



PROPERTY DESCRIPTION

Freestanding Drive Thru Restaurant Available for Lease. Located at the lighted intersection of Gulf Beach Hwy and S. Navy Blvd and only 1.4 miles north of NAS Pensacola. AADT Traffic Counts of 23,500 on Gulf Beach Hwy and 24,000 on S. Navy Blvd. This former National QSR has a total of 3,174 SF which is available for immediate occupancy. Demographics within a 5 mile radius include a Total Population of 91,571 and an Average House Hold Income of \$71,443.

LOCATION DESCRIPTION

Pensacola's MSA provides N/S and E/W connectivity with it's 2 Federal Interstates, 3 Federal Highways and 8 State Highways. Additional infrastructure includes Pensacola International Airport, Direct Rail with CSX Transportation, Genesee & Wyoming, and the Port of Pensacola. According to the Florida West Economic Development Alliance, "The Department of Defense (DoD) is the largest economic engine in Greater Pensacola, with more than \$7.8 billion in total economic impact. Greater Pensacola Region is home to Naval Air Station (NAS) Pensacola, Saufley Field, Corry Station, Naval Hospital Pensacola and Whiting Field. The Greater Pensacola area is home to more than 35,000 military retirees—the second largest concentration in the nation."

PROPERTY HIGHLIGHTS

- Drive Thru. AADT 23,500. Freestanding.

OFFERING SUMMARY

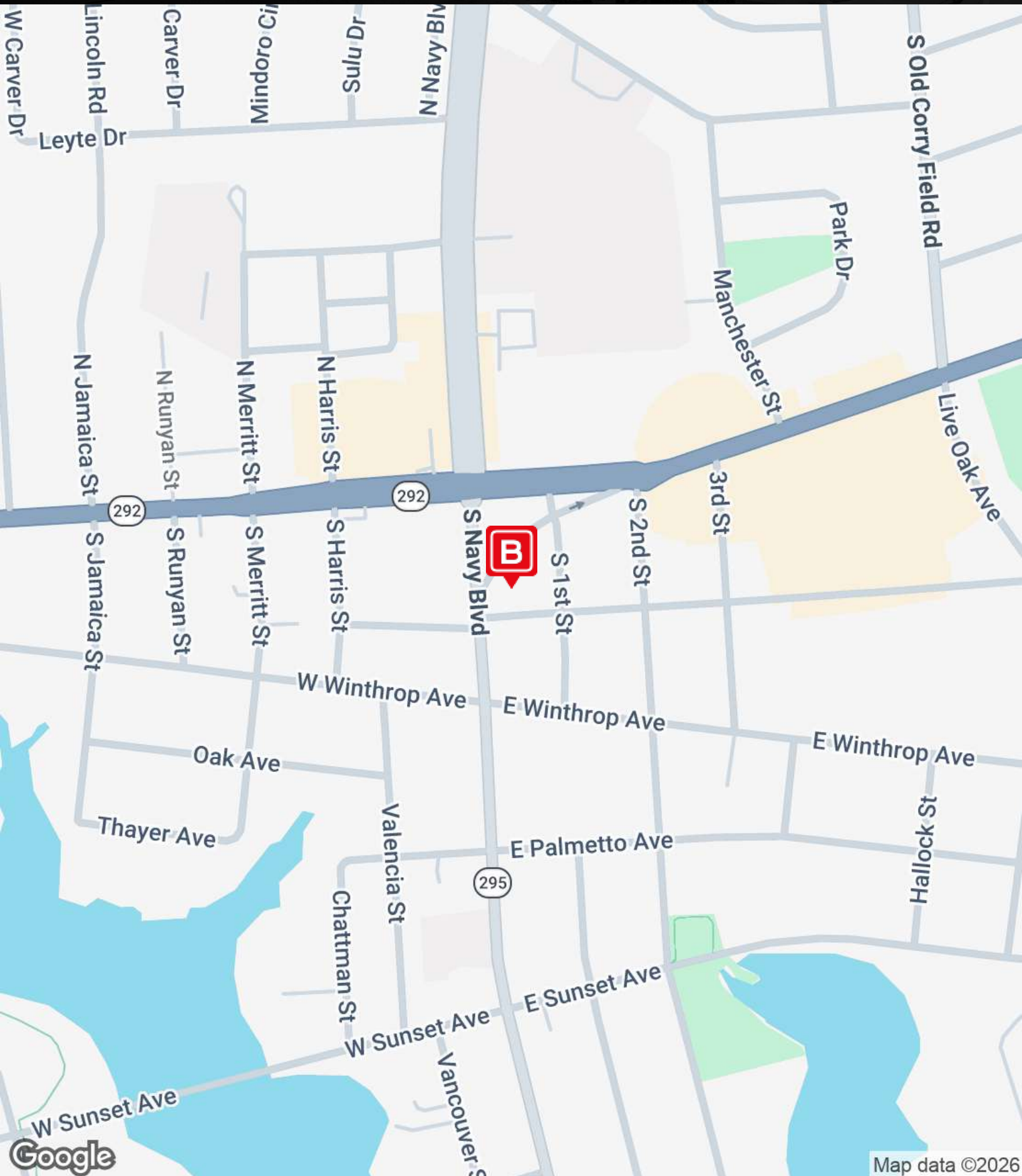
Lease Rate:	\$17 SF/yr (NNN)
NNN Rate:	\$4.04/SF/yr
Available SF:	3,174 SF
Lot Size:	0.72 Acres
Building Size:	3,174 SF
Zoning	COM
Property Type	Retail
Traffic Count	23,500

