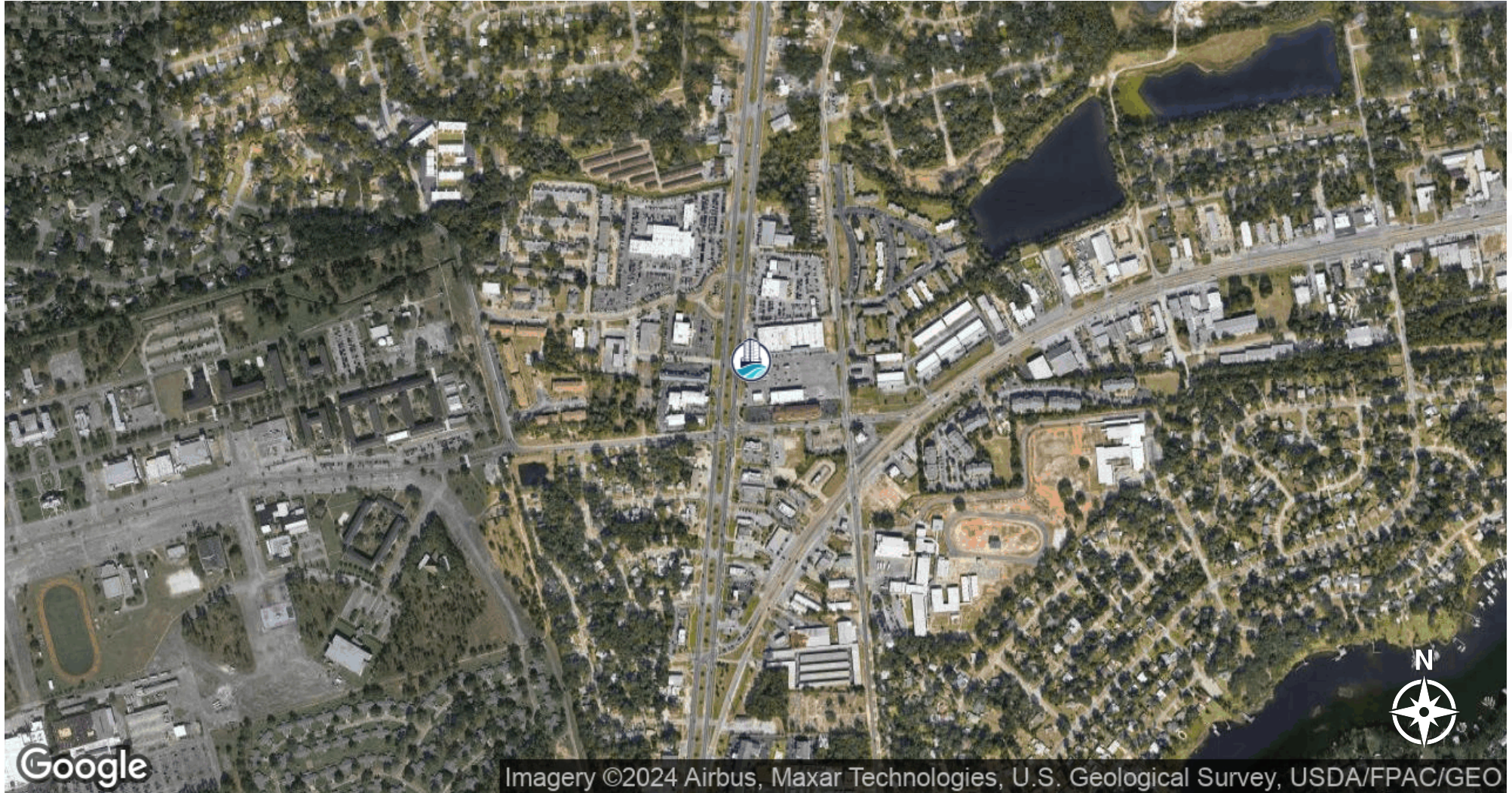
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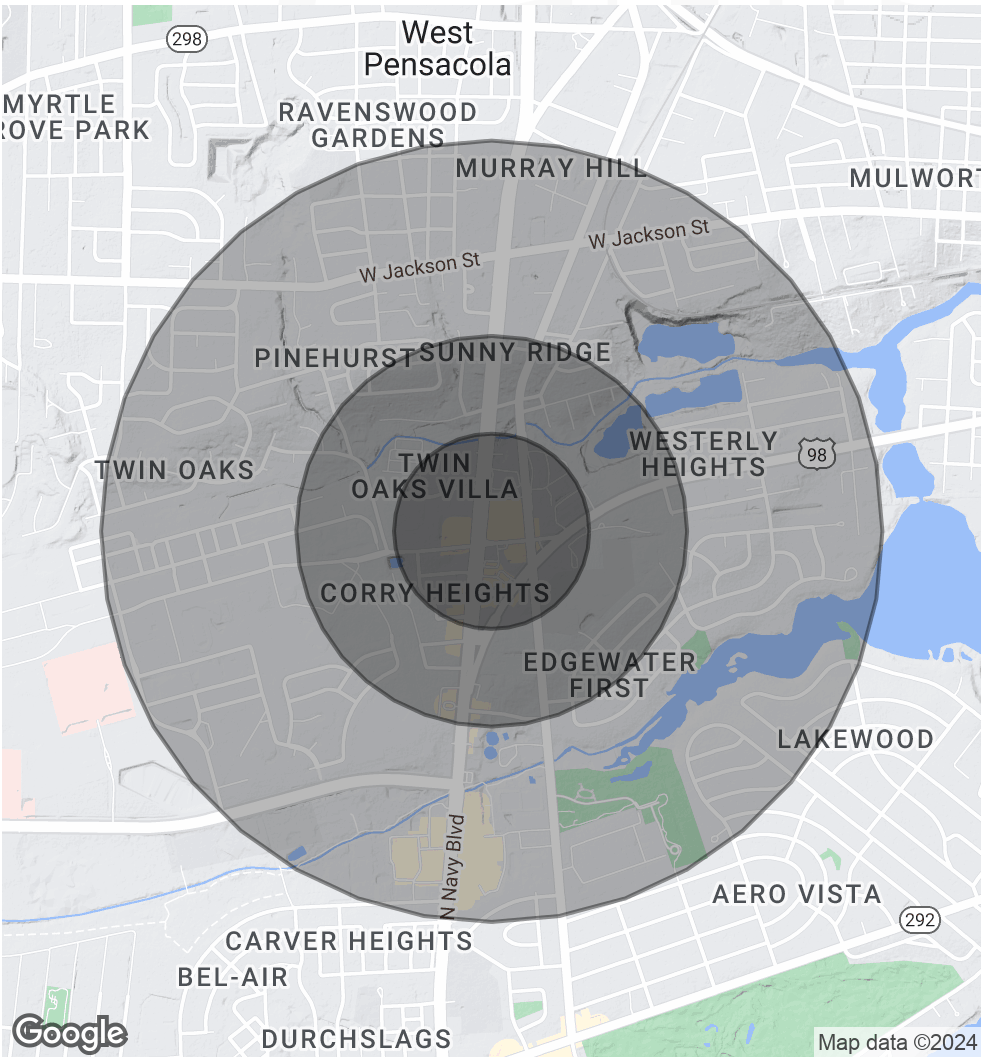
Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	922	2,788	8,872
Average Age	32.8	33.4	35.0
Average Age (Male)	30.8	31.2	32.1
Average Age (Female)	35.5	35.4	37.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	366	1,143	3,947
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$47,061	\$44,927	\$43,383
Average House Value	\$116,187	\$114,888	\$107,111

