

RETAIL OFFERING FOR LEASE

5043 Cordova Complex

5043 Bayou Blvd Pensacola, FL 32503



Island Culture Realty

Mehdi Moeini | Wendi Summers | Scott Zepp

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Island Culture Realty LLC

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· REALTY ·

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Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
NNN:	\$5.84 SF/yr
Building Size:	7,436 SF
Available SF:	641 - 884 SF
Lot Size:	0.929 Acres
Number of Units:	7
Year Built:	1980
Zoning:	C-1

Property Overview

This complex is an amazing opportunity to lease space near Cordova Mall, Ascension Sacred Heart Hospital and Pensacola International Airport. The building has excellent visibility, traffic, and proximity to a variety of shopping and dining options.

Property Highlights

- Prime location in the Cordova Business District
- Available space for lease is ready to brand and open for business right away!
- Easy travel to I110 and other nearby highways
- Variety of restaurants and grocers within walking distance
- Zoned C1
- Easy ingress/egress.

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	641 - 884 SF	Lease Rate:	\$20.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
5043 Bayou Blvd Suite A	Cordova Day Spa LLC	2,003 SF	NNN	\$25.00 SF/yr	-
5043 Bayou Blvd Suite B	-	1,092 SF	NNN	\$20.00 SF/yr	-
5043 Bayou Blvd Suite C	-	1,070 SF	NNN	\$20.00 SF/yr	-
5043 Bayou Blvd Suite D	Available	883 SF	NNN	\$20.00 SF/yr	-
5043 Bayou Blvd Suite E	-	1,024 SF	NNN	\$20.00 SF/yr	-
5043 Bayou Blvd Suite F	Available	640 SF	NNN	\$20.00 SF/yr	-
5043 Bayou Blvd Suite G	Available	720 SF	NNN	\$20.00 SF/yr	-

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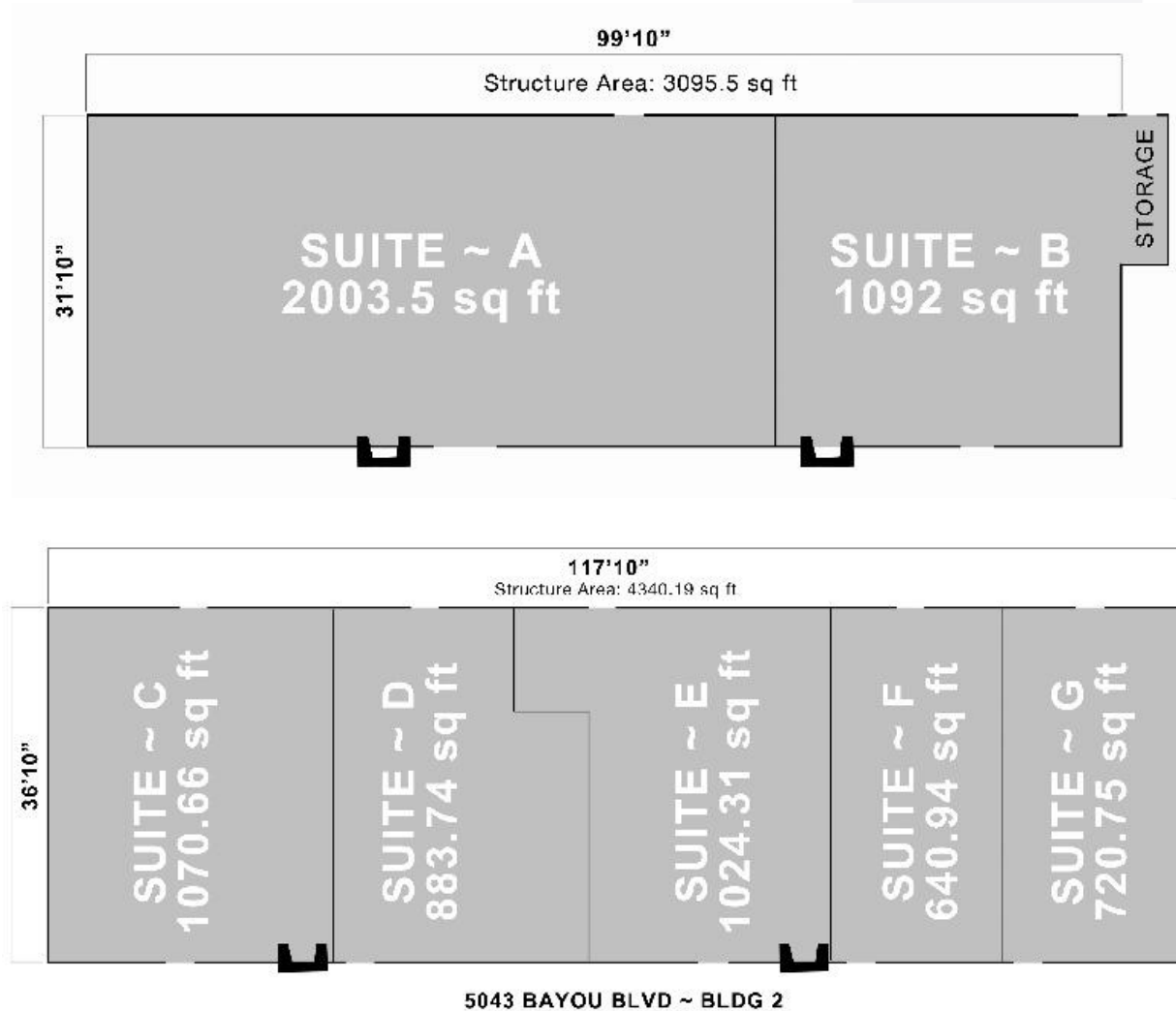
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Signage