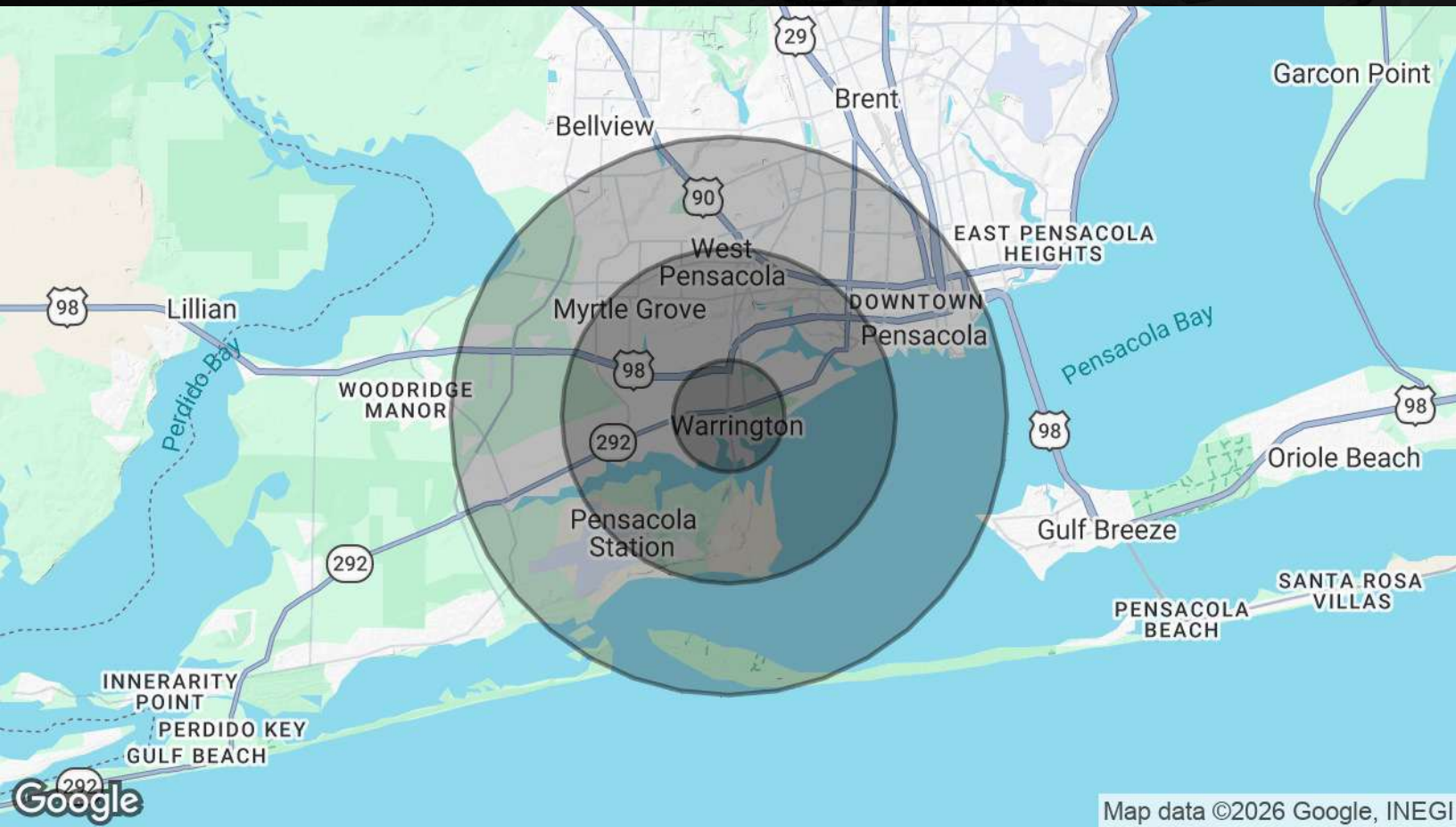
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,959	14,783	36,447
Total Population	4,365	37,774	92,511
Average HH Income	\$70,850	\$68,444	\$71,443









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,365	37,774	92,511
Average Age	39.5	37.1	37.4
Average Age (Male)	36.6	35.6	35.6
Average Age (Female)	41.3	38.9	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,959	14,783	36,447
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$70,850	\$68,444	\$71,443
Average House Value	\$195,575	\$179,926	\$222,145

2023 American Community Survey (ACS)