

BELLCORE

COMMERCIAL

Downtown Pensacola

Pensacola
Christian
Academy

CVS
pharmacy
Walgreens

W
WHATABURGER

6

Alfa Romeo
Maserati

Pizza
Hut

BUICK
GMC

TomThumb

NISSAN

SITE

N Palafox St. | 15,300 AADT

Pensacola Blvd | 22,800 AADT

W Airport Blvd. | 17,300 AADT

Legendary
MARINE

THE RIDGE

CLASS-A RETAIL & OFFICE SPACE



PROPERTY OVERVIEW

Excellent retail, office, medical, and restaurant leasing opportunities in Pensacola, Florida. The Ridge is located at the highly trafficked intersection of Palafox St & Airport Blvd, which experiences over 32,000 cars per day. The Ridge will have two end cap drive-thru spaces and multiple inline spaces, ranging in size from 728 SF. The property has visibility on a signaled intersection, excellent signage, and ample parking.

PROPERTY HIGHLIGHTS

- Desirable leasing opportunity in Pensacola, FL
- Positioned in one of Florida's fastest growing MSA's
- Highly visible along Airport Blvd & Palafox St with 32,000 cars per day in front of the site

OFFERING SUMMARY

Lease Rate	\$18.50 SF/yr (NNN)
CAM	\$5.00
Tenant Improvement Allowance	Negotiable
Available SF	729 SF
Lot Size	3 Acres
Building Size	14,000 SF
Zoning	HC/LI
Property Type	Retail Shopping Center
Traffic Count	32,000
Market	Pensacola

LEASE INFORMATION

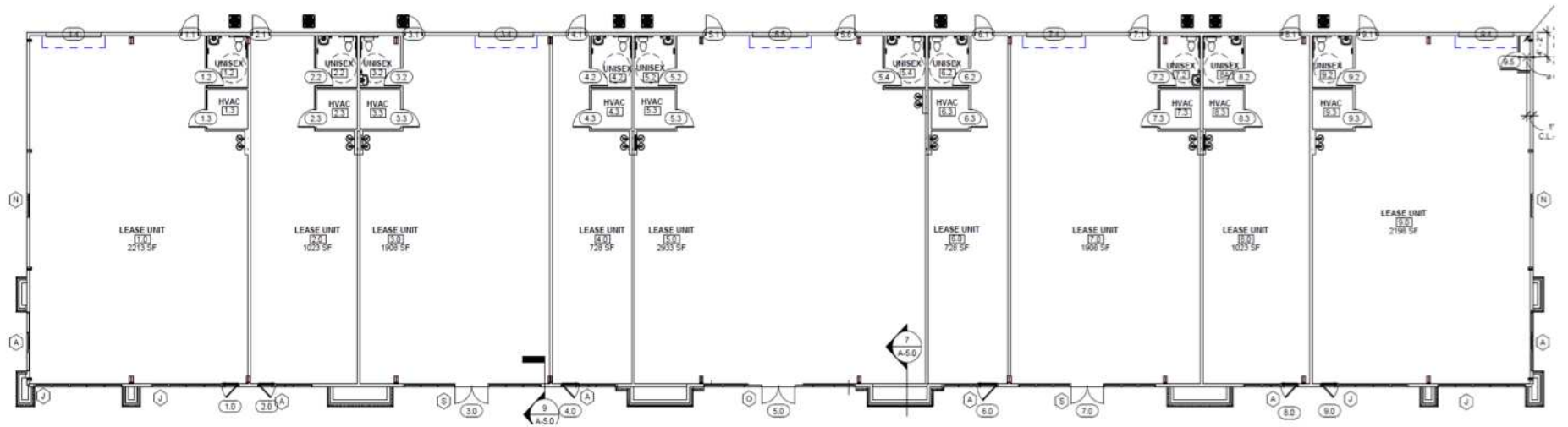
Lease Type:	NNN
Total Space:	700 - 4,500 SF

