

LEASE

Former Walk Ons

1240 AIRPORT BLVD

Pensacola, FL 32504

PRESENTED BY:

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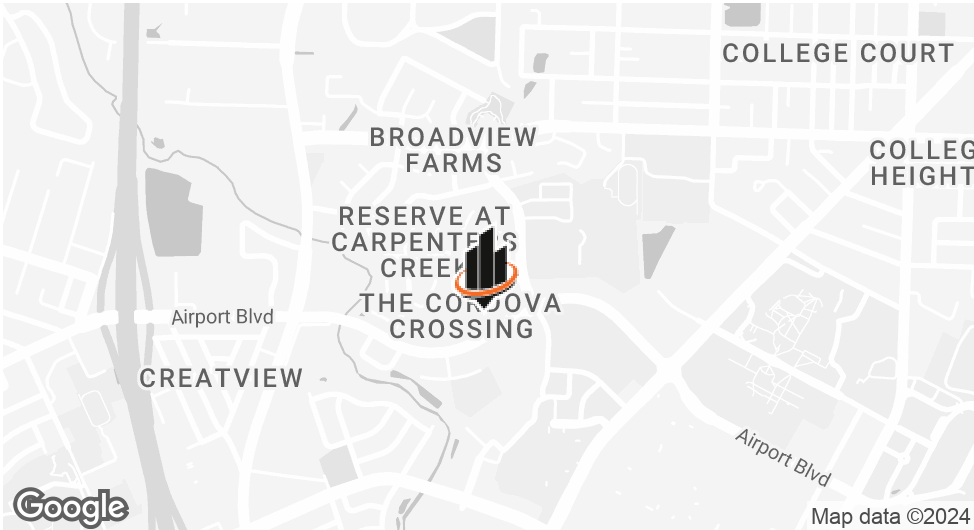
FL #BK3179263

GREG HAZARD

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00SF/yr (NNN)
BUILDING SIZE:	7,500 SF
AVAILABLE SF:	7,500 SF
LOT SIZE:	1.73 Acres
YEAR BUILT:	2001
RENOVATED:	2022
ZONING:	C-1

PROPERTY OVERVIEW

Located at 1240 Airport Blvd, Pensacola, FL, 32504, this prime commercial space offers an exceptional opportunity for lease. Boasting a spacious layout, abundant natural light, and flexible floor plan, this property is poised to accommodate a variety of business needs. Its convenient location provides easy access for both employees and clients, making it an ideal choice for businesses seeking visibility and accessibility. With ample parking and well-maintained facilities, this property presents a compelling opportunity for businesses looking to establish or expand their presence in the Pensacola area. Schedule a tour today and envision the potential this space holds for your business success.

PROPERTY HIGHLIGHTS

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EXTERIOR PHOTOS



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FORMER WALK ONS | 1240 Airport Blvd Pensacola, FL 32504

SVN | SOUTHLAND COMMERCIAL 3

BAR PHOTOS



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KITCHEN PHOTOS



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DINING ROOM PHOTOS



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ADDITIONAL PHOTOS



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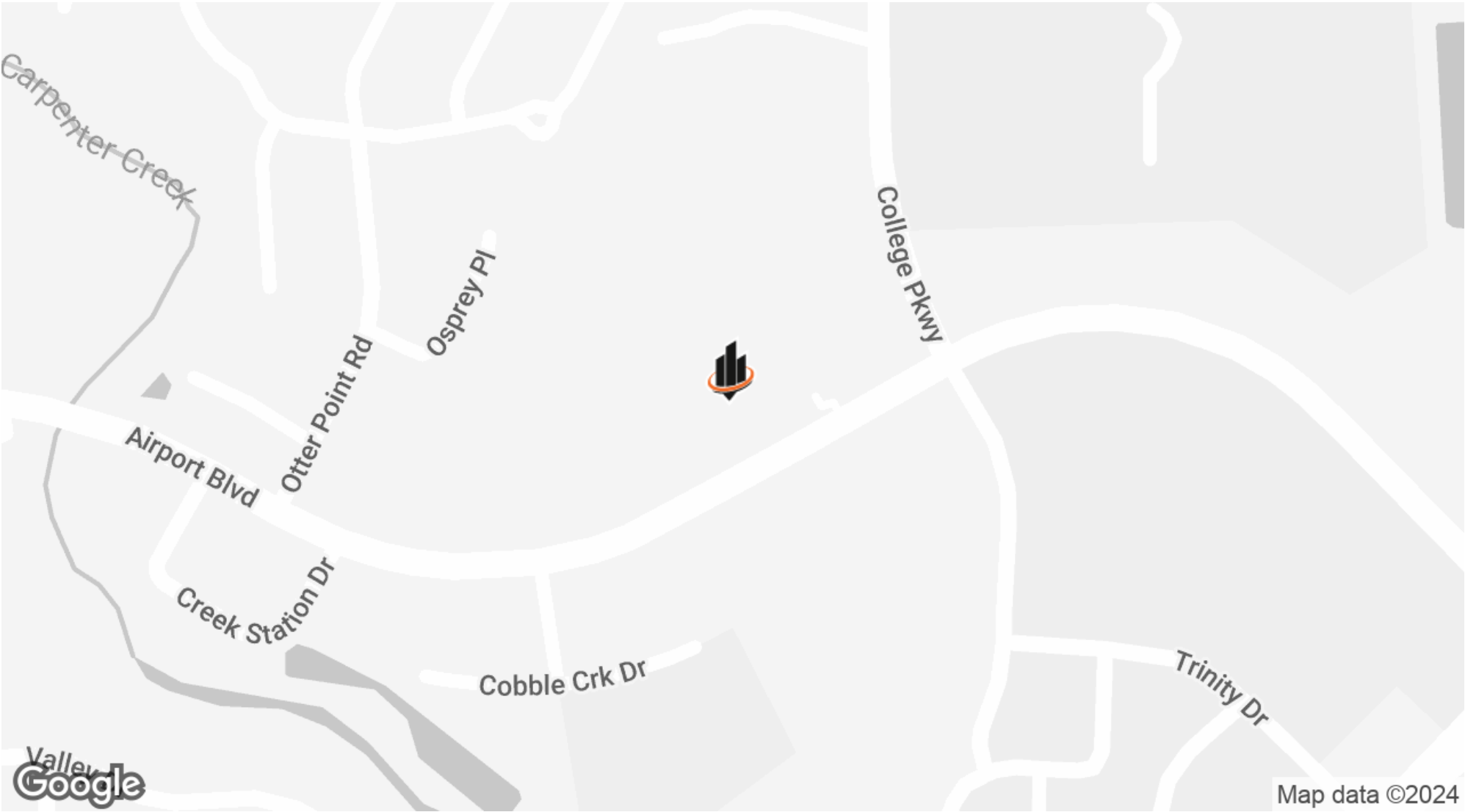
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

