

RETAIL OFFERING FOR LEASE

High-Visibility Retail or Office Space – Resmondo Building- 4113 Barrancas Ave, Pensacola
4113 Barrancas Ave Pensacola, FL 32507



Bay City Realty

850.764.6800

Hello@BayCityRealty.com

Bay City Realty LLC

| 226 Palafox Place Suite 10E, Pensacola, FL 32502

| 850.764.6800

| BayCityRealty.com



Disclaimer

© 2025 Bay City Realty LLC. All rights reserved.

Bay City Realty, LLC has been engaged as the exclusive representative for the sale and/or lease of the property referenced herein ("the Property").

The information contained in this brochure has been compiled from sources deemed reliable; however, it is provided solely for preliminary reference. It is not intended to be comprehensive, and it may not include every detail a potential purchaser or tenant would require to make an informed decision. Any financial data, projections, or assumptions included are for illustrative purposes only, are subject to change without notice, and should not be relied upon as guarantees of future performance.

Interested parties will have the opportunity to conduct their own due diligence and inspections of the Property. Summaries of documents, including financial information, are provided only as overviews and should not be considered complete or authoritative analyses. All parties are strongly encouraged to review all materials independently and consult with their own legal, financial, and professional advisors.

This offering is subject to withdrawal, prior commitment, errors, omissions, or modifications at any time without notice. Neither Bay City Realty, LLC, nor the current Owner/Seller and/or Lessor, makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Each prospective purchaser or tenant is responsible for evaluating the Property and determining the advisability of a purchase or lease based on their own judgment and investigation.

The Owner/Seller and/or Lessor reserves the absolute right, in its sole discretion, to accept or reject any or all offers and to terminate negotiations with any party, with or without notice. No legal obligation or commitment shall exist unless and until a purchase and sale agreement or lease has been fully executed and delivered, and all conditions therein have been satisfied or waived. The Owner further reserves the right to proceed with an acceptable offer prior to any announced call-for-offers deadline.

This document, and any accompanying materials, may not be reproduced, distributed, or shared without the prior written consent of Bay City Realty, LLC.

RETAIL OFFERING FOR LEASE

High-Visibility Retail or Office Space - Resmondo Building- 4113 Barrancas Ave, Pensacola

4113 Barrancas Ave Pensacola, FL 32507



Offering Summary

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	4,030 SF
Available SF:	672 - 2,016 SF
Lot Size:	2,351 SF
Number of Units:	4
Renovated:	2025
Zoning:	COM

Property Overview

This highly visible retail property offers an exceptional leasing opportunity along one of Pensacola's main commercial corridors. Featuring a prominent storefront with excellent signage potential and strong daily traffic counts, the space is ideal for businesses seeking maximum exposure. The property boasts modern upgrades, including updated HVAC systems and recently completed interior improvements, as well as exterior paint. Ample parking and easy ingress/egress enhance accessibility for customers. With a flexible layout suitable for a variety of retail uses, this location is move-in ready and designed to support long-term business success. Perfect for retailers looking to establish or expand their presence in a well-traveled, high-demand location.

Property Highlights

- Prime Barrancas Ave Location
- Hard corner located at a lighted intersection
- High Visibility
- Fully Renovated Units
- Move-in Ready

Bay City Realty

850.764.6800

Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



RETAIL OFFERING FOR LEASE

High-Visibility Retail or Office Space - Resmondo Building- 4113 Barrancas Ave, Pensacola

4113 Barrancas Ave Pensacola, FL 32507



Bay City Realty

850.764.6800

Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com


Bay City
REALTY

RETAIL OFFERING FOR LEASE

High-Visibility Retail or Office Space - Resmondo Building- 4113 Barrancas Ave, Pensacola

4113 Barrancas Ave Pensacola, FL 32507



Bay City Realty

850.764.6800

Hello@BayCityRealty.com

Bay City Realty LLC

| 226 Palafox Place Suite 10E, Pensacola, FL 32502

| 850.764.6800

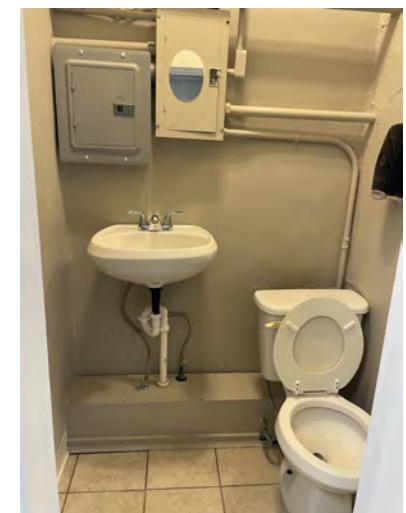
| BayCityRealty.com


Bay City
REALTY

RETAIL OFFERING FOR LEASE

High-Visibility Retail or Office Space - Resmondo Building- 4113 Barrancas Ave, Pensacola

