

RETAIL OFFERING FOR LEASE

# Legacy Plaza

4301 Spanish Trail Pensacola, FL 32504



**Bay City Realty**  
850.764.6800  
Hello@BayCityRealty.com

Bay City Realty LLC

| 1718 N 9th Ave, Pensacola, FL 32503

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### 360° VIRTUAL TOUR

#### Property Description

Outstanding opportunity to lease your space at 4301 Spanish Trail in Pensacola. Legacy Plaza, located on the east side of town is perfect place for your wellness spa or office. This is a desirable area is surrounded by elegant neighborhoods of Gaberonne, Lavallet, Brittany Forge and more. Quiet enjoyment is literally the experience in this lovely community.

The complex offers plenty of amenities including new signage facing north and south, ample parking, access to reliable and fast internet, outdoor space and more.

Located just a short drive from downtown Pensacola and the beautiful Gulf Coast beaches, Legacy Plaza on Spanish Trail is the perfect place for your business space.

#### Location Description

4301 Spanish Trail is located East Pensacola. It is near the neighborhoods of Cordova Park and Scenic Heights, both known for great schools, convenience and an active community. Perfect for possible clientele as your neighbors! This location is close to Hwy 90 which leads to easy access to I10.

#### Site Description

Beautiful brick building on Summit Blvd surrounded by beautiful homes and businesses. Ample parking too!

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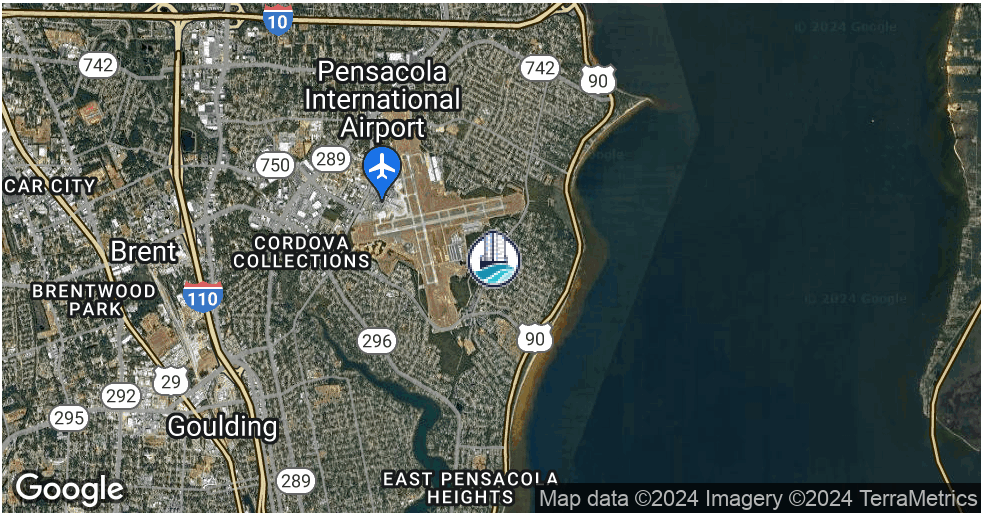
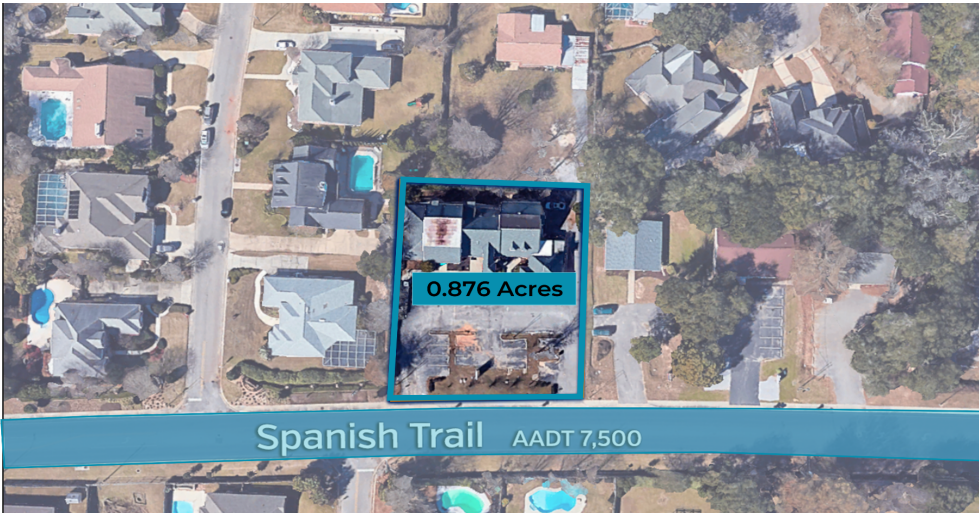
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Lease Rate	\$17.00/Psf
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Offering Summary

Available SF:	3501
NNN Lease	\$3.00/psf
Lot Size:	0.7 Acres
Number of Units:	1
Renovated:	2021
Zoning:	R-NC



