

RETAIL OFFERING FOR LEASE

# National Anchored Strip Center

7000 N Davis Hwy Pensacola, FL 32504



Bay City Realty  
850.764.6800  
Hello@BayCityRealty.com

Bay City Realty LLC

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

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| BayCityRealty.com



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### Property Description

Exceptional leasing opportunity at this national-anchored strip center. High visibility and easy accessibility, this property offers an attractive storefront for retail tenants. The well-maintained premises provide flexible floor layouts, ample parking and a polished exterior. With a diverse mix of neighboring businesses and a steady flow of daily commuters, this property is perfect for retailers seeking a thriving location.

### Location Description

7000 N Davis Highway is located in the heart of Pensacola's primary commercial corridor, just minutes from Interstate 10 and 110. This stretch of Davis Highway is a major retail and commuter thoroughfare, offering direct access to dense residential neighborhoods, business centers, medical campuses and the University of West Florida.

The property sits at the signalized intersection of Davis Highway and Creighton Road – one of the most heavily trafficked intersections in Escambia County – and is surrounded by a robust mix of national retailers, restaurants, banks and service providers. Across the street is University Town Plaza, anchored by Academy, JC Penney and BJ's Wholesale, drawing consistent regional traffic.

This central location provides exceptional visibility and connectivity, making it a strategic choice for tenants seeking exposure to both local and destination consumers. The area benefits from a stable population base, strong daytime employment and growing student traffic from nearby Pensacola State College and UWF.

### Site Description

7000 North Davis Hwy is an established strip-center in Pensacola's high-traffic retail hub. With strong frontage, national anchored tenants and proximity to major destinations, it's a great opportunity for retail commercial leasing. It draws from local residents, students, healthcare workers and travelers.

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Lease Rate	\$25.00 SF/Yr
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### Location Information

Building Name	National Anchored Strip Center
Street Address	7000 N Davis Hwy
City, State, Zip	Pensacola, FL 32504
County	Escambia
Market	Pensacola
Cross-Streets	Creighton Road
Side of the Street	East
Signal Intersection	Yes
Road Type	Highway
Market Type	Medium
Nearest Highway	Fl. State Road 291 (Davis Hwy)
Nearest Airport	Pensacola International Airport

### Building Information

Building Size	12,141 SF
Tenancy	Multiple

### Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	COM
Lot Size	0.889 Acres
APN #	301S302502000000
Corner Property	Yes
Traffic Count	43000
Traffic Count Street	North Davis Hwy
Amenities	Corner property with easy access 25,000 traffic count on Creighton Road

### Parking & Transportation

Parking Type	Surface
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### Utilities & Amenities

