

LEASE

CREEK MONT CENTRE BUSINESS PARK

7000 Pine Forest Rd Pensacola, FL 32526



PROPERTY DESCRIPTION

Professional Office Space Available for Lease. 1200 sf unit has recently been updated with new flooring and paint. This site is centrally located between I-10 (2 miles) and Mobile Hwy (1.2 miles) with an AADT of 33,000 on Pine Forest Rd. Demographics within a 5-mile radius include a Total Population of 122,671 and a Total Household Income of \$75,287. The location includes 35 marked parking spaces and Pylon sign on Pine Forest Rd.

PROPERTY HIGHLIGHTS

- Immediate Occupancy. AADT of 33000. Pylon Sign.

Lease Rate:	\$16.50 SF/yr (NNN)
NNN Rate:	4.51 SF/yr
Available SF:	1,200 SF
Lot Size:	2.79 Acres
Building Size:	10,254 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,674	16,964	48,084
Total Population	4,453	41,818	122,671
Average HH Income	\$74,049	\$75,106	\$75,287

Melissa Glyptis Simpson
(850) 733-6532



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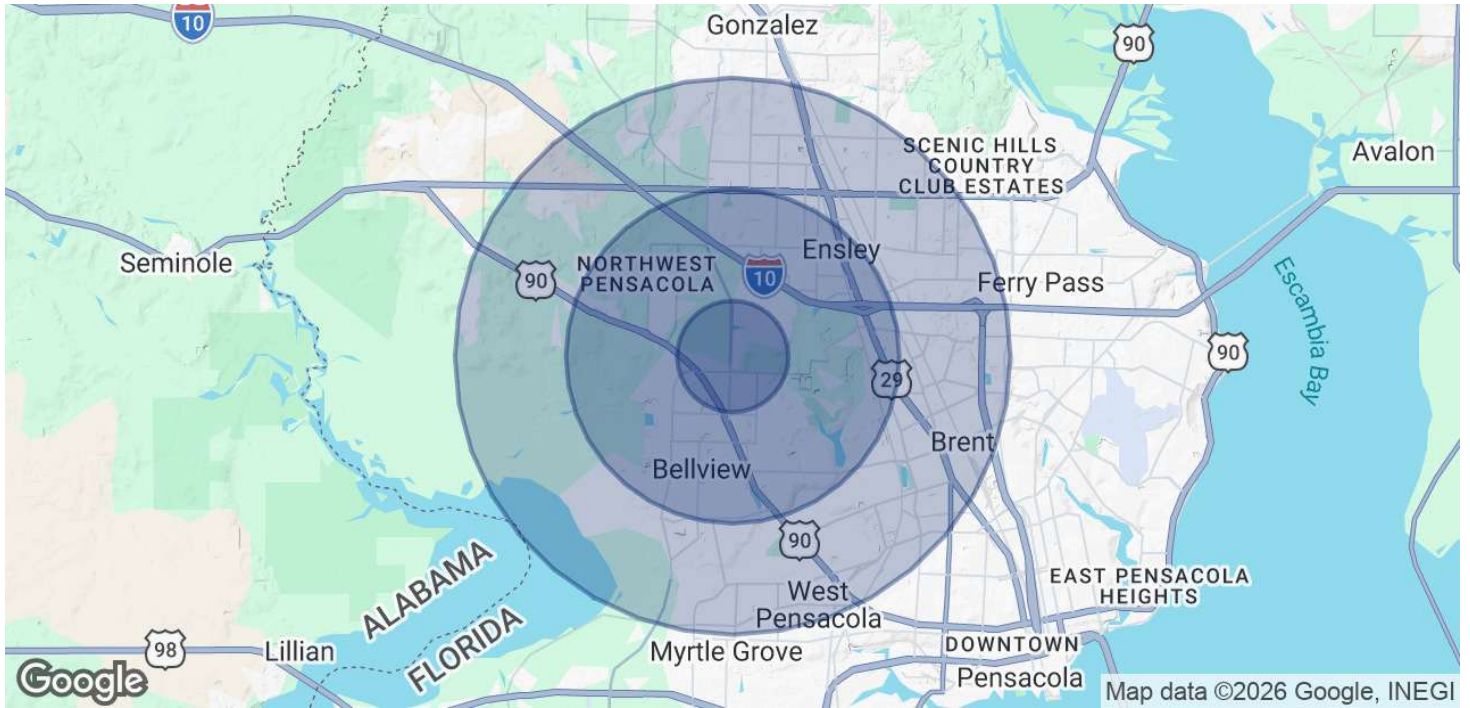


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,453	41,818	122,671
Average Age	44	43	40
Average Age (Male)	42	41	39
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,674	16,964	48,084
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$74,049	\$75,106	\$75,287
Average House Value	\$211,603	\$231,475	\$224,328

2020 American Community Survey (ACS)

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