

Sale & Lease Opportunities

Property Description

Stirling Properties is pleased to announce Ransley Station, a new 40+ AC mixed-use development in the exceptionally high growing area of NW Pensacola. With the site's prime positioning at the NW corner of I-10 and Pine Forest Road, Ransley Station will offer an incredible opportunity to locate your business at a truly regional site with excellent access and visibility.

Available

- Retail Outparcel Sales & Leasing
- Retail Space for Lease (Anchor, Jr. Anchor and Small Shop)
- Office Leasing/Development
- Hospitality/Hotel Development

Current Developments

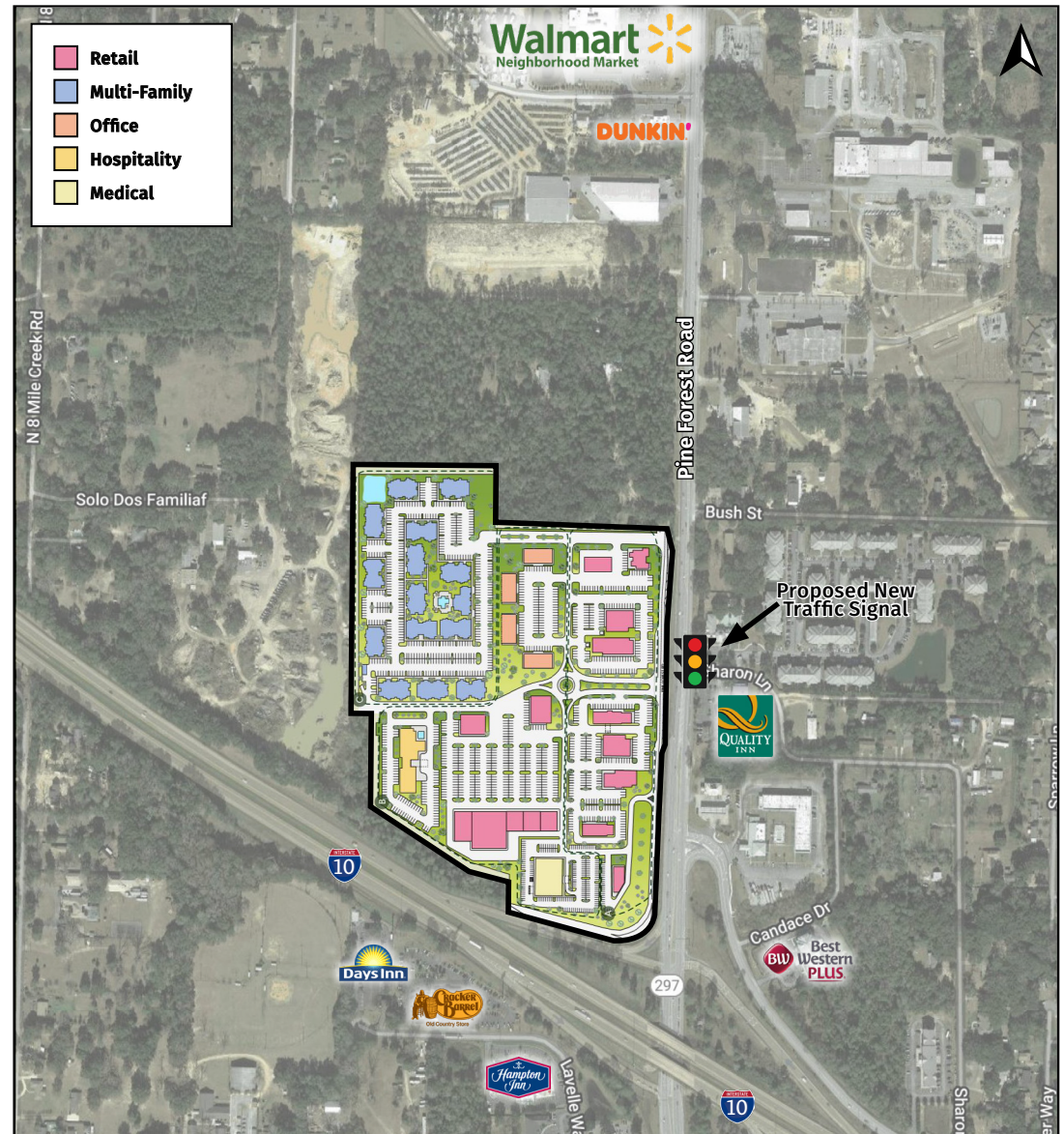
- 36,000+ SF Class A Medical Office Building anchored by leading healthcare provider
- 300+ Unit Class A Multi-Family On-Site Development

Market Area

NW Pensacola has seen an incredible amount of growth in the past several years due in large part to the investment made by Navy Federal Credit Union, whose operations campus totals 1.5m sq. ft. and employs over 8,000. When the campus reaches full maturation within the next few years, it is expected to employ over 10,000 workers. Additionally, NW Pensacola has been dominated by exponential housing growth with both single-family and multi-family units. Currently, an additional 6,000 single family lots and 2,500 multi-family units have been approved or proposed within a 2 mile radius of the Ransley Station property.

