

Premier Northwest Florida Development Opportunity!

5514 North Davis Hwy 2.61 Acres

STRONG MEDICAL - RETAIL - EDUCATION CORRIDOR

NEARBY TRAFFIC GENERATORS INCLUDE :

- Cordova Mall- Northwest Florida's premiere shopping destination, with over 8 million visitors annually.
- Location- Prime location in Pensacola's premier shopping, dining, education and medical corridor. Across the street from Home Depot.
- Medical- Conveniently located to Sacred Heart Hospital, West Florida Hospital and Baptist Hospital.

OUTSTANDING DEVELOPMENT OPPORTUNITY RETAIL - MEDICAL - PROFESSIONAL - HOTEL

For more information:

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24 West Chase Street
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naihalford.com

RETAIL /MEDICAL CORRIDOR



2.61 Acres Development Opportunity

Location Features

- INCREDIBLE OPPORTUNITY FOR RETAIL, MEDICAL OFFICE, PROFESSIONAL OR HOTEL DEVELOPMENT
- CLOSE PROXIMITY TO I-10 / BRENT LANE INTERCHANGE
- JUST NORTH OF DAVIS HWY/BRENT LANE INTERSECTION ONE OF THE AREAS BUSIEST (60,000 CARS PER DAY).
- GREAT VISIBILITY ON ONE OF PENSACOLA BUSIEST THOROUGHFARES

Traffic Generators

| Business | DISTANCE |
|-----------------------------|-----------|
| Sacred Heart Hospital | 1.1 Miles |
| Cordova Mall | 1.7 Miles |
| Pensacola State College | 1.9 Miles |
| University Town Center | 2.9 Miles |
| West Florida Hospital | 3.9 Miles |
| Baptist Hospital | 3.8 Miles |
| Pensacola Christian College | 1.3 Miles |

For Sale

~~\$649,000~~

\$589,000

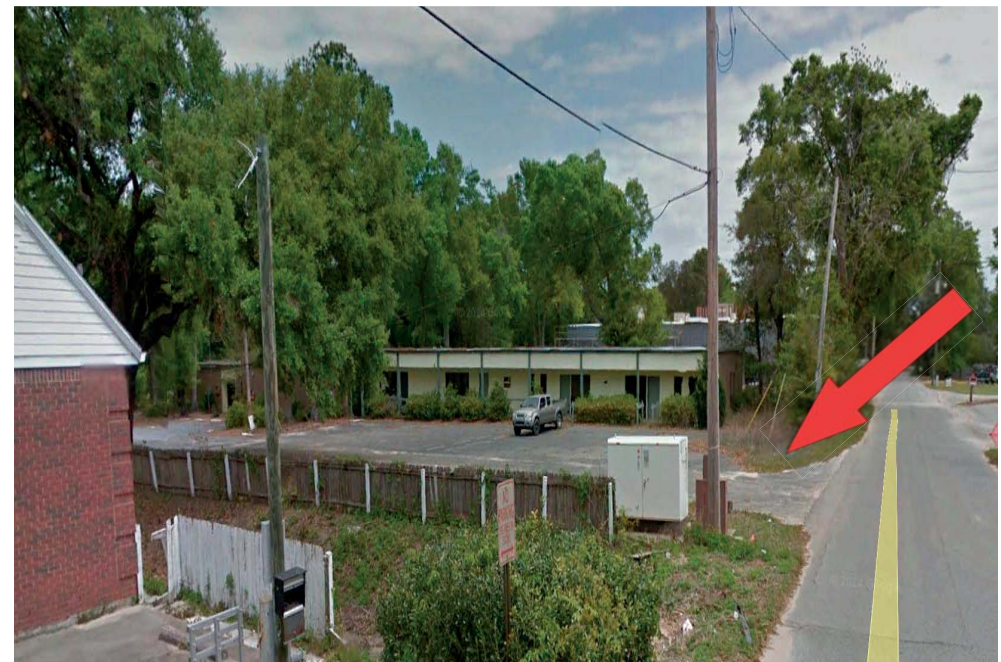
Property Features

- 2.61 Acres +/-
- Frontage 153.5 FT +/-
- Dimensions- 153.5 x 602 x 150 x 896.70
- Site has **153 FT frontage on Davis Hwy** and another **150 ft of access** on side street Fontaine
- Zoned COM