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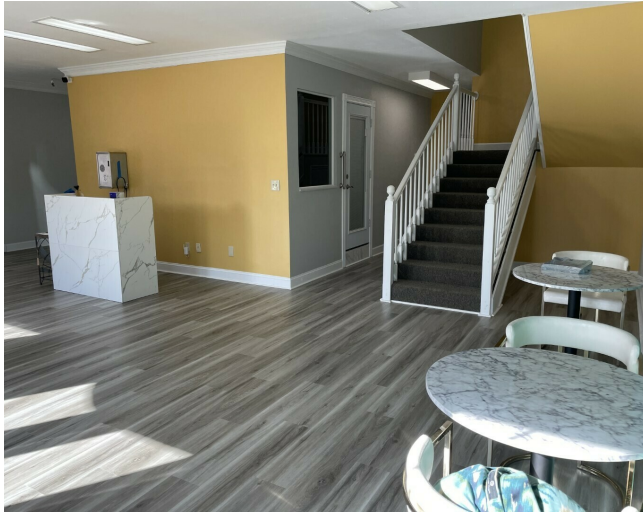
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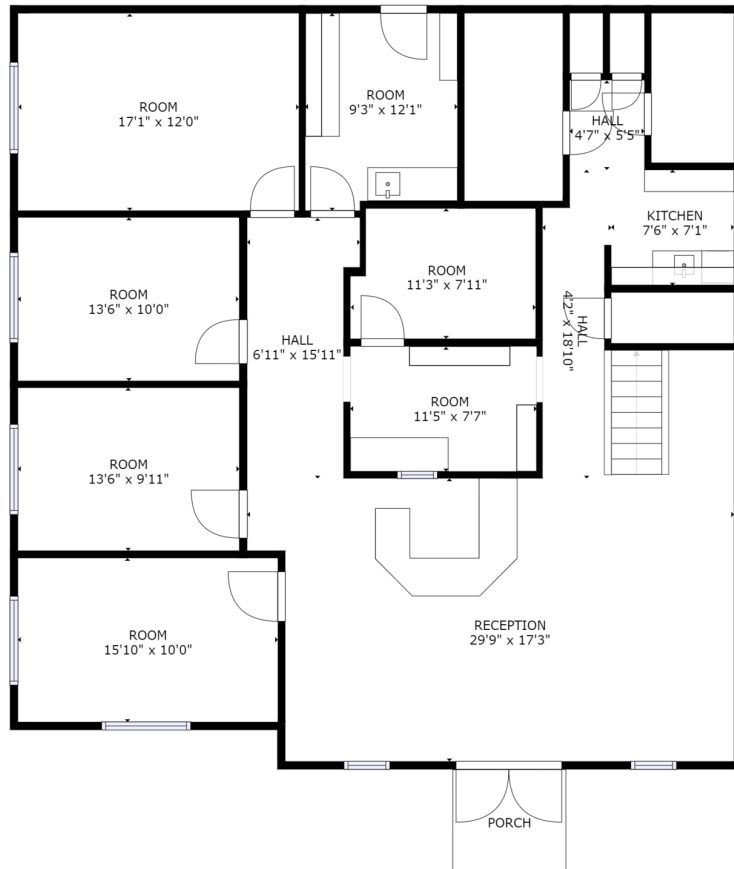
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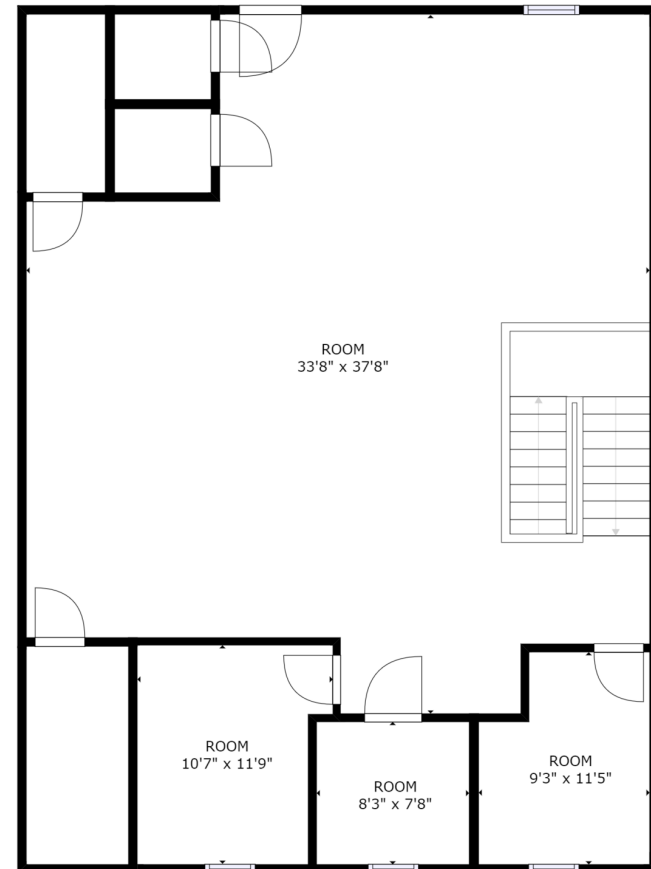
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GROSS INTERNAL AREA  
FLOOR 1: 1960 sq. ft, FLOOR 2: 1541 sq. ft  
TOTAL: 3501 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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### Meet The Team



**MEHDI MOEINI**  
Broker | Partner  
(850) 380-0877  
Mehdi@BayCityRealty.com

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, 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**  
Realtor | Partner  
(850) 712-7567  
Wendi@BayCityRealty.com

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 extensive marketing and sales. For several 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 CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.