Proposed Uses

Proposed uses include large format restaurants and a pharmacy, coupled with high quality quick service concepts, financial services, and other retail venues. Regional and other active anchor health and wellness oriented retail, medical offices providing access to quality healthcare providers, neighborhood and community focused offices providing essential services, and well-positioned quality hospitality are all at the heart of this project.



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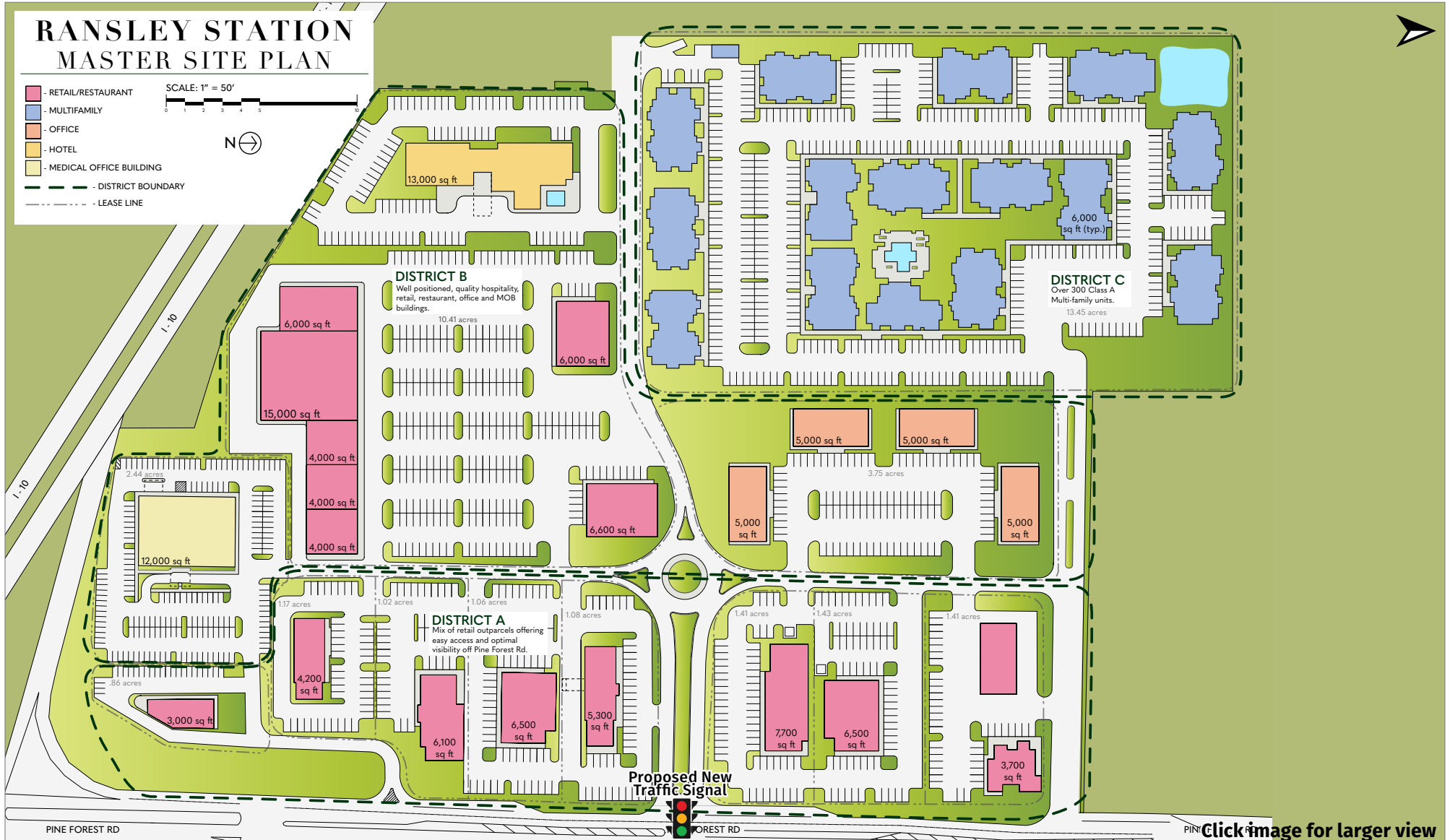
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Ransley Station

