

For Lease  
Retail/Office Suite



## 5046 Bayou Boulevard Pensacola, FL 32504

CORDOVA BUSINESS DISTRICT

OUTPARCEL OF CORDOVA MALL A 858,000 SF  
SIMON OWNED CENTER- 8 MILLION SHOPPERS PER  
YEAR

ACROSS FROM CORDOVA COLLECTIONS 204,497 SF  
CENTER

INCREDIBLE DEMOGRAPHICS OVER  
\$25B IN AREA SALES (1,3,5 MI RADII)



For more information:

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## Bayou Plaza Retail Center

Property Type:	Retail/Office
Total Building Size:	± 6,771 SF
Available:	1,791 SF end cap suite

### Retail or Office space for lease

- Located in the highly visible and established Bayou Plaza retail center
- Pylon and Building signage available
- Close proximity to the Cordova mall entrance
- End-cap with drive through window possibility

### Property Description:

End-cap with large storefront, three interior offices, storage room and two restrooms. Drive through possible for consideration. Current tenants include, Sprint cell phone and Small Cakes Bakery. Space is excellent for retail or office space with high visibility and pylon signage.

C-2 Zoning – Allows most commercial uses  
19 tenant shared parking spaces

**FOR LEASE**  
\$3,880 per mo,  
plus sales tax, NNN  
36 month term



### Area Description:

Prime location in sought after Cordova Commerce District. Located directly on Bayou Blvd, between North 9th Avenue and North 12th Avenue just East from Sacred Heart Hospital, adjacent to 858,000 SF Cordova mall and surrounded by retail stores, high volume anchored centers, Sacred Heart Hospital, medical offices and restaurants.

### Directions:

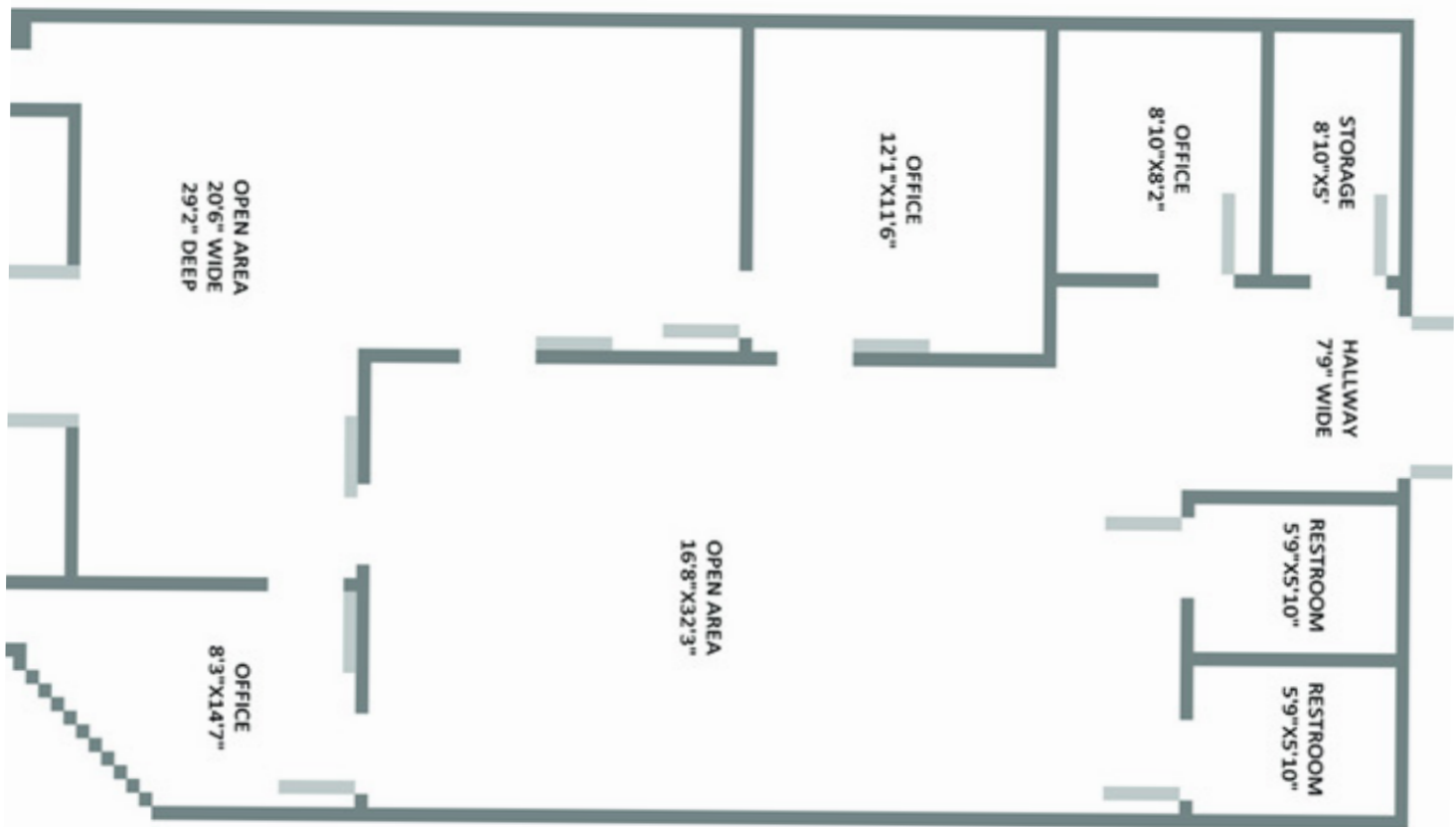
From I-10 North take exit 5 Brent Lane. Follow Brent Lane to Bayou Blvd. for 1.3 miles. Destination will be on the left

### Land Information:

Parcel ID:	331S307100011009
Land Size:	.5257AC +/-
Lot Dimensions	143 x 158
Frontage:	143.21/FT on Bayou Blvd.
Parking:	19
Zoned:	C-2

# Retail Center

Property  
Photos



## Disclaimer

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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