

# Retail Development

*Ground Lease  
or Build-to-Suit*

**OUTPARCELS  
AVAILABLE**



**Blue Angel Pkwy**  
20,000 VPD

**SITE**

**US Highway 98**  
20,500 VPD



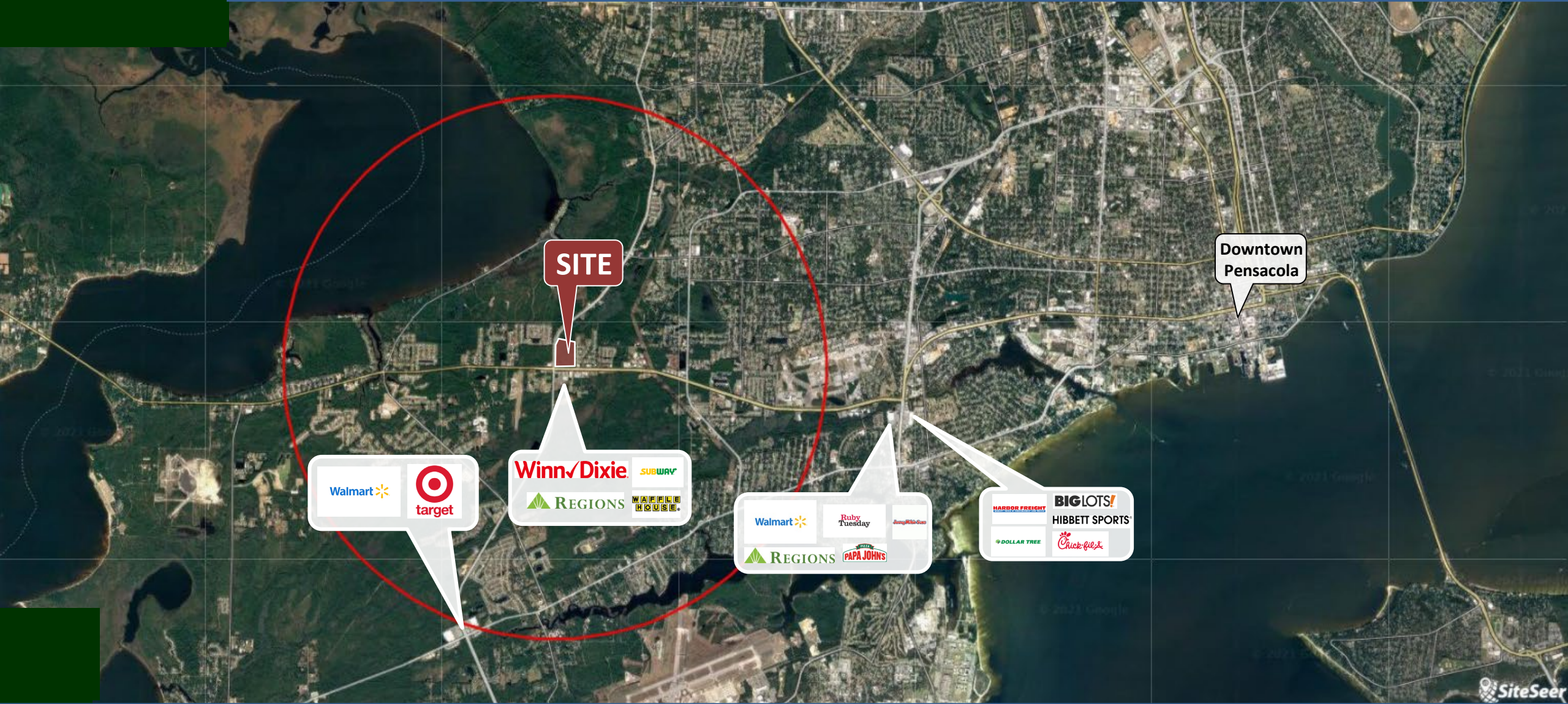
Google Earth



**Pensacola, FL**  
NEC of Highway 98 & Blue Angel Pkwy  
Ground Lease or Build-to-Suit



# MARKET OVERVIEW



John Abernathy  
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Prime Outparcels Available  
Ground Lease or Build-to-Suit  
NEC of Highway 98 & Blue Angel Pkwy, Pensacola, FL

## Market Highlights

- PRIME RETAIL PARCEL WITH APPROX. **1,200 FT** OF FRONTAGE ALONG HIGHWAY 98.
- LOCATED AT A HIGH TRAFFIC INTERSECTION WITH OVER **40,000 CARS** EACH DAY.
- LOCATED APPROXIMATELY 3.0 MILES FROM THE **NAVAL AIR STATION PENSACOLA**, WHICH EMPLOYS MORE THAN **16,000** MILITARY AND **7,400** CIVILIAN PERSONNEL.
- UNDERSERVED RETAIL MARKET

## Demographics

	Population	Average Income
1 Mile	3,156	\$57,974
3 Mile	30,777	\$63,121
5 Mile	77,697	\$60,692

## Traffic Counts



**20,500 VPD**  
US Highway 98



**20,000 VPD**  
Blue Angel Parkway  
or Highway 173



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