8800 Pine Forest Road, Pensacola, FL

- Overview
- Site Plan**
- Retail
- Multi-Family
- Offices
- Hospitality
- Retail Aerial
- Demos



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Inline Retail - Concept & Primary Elevation



Retail Outparcel Building - Concept & Primary Elevation



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Primary Elevation



Secondary Elevation



Conceptual Perspective



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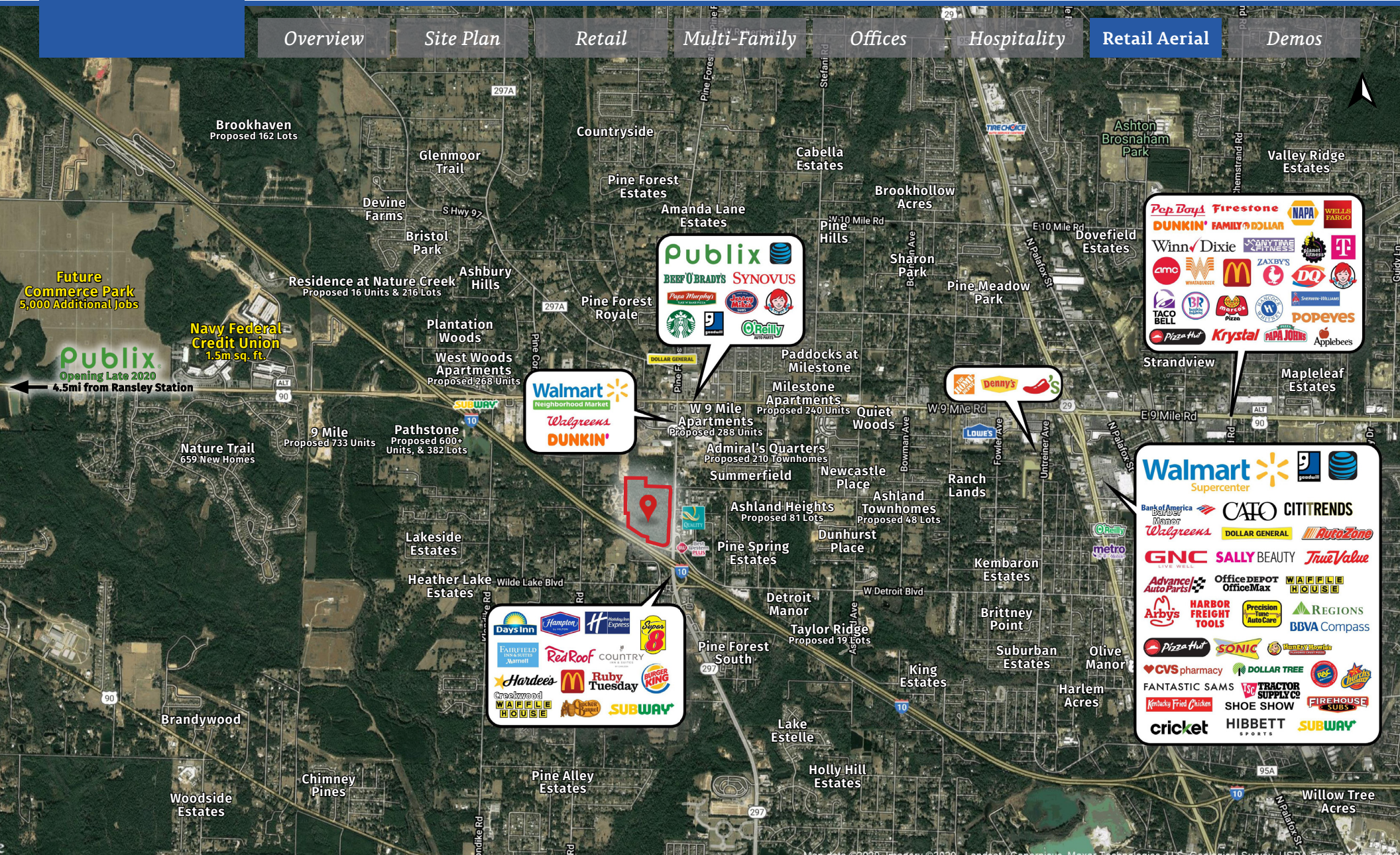
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Future Commerce Park
5,000 Additional Jobs

Navy Federal Credit Union
1.5m sq. ft.

