

RETAIL PROPERTY FOR LEASE

FAIRFIELD CROSSING SHOPPING CENTER

4345 W. FAIRFIELD DR.
PENSACOLA, FL

stirling





PROPERTY DESCRIPTION

Fairfield Crossing is a neighborhood shopping center located on a lighted corner of two major thoroughfare's, Mobile Hwy (33,000 +/- cars per day) and Fairfield Dr (22,000 +/- cars per day). This shopping center is accompanied by several national retailers in the area like Walgreens, Home Depot, Advance Auto Parts, Buddy's Home Furnishings, Dollar Tree, and Walmart.

Fairfield Crossing has easy ingress/egress, and 2 large pylon signs on each highway. The co-tenants of the center include national tenants like - Lowes, Ross Dress For Less, Auto Zone, Chili's Grill & Bar, Burger King, Captain D's, Wells Fargo Bank, and BBVA Compass Bank.

PROPERTY HIGHLIGHTS

- Excellent Visibility from Fairfield Dr & Mobile Hwy
- Significant Signage Available on Street Pylon and Building
- National Anchored Shopping Center - Lowe's, AutoZone, Ross Dress For Less
- 55,000 +/- Cars Per Day

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	20,926 SF
Building Size:	65,000 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 1	Available	20,926 SF	NNN	\$15.00 SF/yr

