

RETAIL OFFERING FOR LEASE

# Chief's Way Shopping Center

120 Chief's Way Pensacola, FL 32507



**Bay City Realty**  
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Bay City Realty LLC

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### Offering Summary

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$10.00 SF/yr (MG) |
| Available SF:  | 8,640 - 9,780 SF   |
| Renovated:     | 2024               |
| Zoning:        | COM                |
| Market:        | Warrington         |
| Traffic Count: | 30,000             |

### Property Overview

The shopping center at 120 Chief's Way in Pensacola, Florida, known as the Corry Field Shopping Mart or Chief's Way Shopping Center, is a retail complex offering a variety of services and stores. This property features an all-window exterior with frontage facing ample parking. The spacious 8,640 +/- SF ground floor offers abundant natural light for an open showroom or workspace. Additionally, the 1,140 +/- SF upstairs space provides excellent storage potential with a belt conveyor system for efficient material handling. Close to restaurants, hotels, schools, shops, Corry Field and NAS Pensacola - Home of the Blue Angels! This busy strip center presents an ideal opportunity for businesses seeking a prominent and convenient location.

### Property Highlights

- Dedicated turn lane into this shopping plaza. All window exterior
- Frontage facing plenty of parking!
- Plenty of light with large open showroom or workspace.
- 8,640 +/- SF of heated/cooled space on ground floor.

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## 360° VIRTUAL TOUR

### Location Description

Located just moments from Pensacola's prestigious Naval Air Station Pensacola, home of the Blue Angels! This is a heavily traveled retail strip just off New Warrington Road across the street from Pete Moore Automotive. This space is located in an established shopping plaza with Family Dollar, Metro PCS, Pizza Hut, Subway and more.

### Site Description

Corry Field Shopping Center is a retail hub in the heart of Pensacola, Florida, offering a diverse mix of tenants and excellent accessibility. Strategically located near Naval Air Station Pensacola and Corry Field, the center benefits from a strong consumer base, including military personnel, families, and local residents.

This established shopping center features ample parking, high visibility from main thoroughfares, and convenient access from Highway 98 and Chief's Way. With a variety of retail, dining, and service-oriented businesses, this is an ideal location for tenants seeking a high-traffic, community-focused environment.

Whether you're looking to expand your business or establish a new presence in Pensacola, Corry Field Shopping Center provides a prime commercial opportunity in a thriving market.

### Interior Description

Spacious showroom with floor-to-ceiling window frontage, providing excellent visibility and natural light. The open-concept design makes it ideal for showcasing merchandise, drawing in customers with a bright and inviting atmosphere. Behind the showroom, you'll find three private office spaces, perfect for management or administrative use. The property also boasts an incredible storage area, complete with a belt conveyor system leading to an expansive upstairs storage space—ideal for backstock, inventory management, or seasonal goods. Additional features

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|            |          |
|------------|----------|
| Lease Rate | \$10/PSF |
|------------|----------|

Location Information

|                  |                             |
|------------------|-----------------------------|
| Building Name    | Chief's Way Shopping Center |
| Street Address   | 120 Chief's Way             |
| City, State, Zip | Pensacola, FL 32507         |
| County           | Escambia                    |
| Market           | Warrington                  |
| Road Type        | Highway                     |
| Market Type      | Small                       |

Building Information

|                     |          |
|---------------------|----------|
| Building Size       | 9,780 SF |
| Tenancy             | Single   |
| Number of Floors    | 2        |
| Year Last Renovated | 2024     |
| Gross Leasable Area | 8,640 SF |

Property Information

|                      |                  |
|----------------------|------------------|
| Property Type        | Retail           |
| Property Subtype     | Strip Center     |
| Zoning               | COM              |
| Lot Size             | 5.7 Acres        |
| APN #                | 372S303002000000 |
| Traffic Count        | 30000            |
| Traffic Count Street | N New Warrington |

