

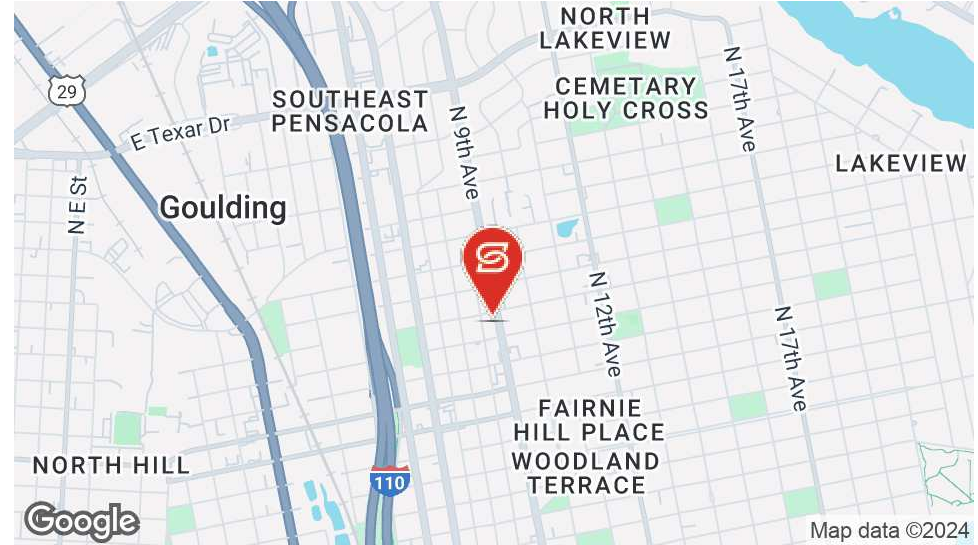
OFFICE BUILDING FOR LEASE
NOVEMBER 2024

9TH AVE MEDICAL

2441 N 9TH AVE
PENSACOLA, FL

stirling





PROPERTY HIGHLIGHTS

- 9 Exam Rooms
- Lab space
- Large waiting and reception
- 2 Nurses stations
- 4 Private offices

OFFERING SUMMARY

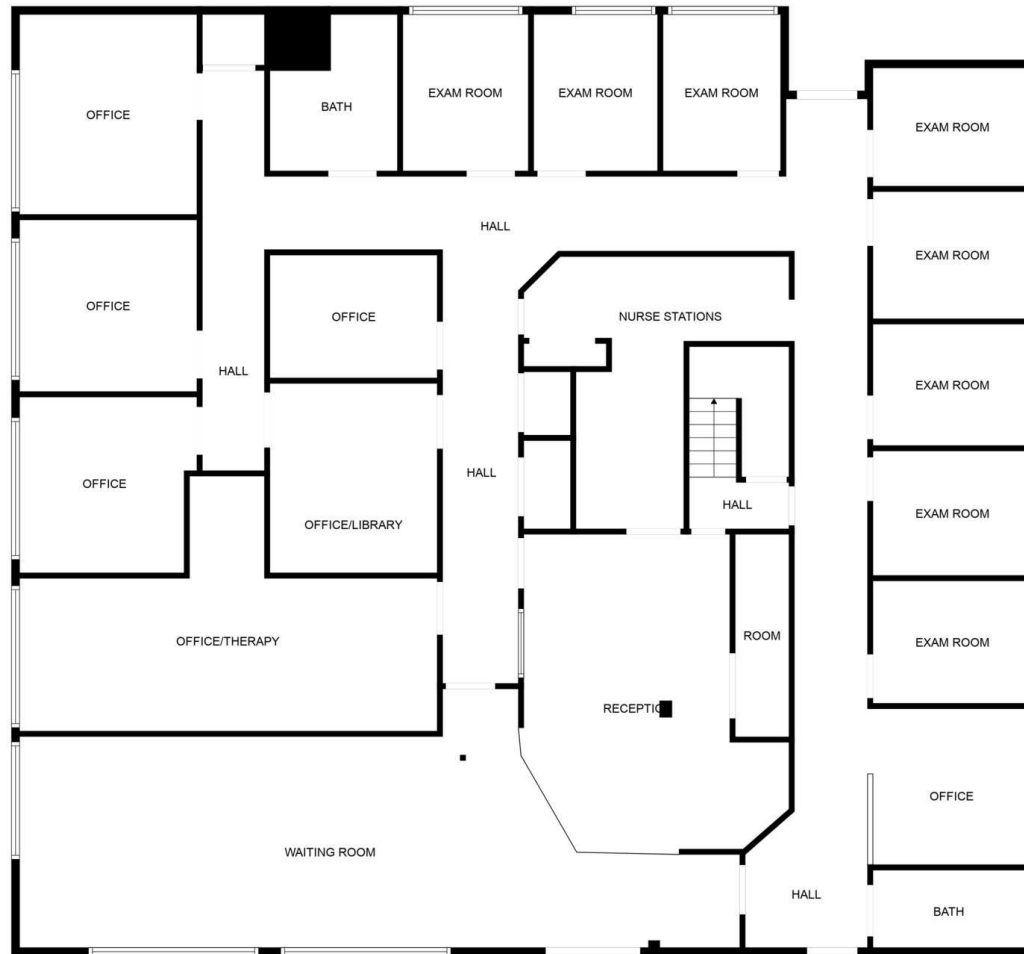
Lease Rate:	\$18.50 SF/yr (NNN)
Available SF:	6,607 SF
Lot Size:	0.953 Acres
Building Size:	10,607 SF
Zoning:	R-2