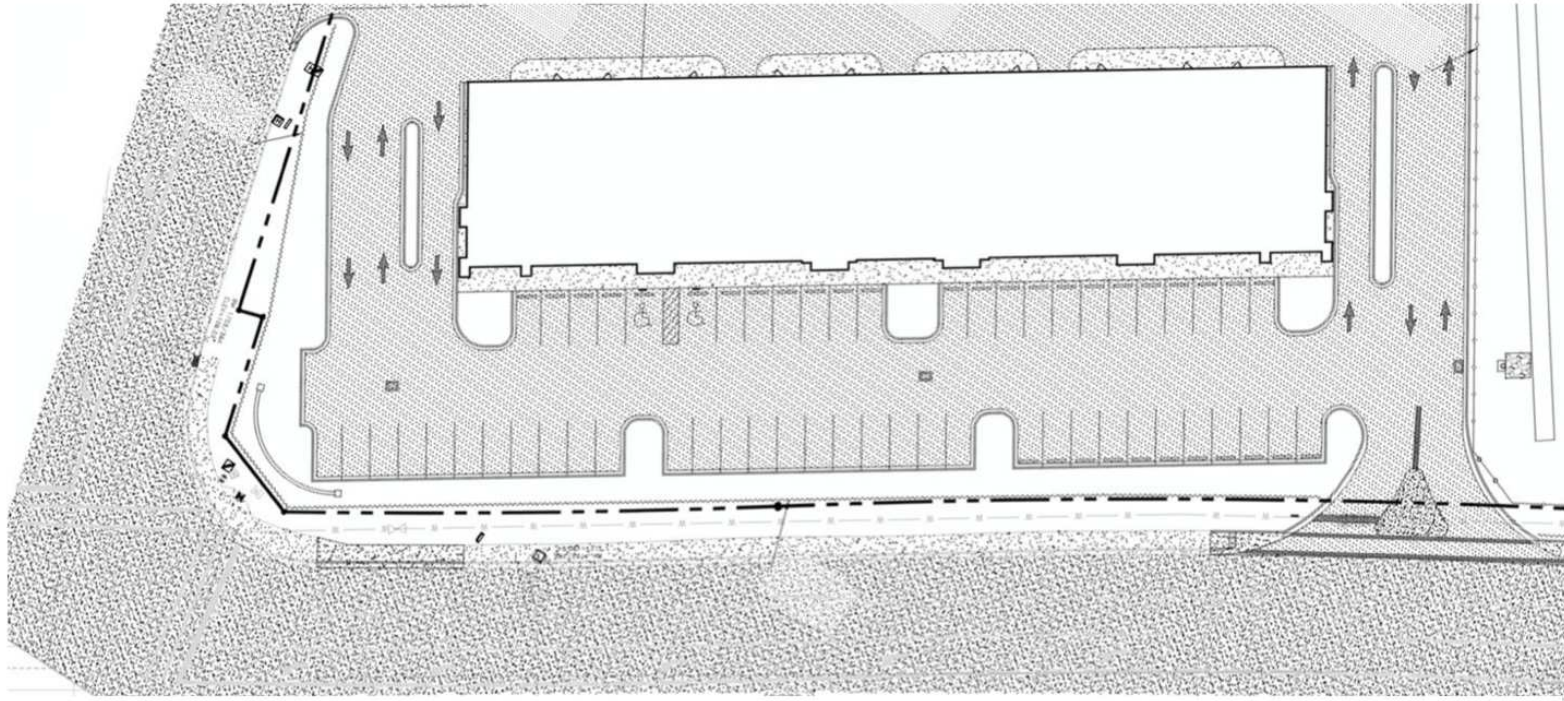
Lease Term:	Negotiable
Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
Suite 1	2,213 SF	NNN	Endcap Drive Thru.
Suite 2	1,024 SF	NNN	Inline Space.
Suite 3	2,638 SF	NNN	Inline Space.
Suite 4	729 SF	NNN	Inline Space.
Suite 5	2,933 SF	NNN	Inline Space.
Suite 6	729 SF	NNN	Inline Space.
Suite 7	1,909 SF	NNN	Inline Space.
Suite 8	1,024 SF	NNN	Inline Space.
Suite 9	2,214 SF	NNN	Endcap Drive Thru.







Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

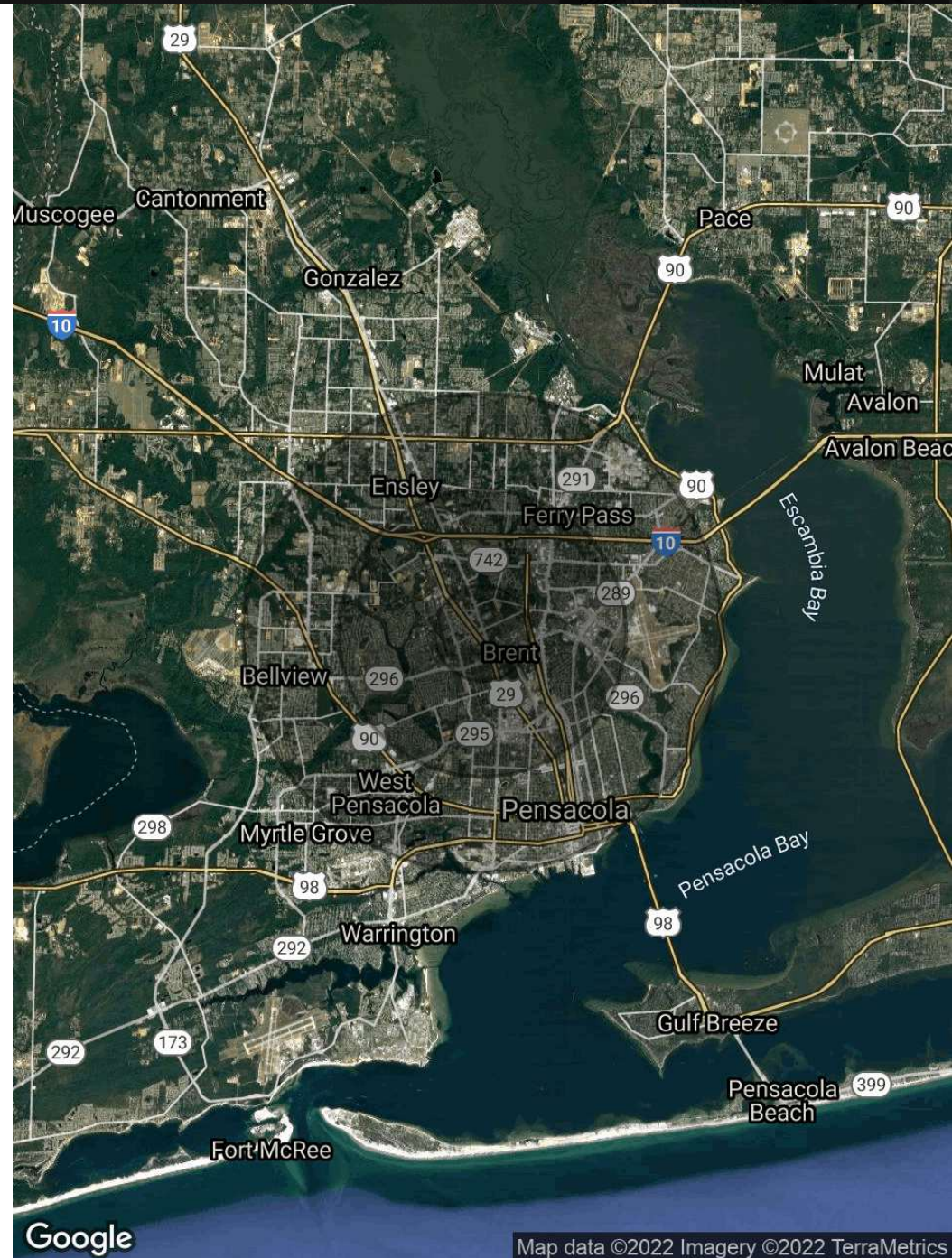
Lat/Lon: 30.4758/-87.2449

85 Airport Blvd Pensacola, FL 32503	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	7,992	64,652	177,784
2027 Projected Population	8,049	65,665	180,579
2020 Census Population	8,030	64,801	177,316
2010 Census Population	7,086	61,250	168,211
Projected Annual Growth 2022 to 2027	0.1%	0.3%	0.3%
Historical Annual Growth 2010 to 2022	1.1%	0.5%	0.5%
2022 Median Age	29.5	37.0	40.5
Households			
2022 Estimated Households	1,578	24,538	73,290
2027 Projected Households	1,590	24,755	73,933
2020 Census Households	1,590	24,578	73,037
2010 Census Households	1,563	23,059	68,596
Projected Annual Growth 2022 to 2027	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2022	-	0.5%	0.6%
Race and Ethnicity			
2022 Estimated White	31.3%	44.9%	56.5%
2022 Estimated Black or African American	10.2%	35.1%	26.9%
2022 Estimated Asian or Pacific Islander	51.5%	9.5%	5.4%
2022 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2022 Estimated Other Races	6.6%	10.0%	10.5%
2022 Estimated Hispanic	6.4%	7.2%	7.5%
Income			
2022 Estimated Average Household Income	\$53,494	\$57,126	\$64,394
2022 Estimated Median Household Income	\$44,879	\$49,796	\$54,490
2022 Estimated Per Capita Income	\$12,314	\$22,252	\$26,907
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.1%	2.7%
2022 Estimated Some High School (Grade Level 9 to 11)	10.0%	9.2%	7.7%
2022 Estimated High School Graduate	29.1%	31.6%	27.8%
2022 Estimated Some College	20.6%	24.6%	24.2%
2022 Estimated Associates Degree Only	7.9%	10.5%	11.0%
2022 Estimated Bachelors Degree Only	15.7%	13.7%	16.3%
2022 Estimated Graduate Degree	14.8%	7.3%	10.4%
Business			
2022 Estimated Total Businesses	516	4,440	11,680
2022 Estimated Total Employees	6,694	45,966	114,746
2022 Estimated Employee Population per Business	13.0	10.4	9.8
2022 Estimated Residential Population per Business	15.5	14.6	15.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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**ROBERT BELL**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

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