

OFFICE PROPERTY FOR LEASE

AFFORDABLE OFFICE SPACE NEAR AIRPORT/PENSACOLA STATE COLLEGE

2401 Executive Plaza, Pensacola, FL 32504



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OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Gross)
Available SF:	2,500 SF
Lot Size:	0.14 Acres
Year Built:	1983
Building Size:	2,500
Zoning:	Com

PROPERTY OVERVIEW

Building 2 - 2,500 SF available in Executive Business Park located just north of the Airport . This business park features abundant parking with excellent visibility on Tippin Ave. Enter on Executive Plaza Drive and look for Building #2. Office features reception area, 8 private offices, large conference room, kitchen; restroom. \$2,916.67 / Mo. + Sales Tax. (\$14 / SF) Gross Lease: Tenant pays utilities, janitorial, repairs; maintenance, telephone/data, contents, liability; business insurance. Landlord requires a two year term with first and last months rent + sales tax and a deposit equal to one-month rent.

PROPERTY HIGHLIGHTS

- Just north of Airport and Pensacola State College
- Executive Business Park - Stand alone buildings in park
- Ample parking
- Signage available on Tippin Ave.
- Currently occupied until July 31st. Must have appointment to show space.



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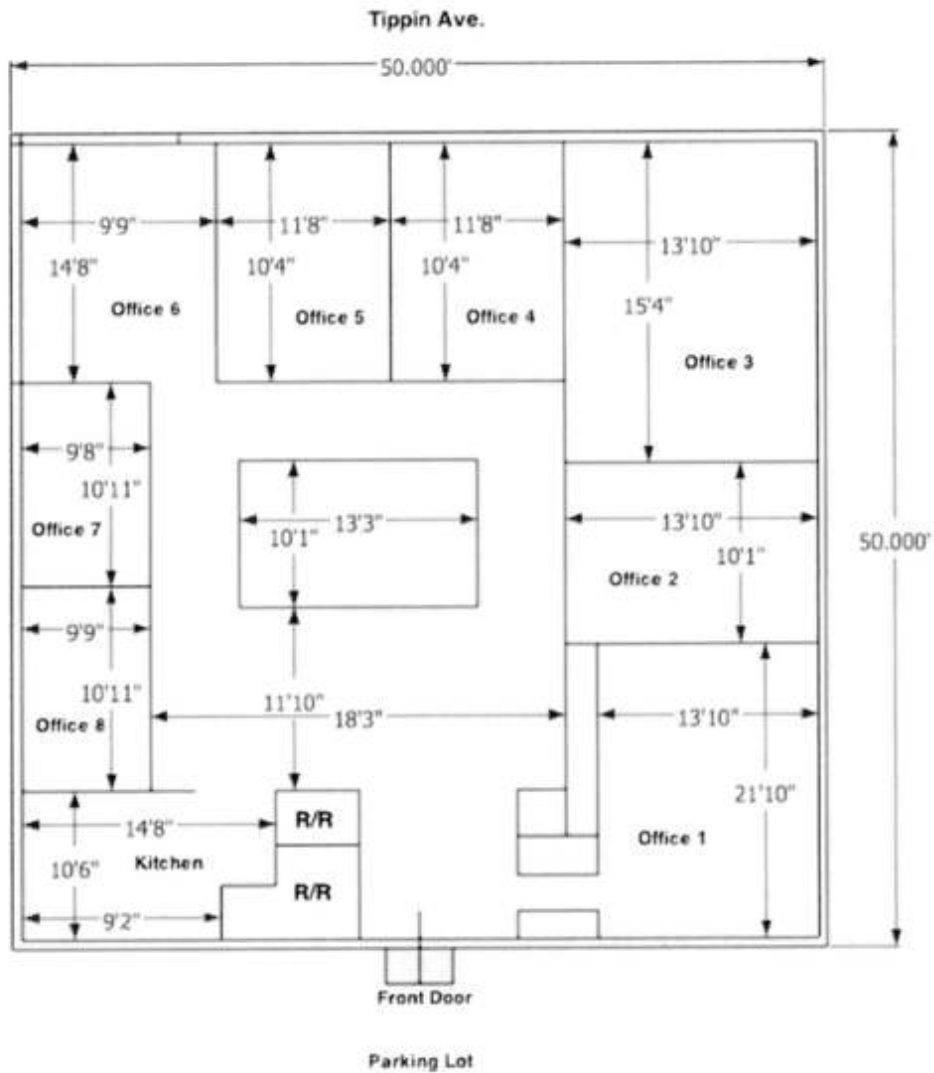