PROPERTY OVERVIEW

The subject property is an exceptional medical office building, with a professional yet peaceful atmosphere. This location offers accessibility and convenience with quick access to the I-110 freeway as well as Cordova & downtown, covering a wide range of neighborhoods in Pensacola MSA.

2241-A consists of 9 exam rooms, a large waiting area and reception with 2 nurses stations. 3 Private offices on the first floor with an additional private office on the 2nd floor. Large lab space & kitchen-breakroom as well.

The monument signage off 9th Ave and lighted parking lot with 34 parking spots offers enhanced visibility with easy access and convenience to clients and employees. The exterior provides a peaceful area with comfortable benches with a grassy area for a relaxing break.



1st Floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

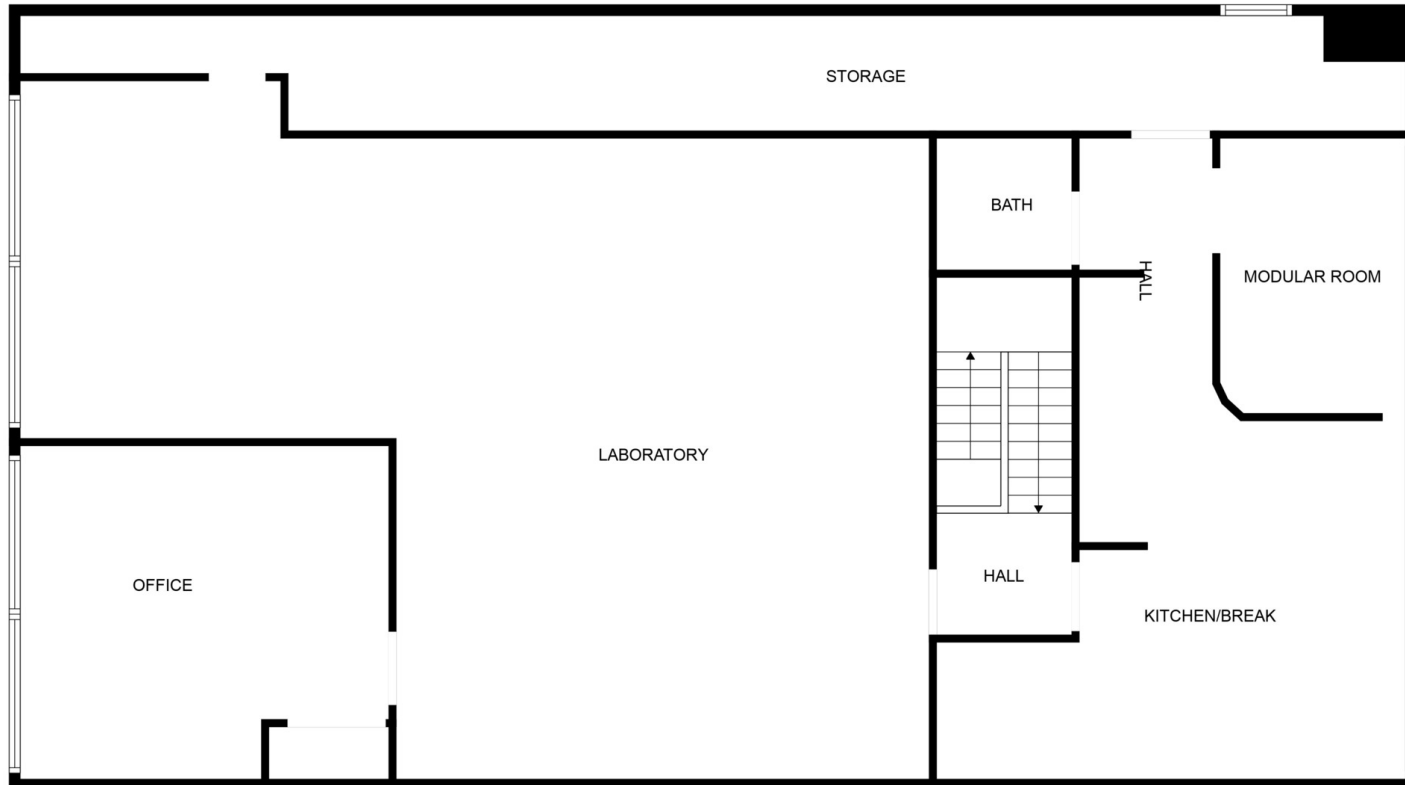
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2nd Floor