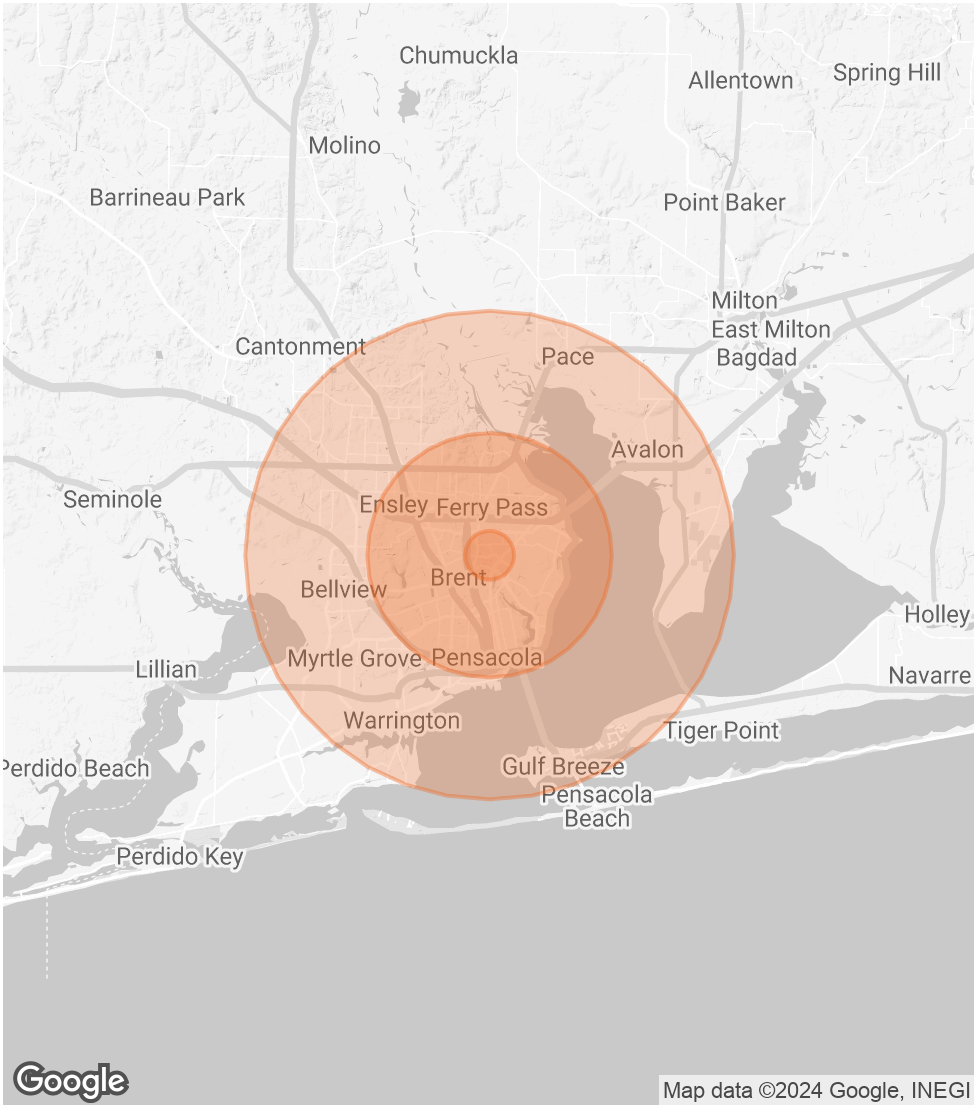
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	6,132	139,720	279,787
AVERAGE AGE	31.3	37.9	39.3
AVERAGE AGE (MALE)	30.5	36.0	37.4
AVERAGE AGE (FEMALE)	29.9	40.0	41.2

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	2,833	63,411	124,560
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$53,244	\$58,838	\$63,611
AVERAGE HOUSE VALUE	\$167,096	\$155,242	\$169,826

2020 American Community Survey (ACS)



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