Premier Development Site
2.61 Acres
High Profile Acreage
Strong Corridor

More information at:
naihalford.com



CLOCKWISE FROM UPPER LEFT (1). Aerial showing site with close proximity to I-10, area hospitals and in heavy retail corridor. (2). Davis/ Brent intersection, one of Pensacola strongest intersections with 62,200 AADT per day (3). Home Depot across from site. (4). Additional ingress/egress on side street -Fontaine.

West Florida Hospital
University Town Center

STEIN MART CENTER

SAMS

LOWES

PENSACOLA STATE COLLEGE

Davis Hwy 55,000 AADT 2014

2.61 ACRE SITE

I- 10 59,575 AADT 2014

Cordova Mall

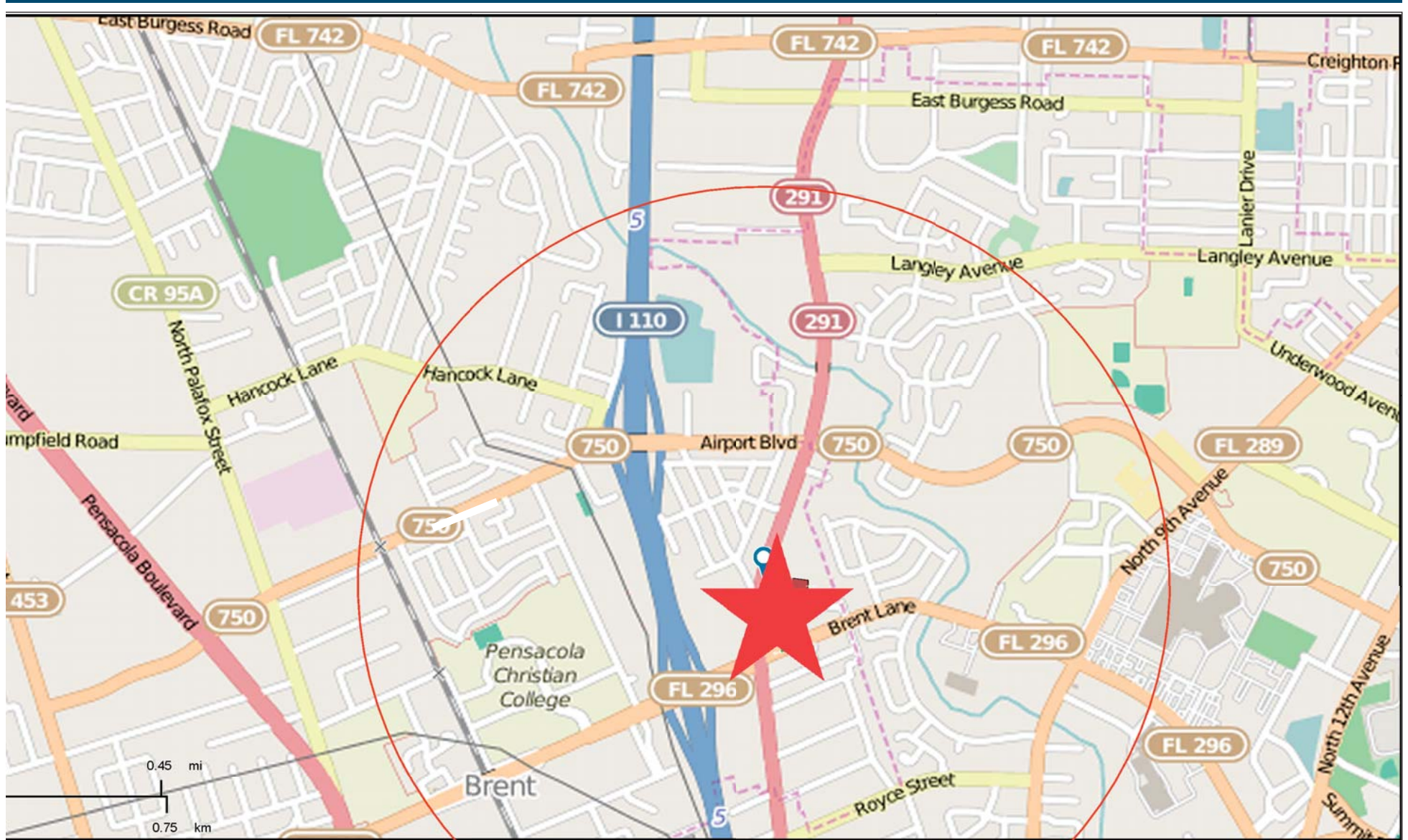
Sacred Heart Hospital

PUBLIX

FOOD WORLD

TARGET MICHAELS

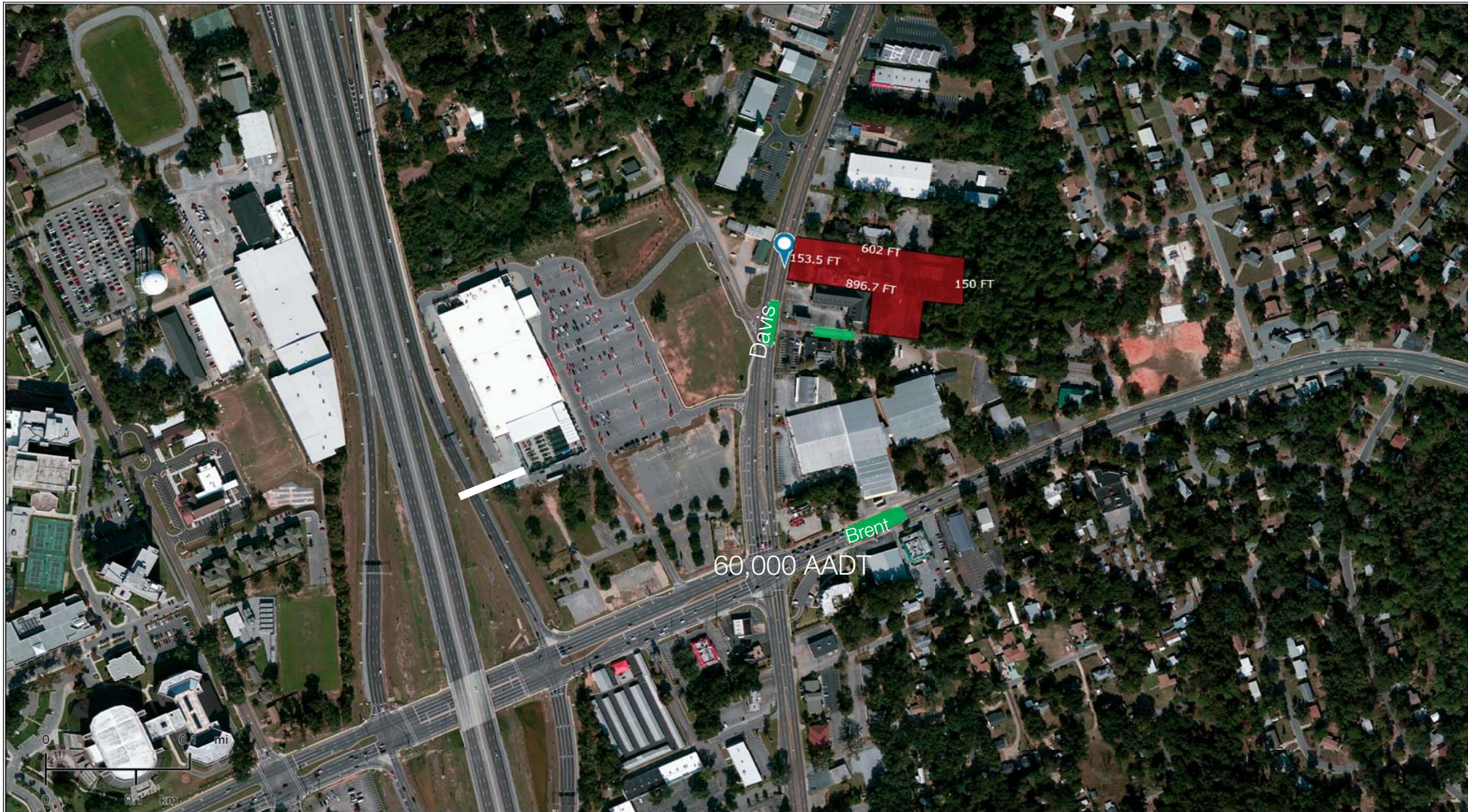






Davis and Brent Intersection