4113 Barrancas Ave Pensacola, FL 32507



Bay City Realty

850.764.6800

Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

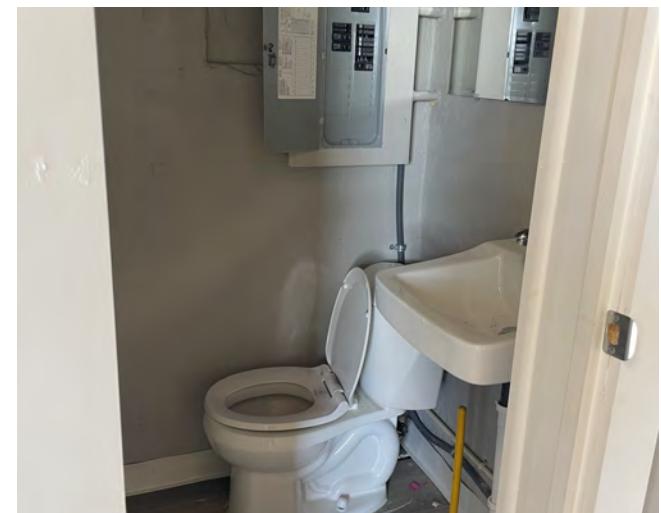
BayCityRealty.com



RETAIL OFFERING FOR LEASE

High-Visibility Retail or Office Space - Resmondo Building- 4113 Barrancas Ave, Pensacola

4113 Barrancas Ave Pensacola, FL 32507



Bay City Realty

850.764.6800

Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com

 Bay City
REALTY

RETAIL OFFERING FOR LEASE

High-Visibility Retail or Office Space - Resmondo Building- 4113 Barrancas Ave, Pensacola

4113 Barrancas Ave Pensacola, FL 32507



Bay City Realty

850.764.6800

Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



RETAIL OFFERING FOR LEASE

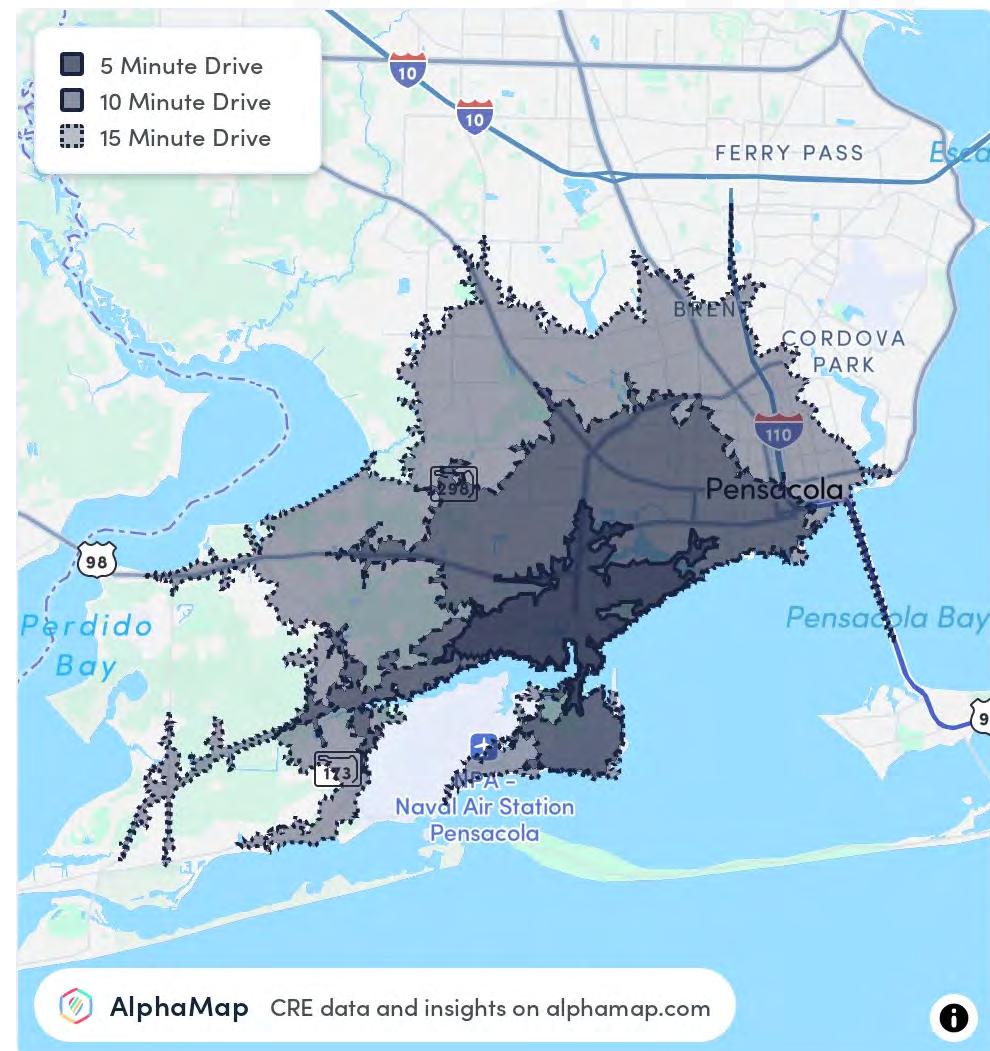
High-Visibility Retail or Office Space - Resmondo Building- 4113 Barrancas Ave, Pensacola

4113 Barrancas Ave Pensacola, FL 32507

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	8,805	48,342	101,215
Average Age	43	39	39
Average Age (Male)	42	37	38
Average Age (Female)	44	40	40

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	4,127	18,680	39,347
Persons per HH	2.1	2.6	2.6
Average HH Income	\$76,557	\$63,817	\$64,744
Average House Value	\$353,403	\$226,935	\$218,378
Per Capita Income	\$36,455	\$24,545	\$24,901

Map and demographics data derived from AlphaMap



Bay City Realty

850.764.6800

Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



About Us



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.