Suite A



Suite B



Suite C



Suite D



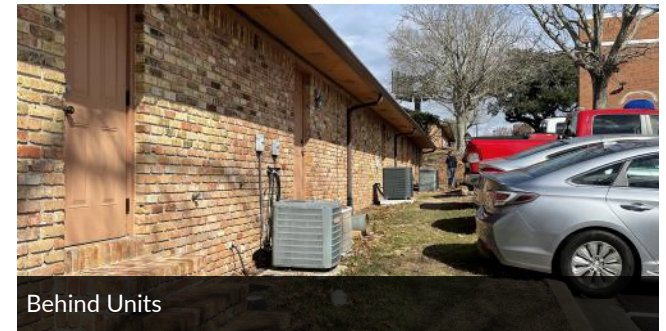
Suite E



Suite F



Suite G



Behind Units

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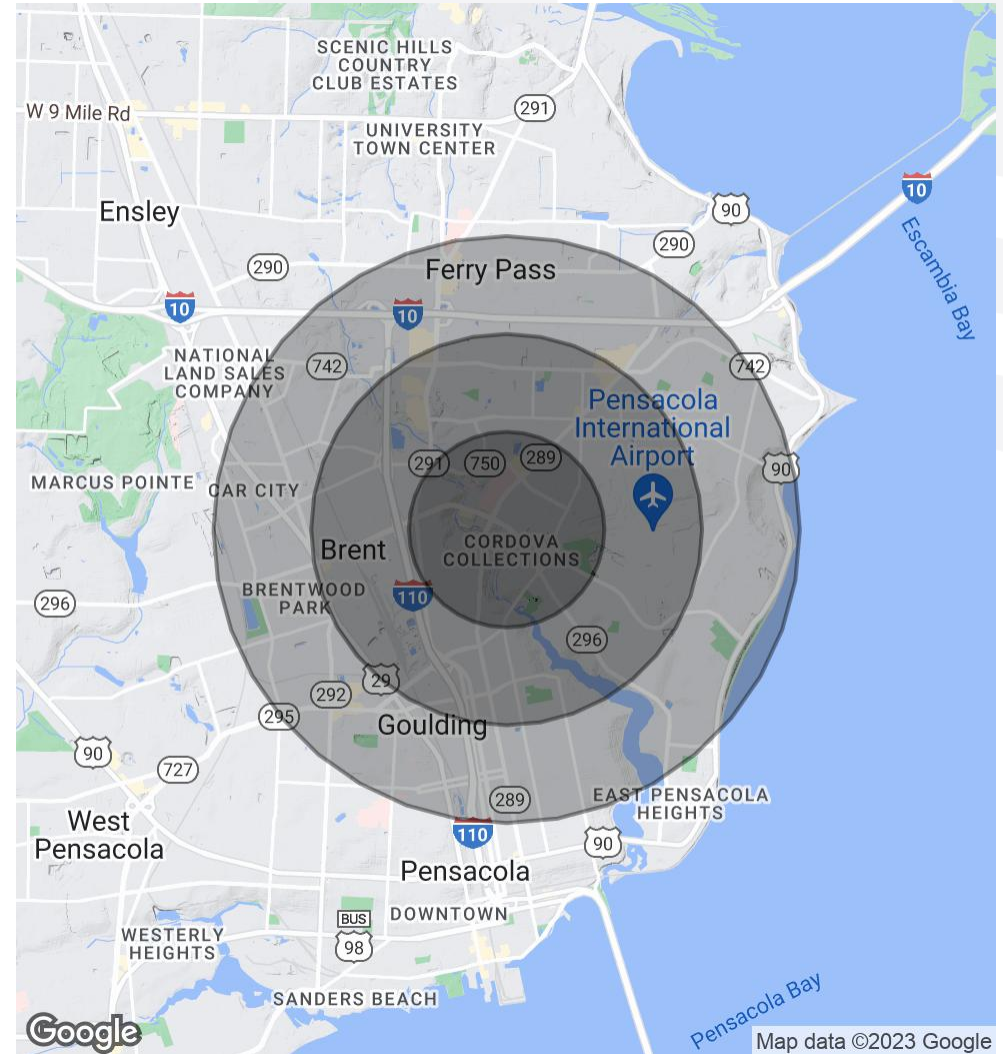
Population	1 Mile	2 Miles	3 Miles
Total Population	5,340	25,796	61,303
Average Age	37.3	33.8	36.6
Average Age (Male)	37.3	34.0	35.0
Average Age (Female)	35.3	34.5	39.1

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,717	9,856	25,824
# of Persons per HH	2.0	2.6	2.4
Average HH Income	\$61,891	\$65,247	\$64,017
Average House Value	\$187,890	\$177,175	\$165,811

Traffic Counts

Bayou Blvd	27,000/day
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** Demographic data derived from 2020 ACS - US Census*



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Your Island Culture Realty Partners



Mehdi Moeini

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850.380.0877

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations in and he managed 250 employees and produced annual sales of over 7 Million Dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



Wendi Summers

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850.712.7567

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included sales and marketing. For over 12 years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in her career with commercial real estate. She has gained a well-deserved reputation for providing outstanding service to those she serves and believes that relationships are more important than transactions. Most importantly, Wendi enjoys helping others succeed and takes her client's needs on as if they were her own. With that goal, she always asks herself, "would this deal work for me if I were in my client's position"?



Scott Zepp

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850.261.5858

Scott Zepp is a well-respected entrepreneur that truly understands what it takes to make business come alive. Prior to real estate, Scott co-founded World of Beer, a premiere craft beer bar and restaurant franchise with over 60 locations. With more than two decades of experience as a founder and leader of several retail operations, Scott has launched a myriad of successful businesses throughout his career. His success is built on a foundation of relationships, with the core values of treating people right and doing the right thing.

Born and raised in Pensacola, Scott remains dedicated and highly involved in the local community. His expertise of retail, restaurants and bars, along with his understanding of community needs makes him a valuable asset for clients. Scott's ultimate goal is to create a better community and to help those in it achieve their dreams by providing them with the assistance they need to succeed.