60,000 AADT





Major Shopping Center Locator

5514 N Davis Hwy, Pensacola, Florida, 32503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.476240
Longitude: -87.225160

Source: Directory of Major Malls, Inc.

Total Major Shopping Centers 8
Total GLA 2,968,440
Total Stores 346

| Major Shopping Center Name and Address Type and Number of Stores | Distance from site in miles | Year Open | GLA in square feet |
|--|--------------------------------|--------------|-----------------------|
| Pensacola Square N. Davis Hwy. (State Rte. 291) & Village Oaks Pensacola, FL 32504 Open, 18 Stores Anchors: Big Lots, Vacant, Bealls Outlet, Books-A-Million | 0.81 NW | 1986 | 237,867 |
| Village Oaks N. Davis Hwy. & Schubert Rd. Pensacola, FL 32504 Open, 16 Stores Anchors: Bealls, PetSmart, Vacant, Haverty's Furniture | 0.95 NW | | 171,653 |
| Cordova Mall N. 9th Ave. & Bayou Blvd. Pensacola, FL 32504 Enclosed, 130 Stores Anchors: Dillard's, Dillard's 2, Belk, Cost Plus World Market | 1.06 SE | 1971 | 857,000 |
| Cordova Collection Asken Dr. & Bayou Blvd. Pensacola, FL 32503 Open, 22 Stores Anchors: Target, Winn-Dixie, Michaels | 1.07 SE | | 204,497 |
| University Mall Davis Hwy. & Creighton Rd. Pensacola, FL 32504 Enclosed, 76 Stores Anchors: JCPenney, Sears, Belk | 1.55 NE | 1974 | 709,711 |
| Town & Country Plaza Fairfield Rd. & Pace Blvd. Pensacola, FL 32505 Open, 47 Stores Anchors: DD's Furniture, Vacant, Save-A-Lot | 2.16 SW | 1957 | 245,835 |
| University Town Center University Pkwy. & Nine Mile Rd. Pensacola, FL 32514 Open, 25 Stores Anchors: Target, Publix | 3.86 NE | 2000 | 241,877 |