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Airport Executive Plaza - Suite 2
May 2012



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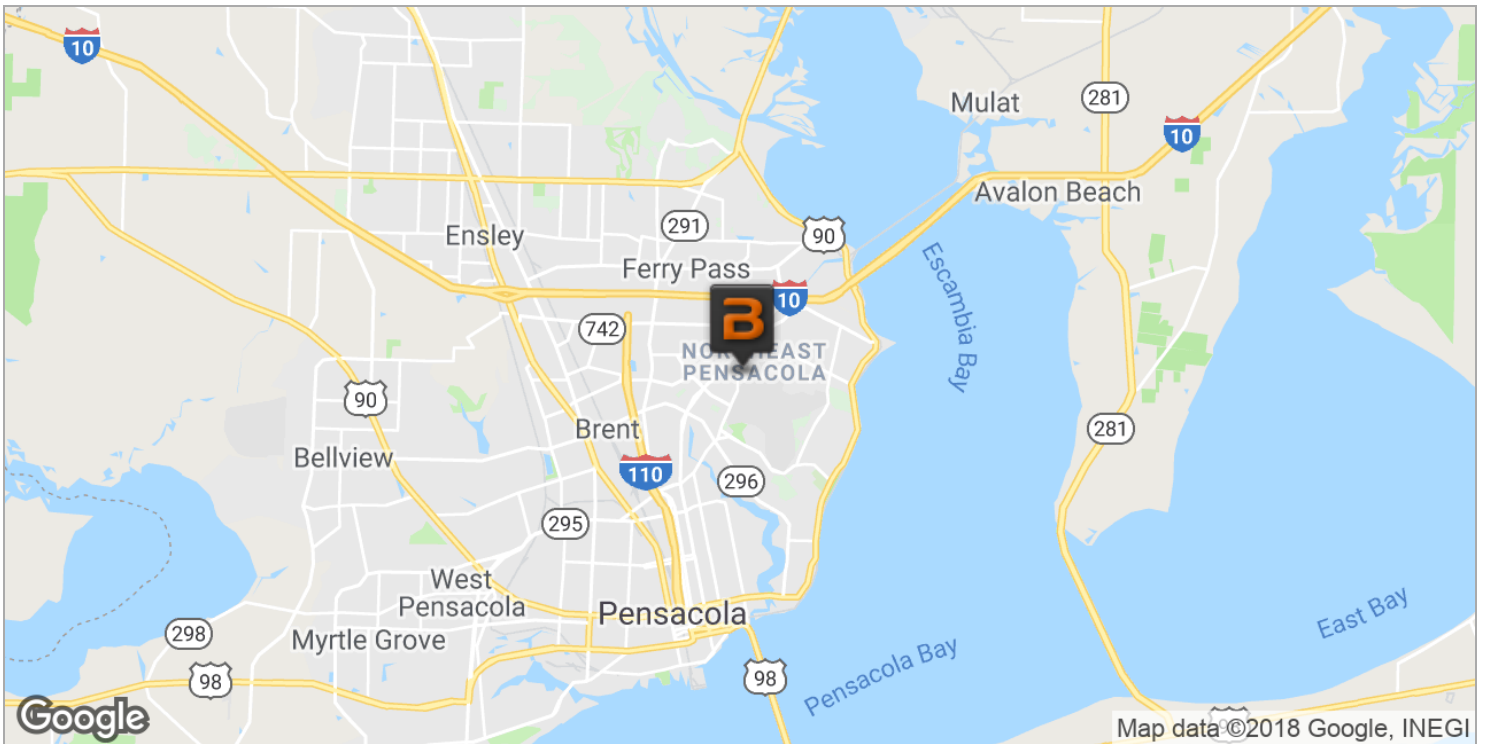
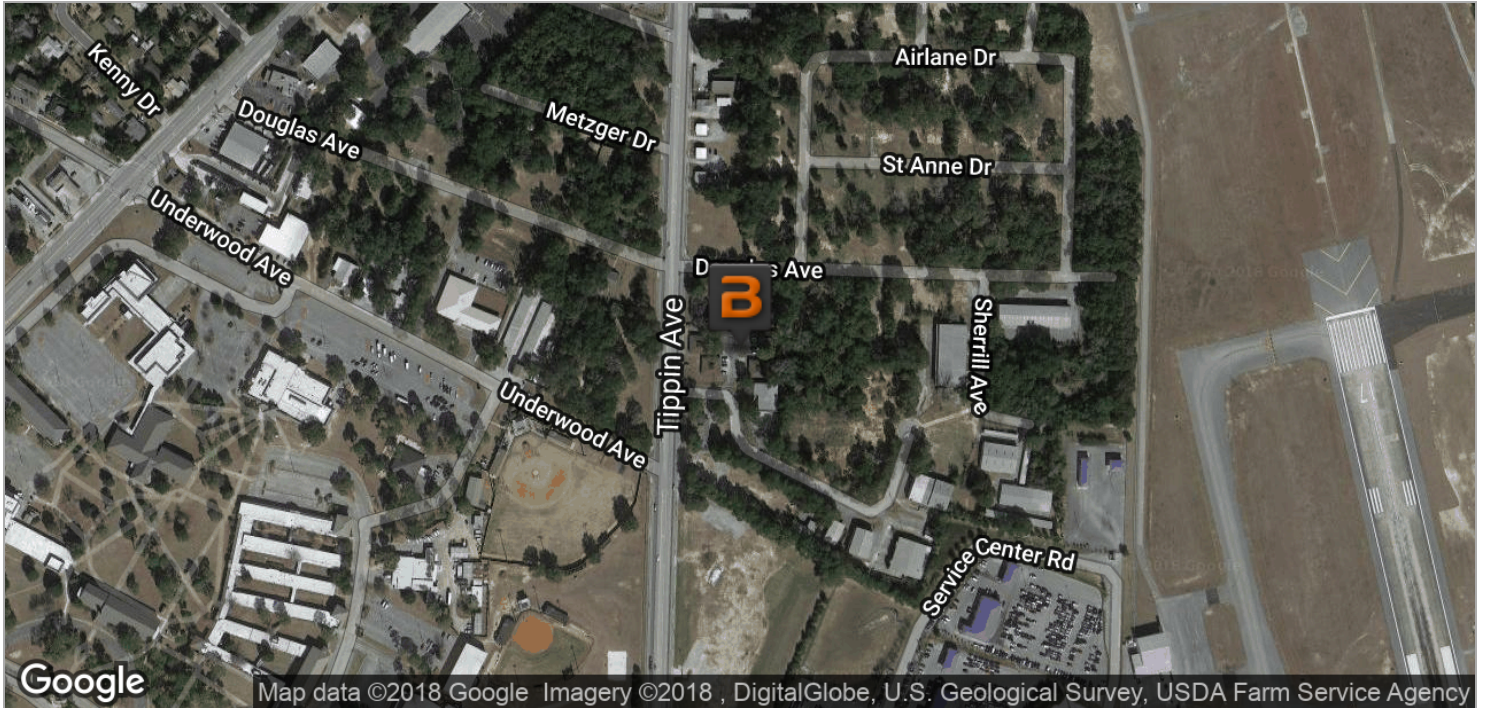
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,512	117,875	296,276
Median age	40.9	37.9	38.2
Median age (Male)	37.6	35.9	36.9
Median age (Female)	42.6	39.9	39.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,073	46,679	116,399
# of persons per HH	2.2	2.5	2.5
Average HH income	\$57,743	\$59,975	\$58,515
Average house value		\$233,922	\$212,398

* Demographic data derived from 2010 US Census



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