



OFFERING SUMMARY

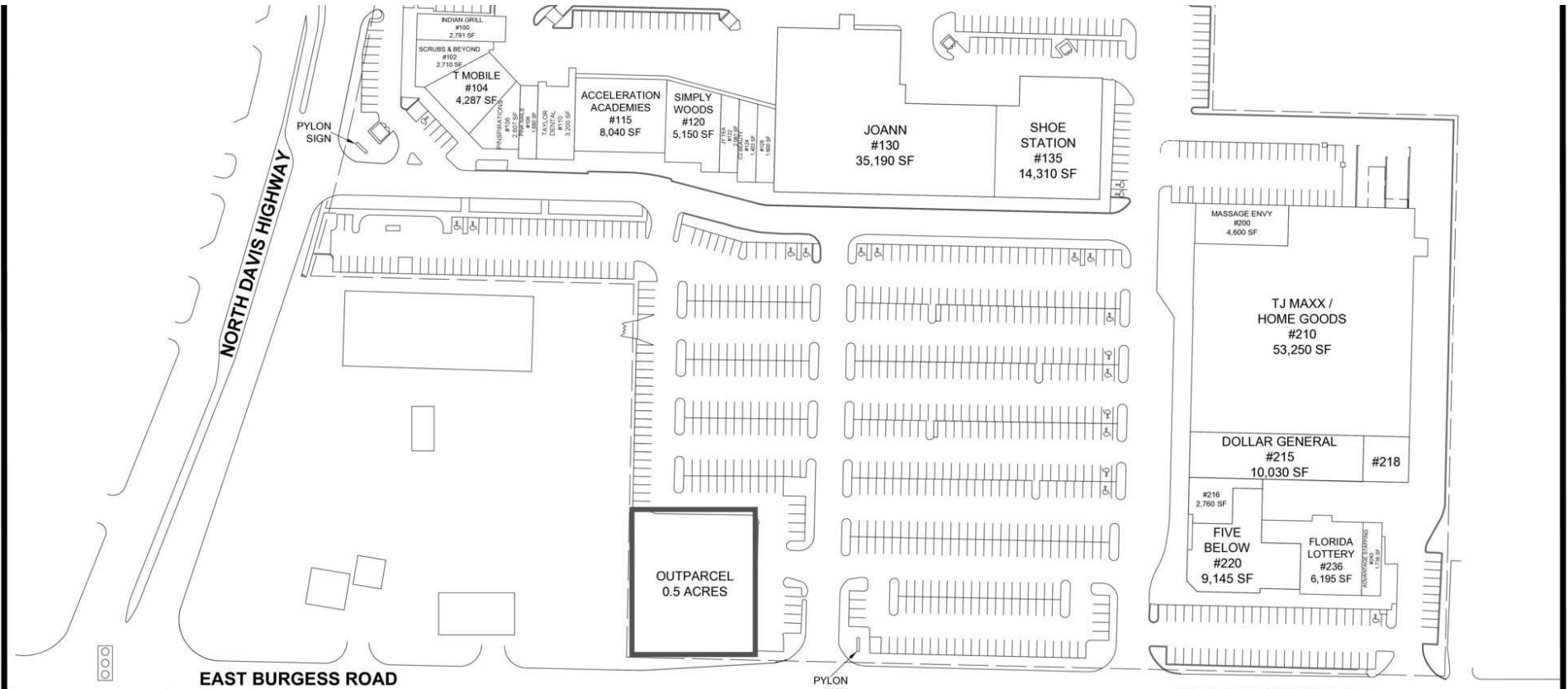
Lease Rate:	Call to Discuss
Available SF:	0.50 Acres
Shopping Center Size:	194,701 SF
Zoning:	HC/LI
Market:	FL-Pensacola/Ferry Pass/Brent
Traffic Count:	35,000 - Davis Hwy

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at Tradewinds Shopping center, located at 6601 N Davis Hwy. This modern property offers a spacious layout and versatile floor plans to suit a variety of business and retail needs. With ample parking and excellent visibility off N Davis Hwy, this versatile space is perfect for retail, office, or medical use. The location provides easy access to major transportation routes, ensuring convenience for both employees and clients. Don't miss the chance to elevate your business in this sought-after Pensacola location.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,682	23,995	59,567
Total Population	6,472	60,048	146,303
Average HH Income	\$69,624	\$77,949	\$82,049



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Outparcel #1	Available	0.5 Acres	Call to Discuss	Call to Discuss

ALEC PURSER

850.696.1002

apurser@stirlingprop.com

SHAWN MAXEY

850.972.0162

smaxey@stirlingprop.com



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