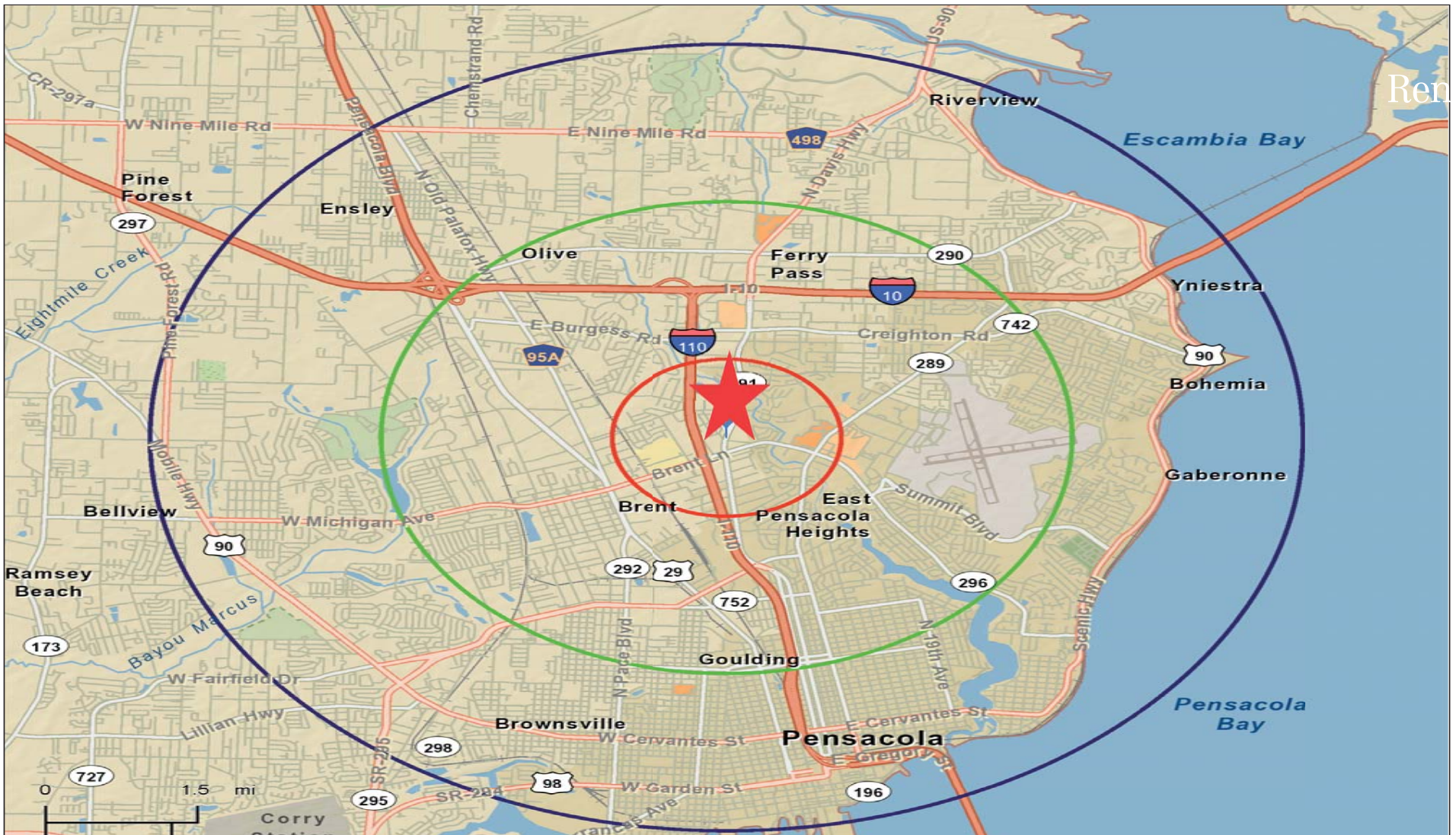
Data Note: N/A means data was not reported. GLA = Gross Leasable Area.
Source: Directory of Major Malls, Inc.