Traffic Counts

N New Warrington	30,000/day
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* Demographic data derived from 2020 ACS - US Census



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Your Island Culture Realty Partners



Mehdi Moeini

Mehdi@IslandCultureRealty.com

850.380.0877

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations in and he managed 250 employees and produced annual sales of over 7 Million Dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



Wendi Summers

Wendi@IslandCultureRealty.com

850.712.7567

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included sales and marketing. For over 12 years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in her career with commercial real estate. She has gained a well-deserved reputation for providing outstanding service to those she serves and believes that relationships are more important than transactions. Most importantly, Wendi enjoys helping others succeed and takes her client's needs on as if they were her own. With that goal, she always asks herself, "would this deal work for me if I were in my client's position"?



Scott Zepp

Scott@IslandCultureRealty.com

850.261.5858

Scott Zepp is a well-respected entrepreneur that truly understands what it takes to make business come alive. Prior to real estate, Scott co-founded World of Beer, a premiere craft beer bar and restaurant franchise with over 60 locations. With more than two decades of experience as a founder and leader of several retail operations, Scott has launched a myriad of successful businesses throughout his career. His success is built on a foundation of relationships, with the core values of treating people right and doing the right thing.

Born and raised in Pensacola, Scott remains dedicated and highly involved in the local community. His expertise of retail, restaurants and bars, along with his understanding of community needs makes him a valuable asset for clients. Scott's ultimate goal is to create a better community and to help those in it achieve their dreams by providing them with the assistance they need to succeed.