SHAWN MAXEY

850.972.0162

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SHAWN MAXEY

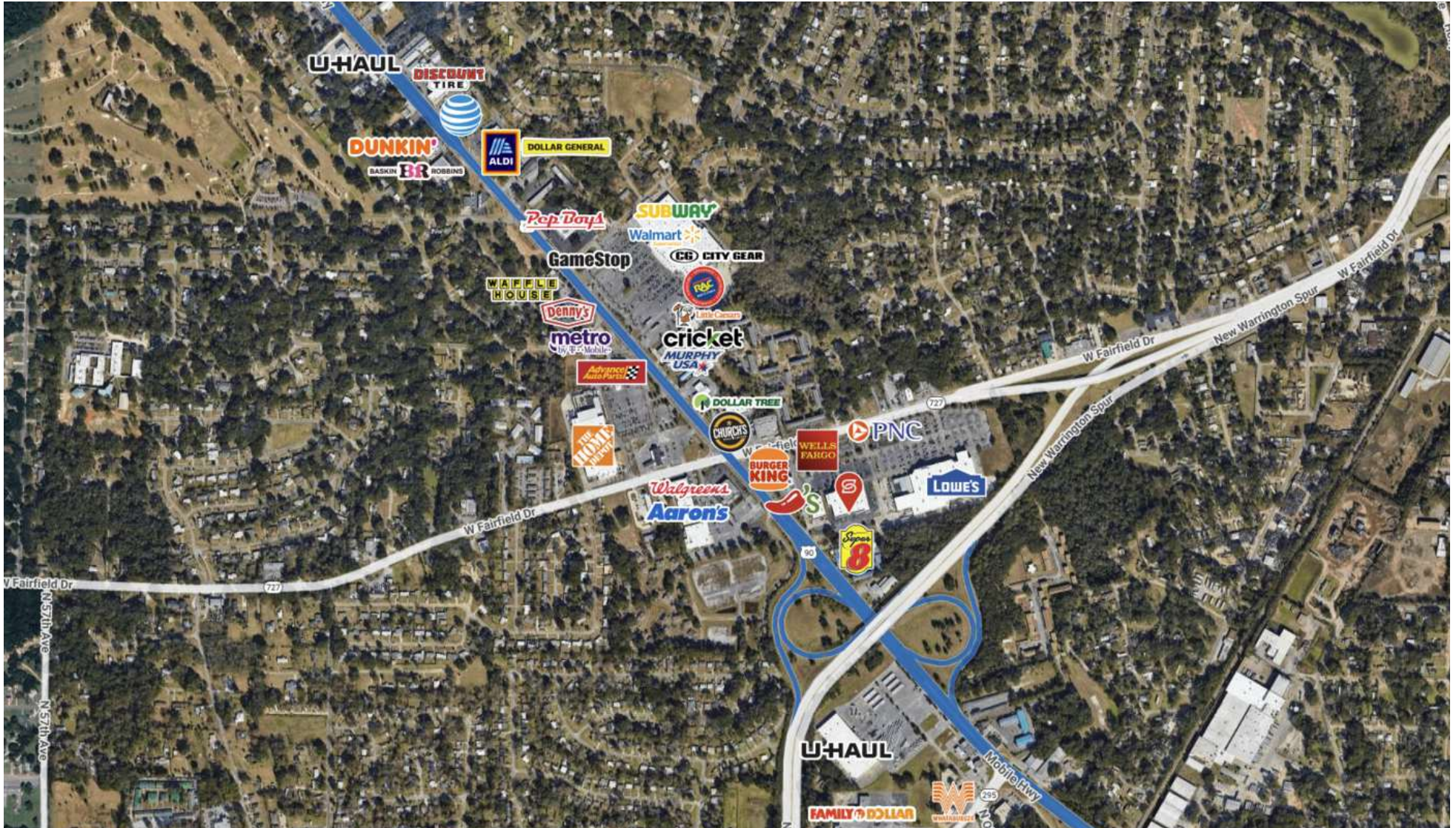
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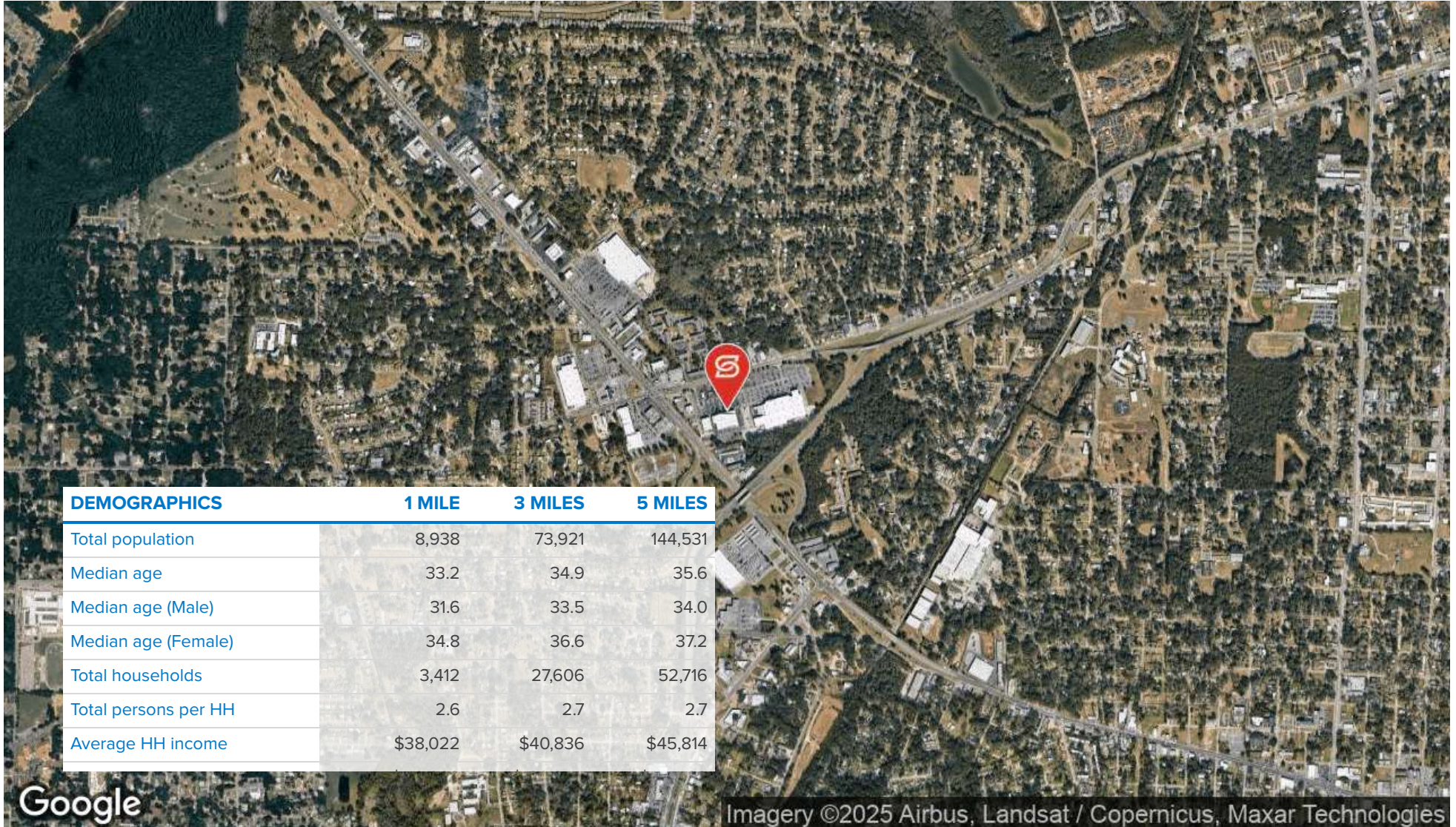
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