Central HVAC	Yes
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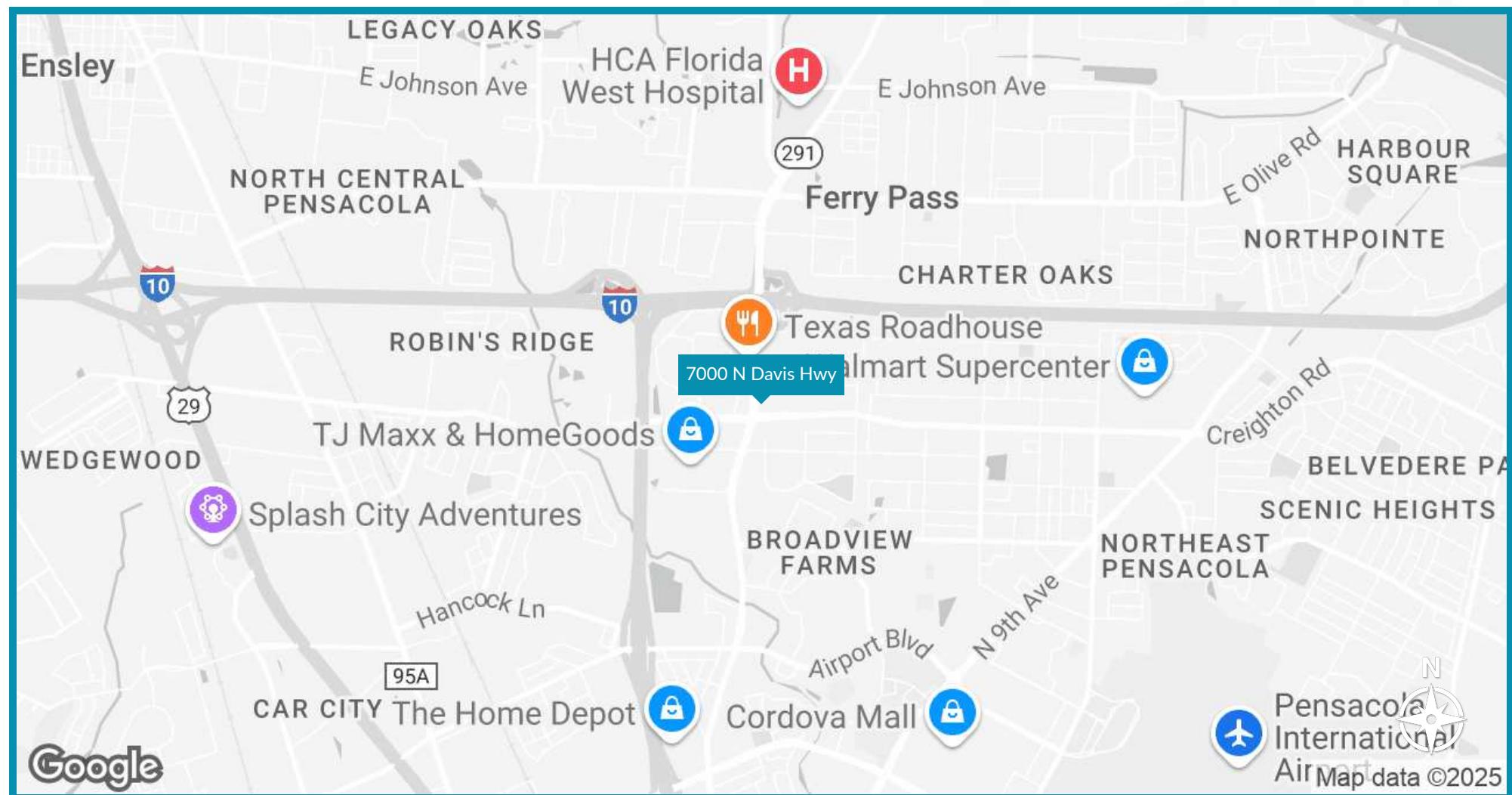
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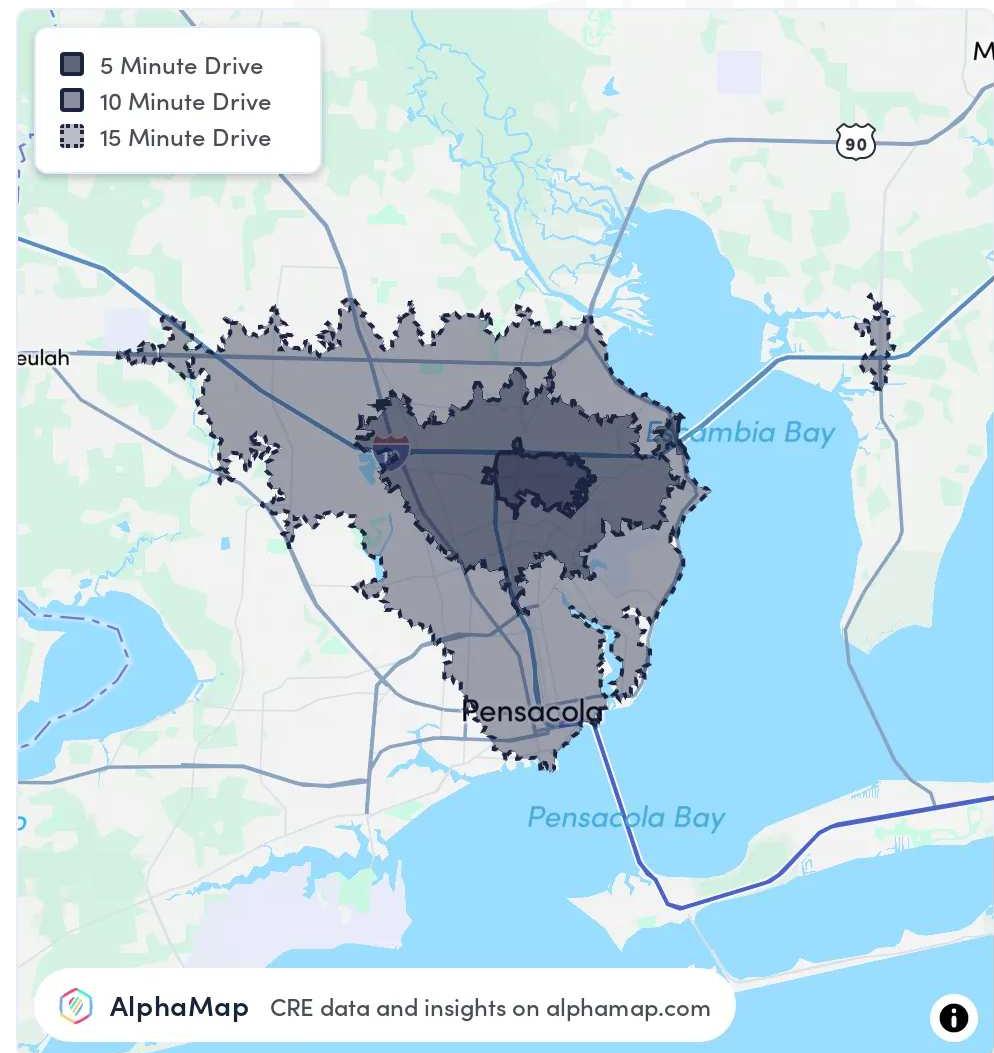
# National Anchored Strip Center

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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	4,530	44,420	131,751
Average Age	40	40	42
Average Age (Male)	39	38	40
Average Age (Female)	42	41	43

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	2,058	18,269	54,515
Persons per HH	2.2	2.4	2.4
Average HH Income	\$60,162	\$73,471	\$78,510
Average House Value	\$252,682	\$237,058	\$279,512
Per Capita Income	\$27,346	\$30,612	\$32,712

Map and demographics data derived from AlphaMap



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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.