Publix
Opening Late 2020
4.5mi from Ransley Station

Publix
 BEEF 'U BRADYS
 SYNOVUS
 Papa Murphy's
 Dunkin' Donuts
 Starbucks
 Dollar General
 O'Reilly

Walmart
 Neighborhood Market
 Walgreens
 DUNKIN'

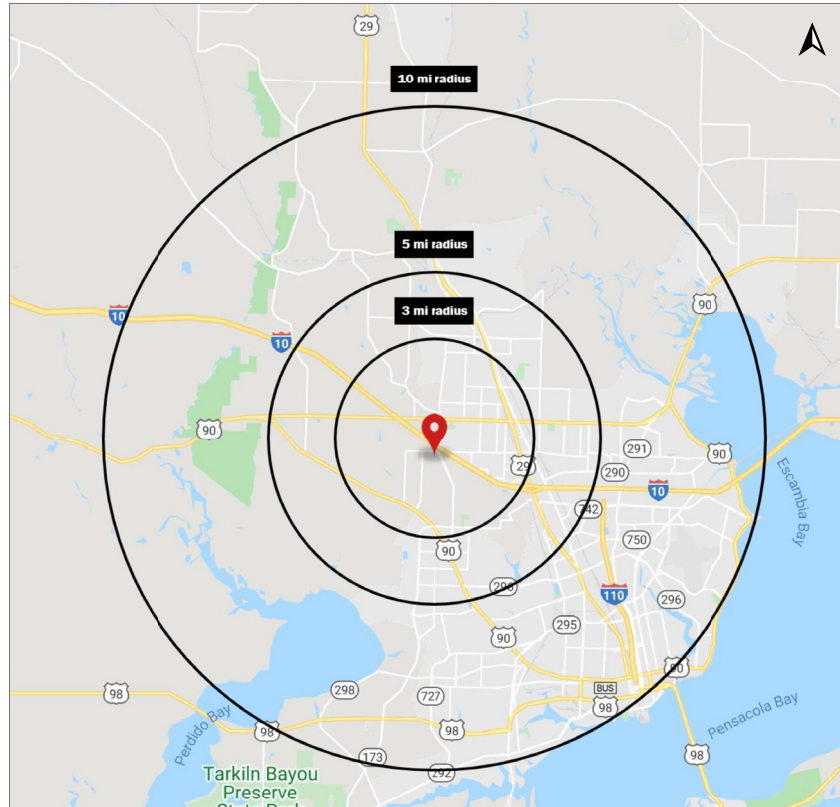
Denny's
 Lowe's

Pop Day's **Firestone** **NAPA** **WELLS FARGO**
DUNKIN' FAMILY DOLLAR
 Winn-Dixie **ANYTIME FITNESS** Planet Fitness **AT&T**
 AMC **WINGBURNER** **McDonald's** **ZAXBY'S** **DO** **Red Bull**
 TACO BELL **BR** **Maroon** **PIZZERIA W** **POPEYES**
Pizza Hut **Krystal** **PAPA JOHN'S** **Applebees**

Days Inn **Hampton** **Holiday Inn Express** **Super 8**
Fairfield **Walmart** **Red Roof** **COUNTRY**
Hardees **McDonald's** **Ruby Tuesday** **HUGER KING**
Greenwood **Waffle House** **Subway**

Walmart Supercenter **9** **AT&T**
Bank of America **Barbers** **CATO** **CITITRENDS**
Walgreens **DOLLAR GENERAL** **AutoZone**
GNC **SALLY BEAUTY** **True Value**
Advance **Office DEPOT** **Waffle House**
Arbys **HARBOR FREIGHT TOOLS** **Precision Tune-Up Auto Care** **REGIONS**
Pizza Hut **SONIC** **BBVA Compass**
CVS pharmacy **DOLLAR TREE** **PEP** **Chick-fil-A**
FANTASTIC SAM'S **TRACTOR SUPPLY CO** **FIREHOUSE SUBS**
Kentucky Fried Chicken **SHOE SHOW**
cricket **HIBBETT SPORTS** **SUBWAY**

Demographic Map



Traffic Counts (ADT 2019)



2020 Demographics	3 mi.	5 mi.	10 mi.
Population	29,757	87,699	265,397
Avg. HH Income	\$76,507	\$74,543	\$67,061
Daytime Population	17,119	46,765	230,420
Proj. Annual Growth	0.6%	0.5%	0.8%