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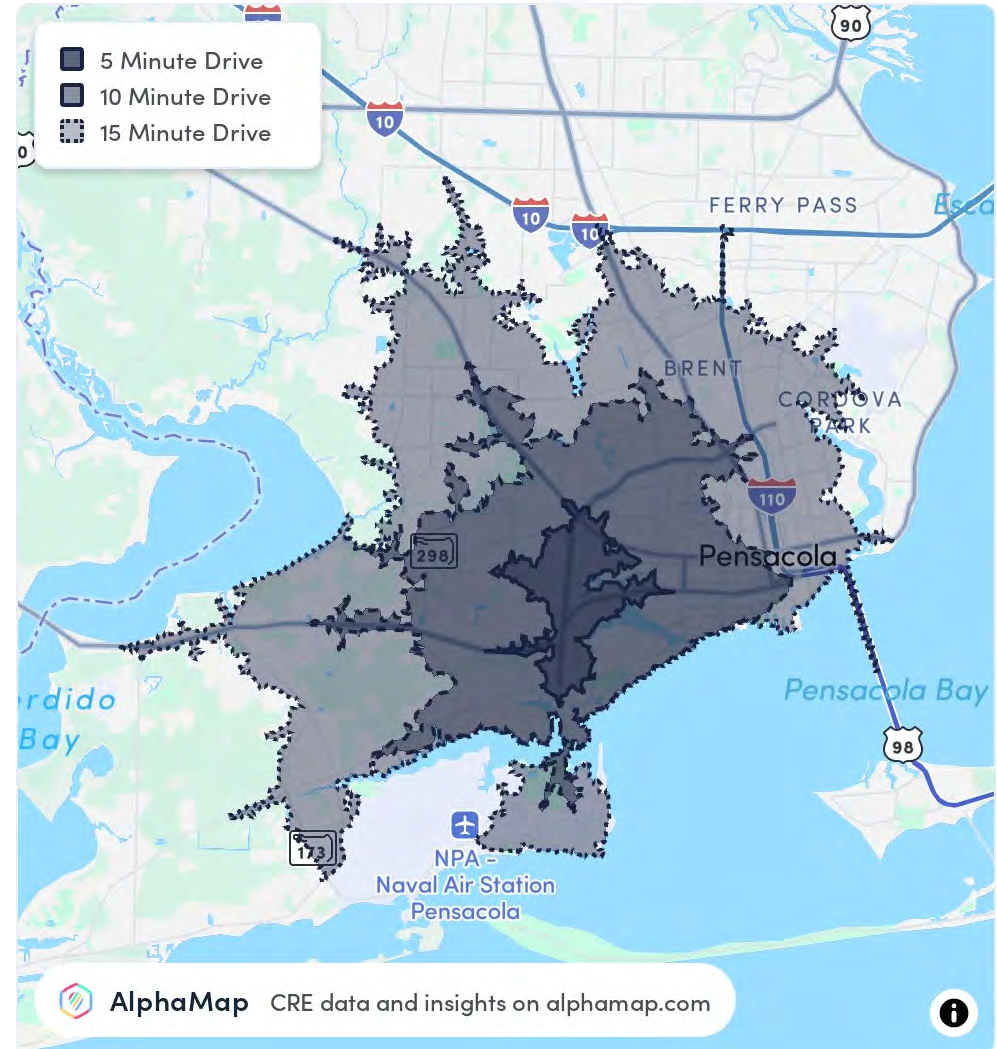


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| Population              | 5 Minutes | 10 Minutes | 15 Minutes |
|-------------------------|-----------|------------|------------|
| Total Population        | 13,877    | 63,232     | 115,356    |
| Average Age             | 38        | 40         | 39         |
| Average Age (Male)      | 37        | 38         | 38         |
| Average Age (Female)    | 39        | 41         | 41         |
| Household & Income      | 5 Minutes | 10 Minutes | 15 Minutes |
| Total Households        | 5,514     | 25,680     | 44,832     |
| Persons per HH          | 2.5       | 2.5        | 2.6        |
| Average HH Income       | \$58,774  | \$61,560   | \$65,765   |
| Average House Value     | \$208,352 | \$218,899  | \$216,536  |
| Per Capita Income       | \$23,509  | \$24,624   | \$25,294   |
| Ethnicity               | 5 Minutes | 10 Minutes | 15 Minutes |
| Population Hispanic     | 1,391     | 5,047      | 9,751      |
| Population Non-Hispanic | 12,486    | 58,185     | 105,605    |
| Ethnicity (%)           | 5 Minutes | 10 Minutes | 15 Minutes |
| Population Hispanic (%) | 10%       | 8%         | 8.50%      |



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# 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.