Site Details Map

5514 N Davis Hwy, Pensacola, Florida, 32503
Ring: 1, 3, 5 Miles

Latitude: 30.476242
Longitude: -87.225165



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2.61 Acres Perfect for Medical- Retail- Hotel Development

Sub Market-
Cordova Business District

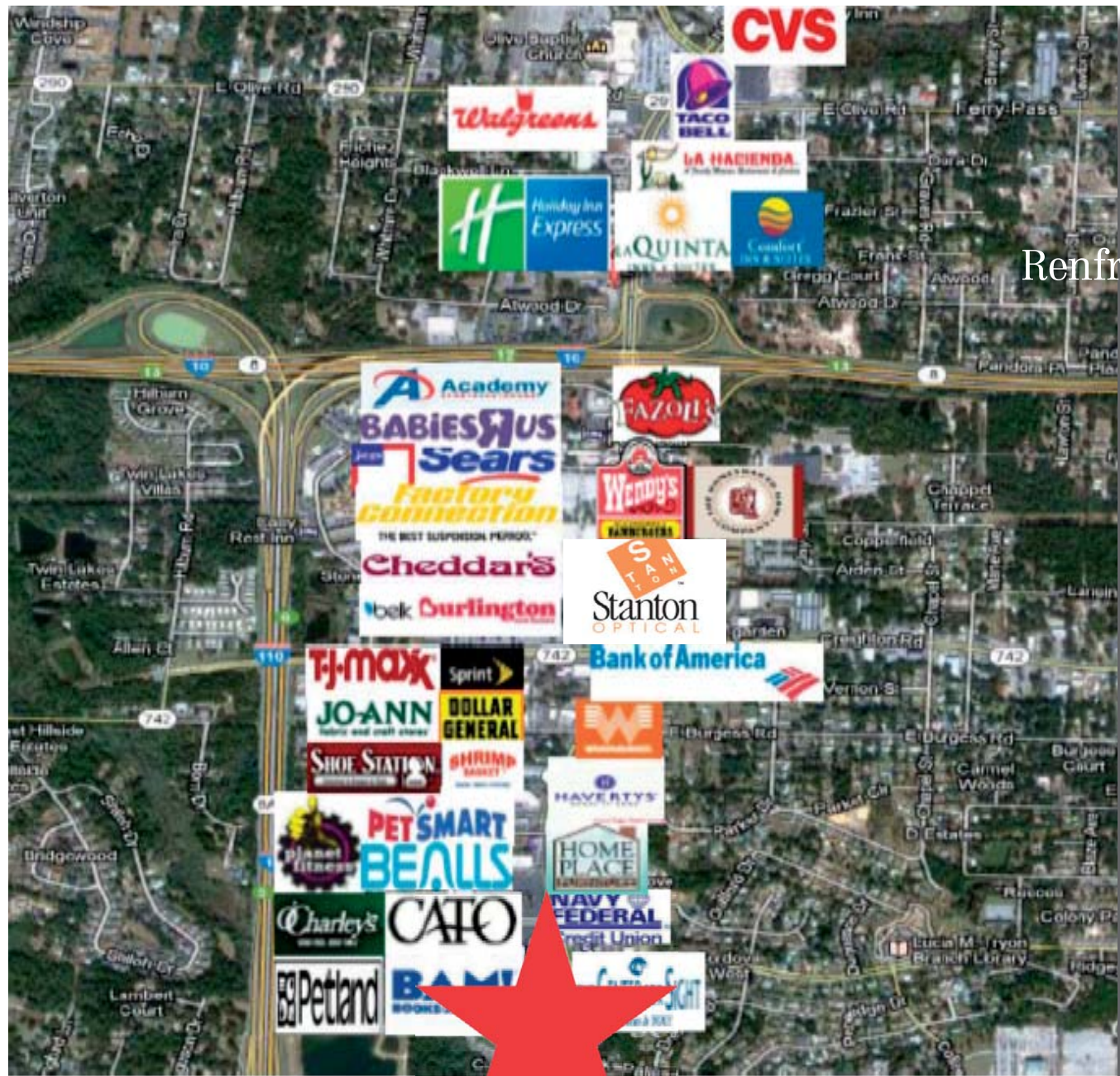
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Renfro



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