

FOR LEASE VILLAGE OAKS

6241 N Davis Hwy
Pensacola, FL 32504



60,588 SF BIG BOX NOW AVAILABLE



ALEC McNAMARA
Senior Director

Direct +1 407 541 4385
Mobile +1 770 597 5457
alec.mcnamara@cushwake.com

REED FETTER
Senior Associate

Direct +1 407 241 3084
Mobile +1 407 754 5610
reed.fetter@cushwake.com

Cushman & Wakefield U.S., Inc.
20 N Orange Ave., Suite 300
Orlando, FL 32801
+1 407 841 8000
cushmanwakefield.com

PROPERTY *Details*

- **National Co-Tenants:** Dollar Tree, Planet Fitness, PetSmart, Cato, Once Upon a Child
- **Location:** The subject property is centrally located on the major market retail thoroughfare
- **Traffic Count:** 37,000 Cars Per Day (North Davis Hwy)
- **Gross Leasable Area:** 166,245 Square Feet

PROPERTY *Highlights*

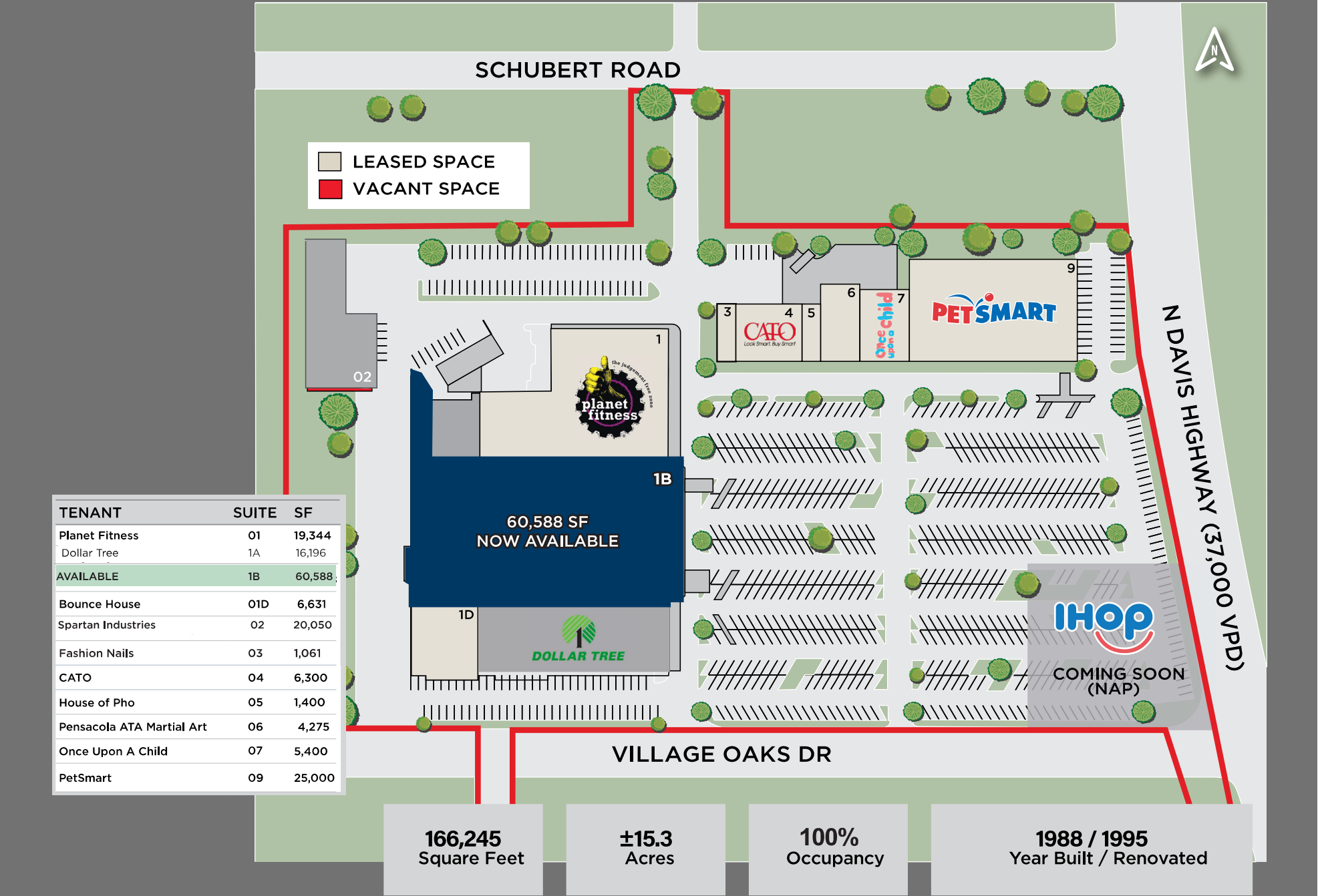
- Pensacola is the most densely populated MSA in the Florida Panhandle and is experiencing rapid residential growth.
- Village Oaks is highly accessible to the broader market with close proximity to I-110 and I-10 Interstate exits.
- The subject property is highly visible with pylon signage and direct exposure to N Davis Hwy

AREA *Demographics*

RADIUS	3 MI	5 MI	10 MI
Total Population	58,321	149,970	289,591
Avg HH Income	\$57,964	\$63,709	\$69,081
# of Households	23,883	60,618	113,542



VILLAGE OAKS
Site Plan



VILLAGE OAKS
Area Map



FOR MORE
Information:

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