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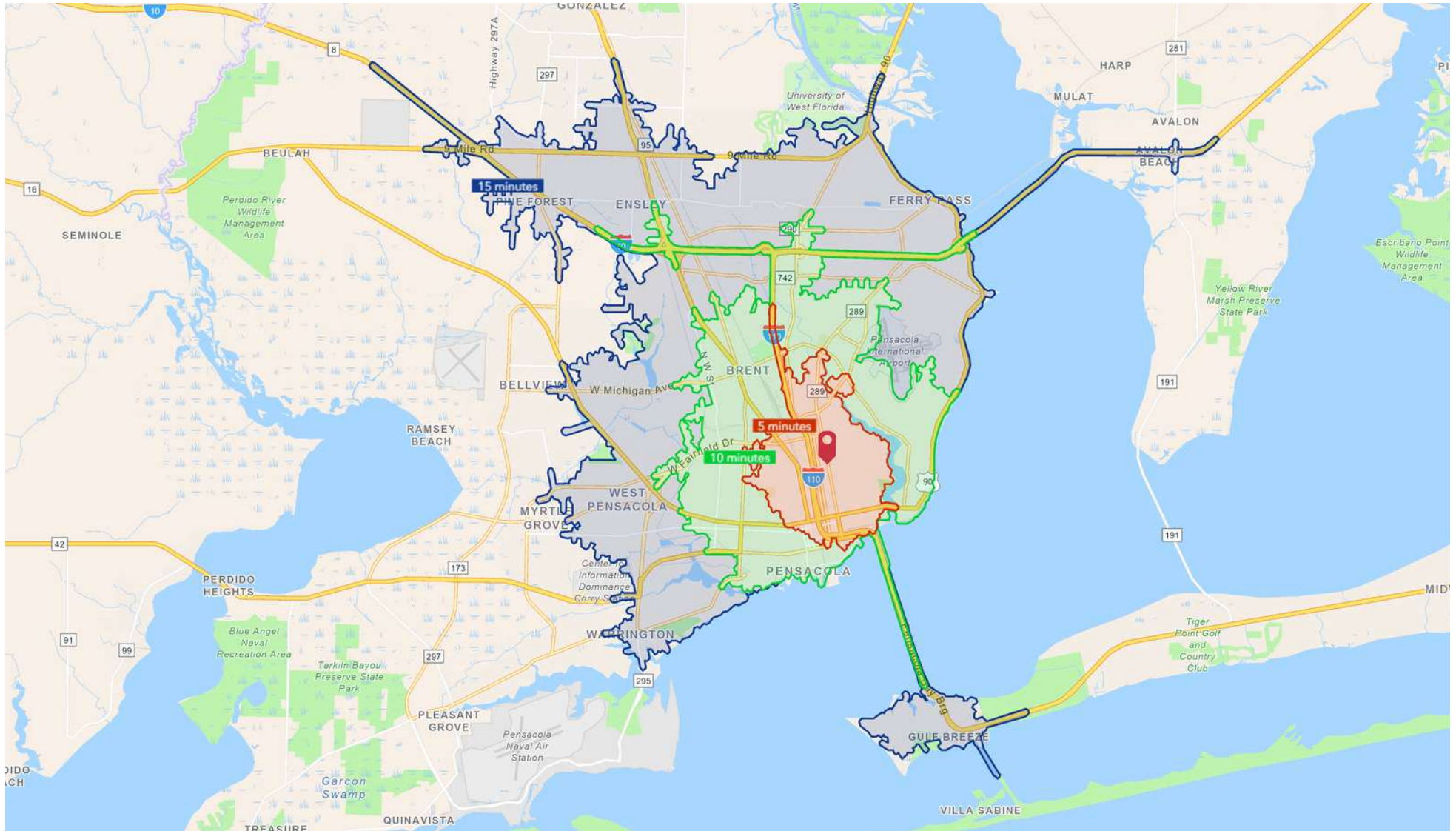
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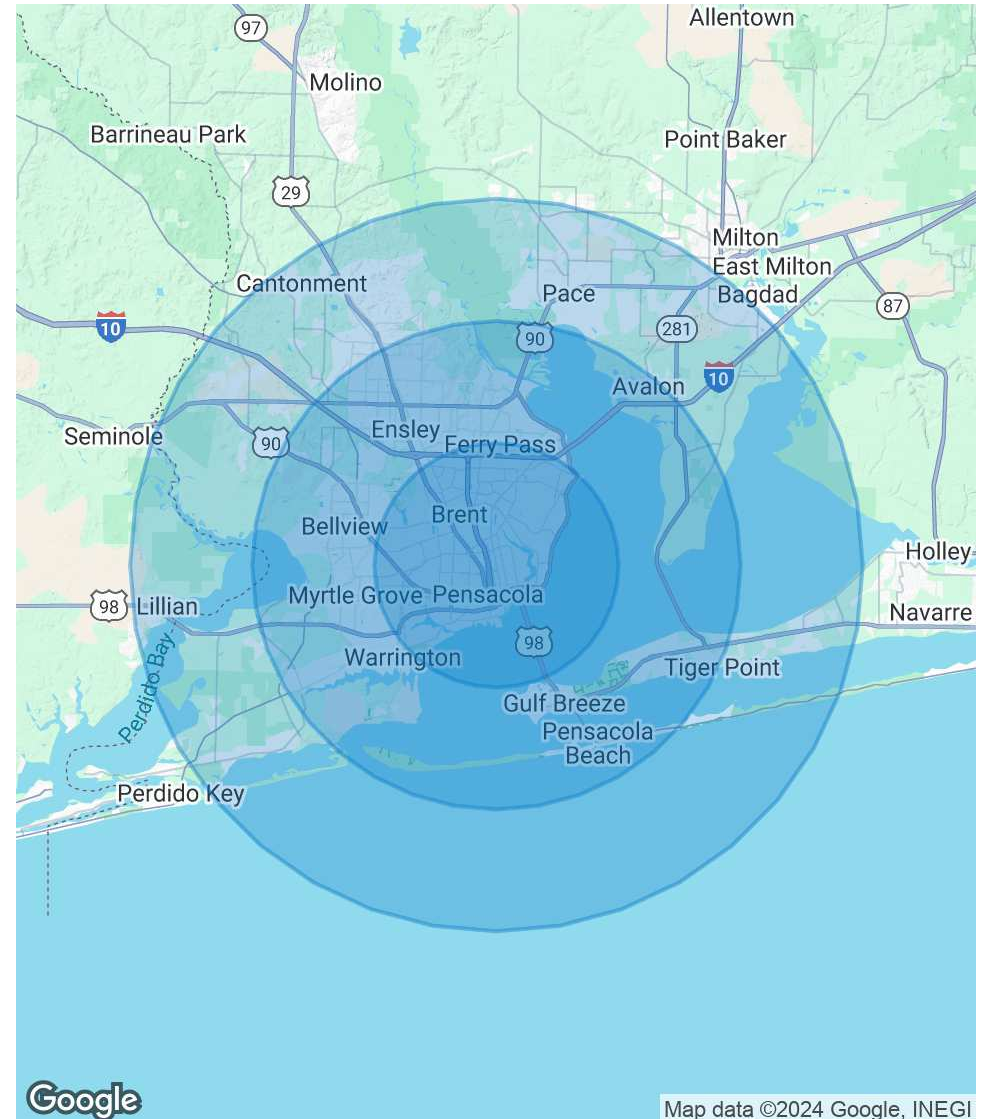
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	127,221	261,473	399,525
Average Age	41	41	42
Average Age (Male)	40	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	52,352	105,698	158,931
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,991	\$81,390	\$90,854
Average House Value	\$274,070	\$282,921	\$306,679

Demographics data derived from AlphaMap



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