

RETAIL OFFERING FOR LEASE

HA-YA Wellness Suites at Legacy Plaza

4301 Spanish Trail Pensacola, FL 32504



Bay City Realty
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Bay City Realty LLC

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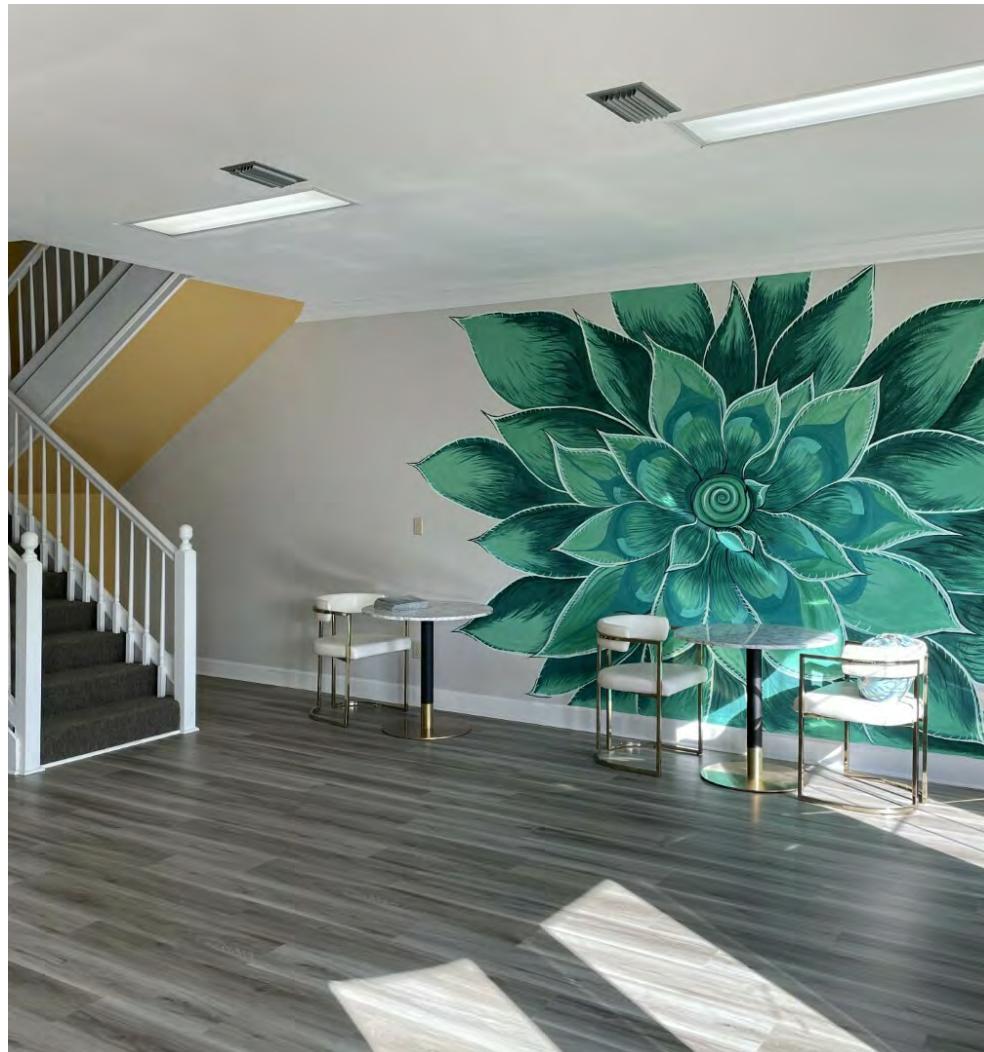
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360° VIRTUAL TOUR

Property Description

Join the Wellness Collective at HA-YA Wellness Suites! Now welcoming members of the wellness community: Estheticians, Massage Therapists, Psychologists, and Exercise Instructors, to be part of a vibrant space where wellness meets community. If your passion is helping others look and feel their best, this is the place to be!

The complex offers plenty of amenities including new signage facing north and south, ample parking, access to reliable and fast internet, outdoor space and more.

Located just a short drive from downtown Pensacola and the beautiful Gulf Coast beaches, Legacy Plaza on Spanish Trail is the perfect place for your business space.

Location Description

4301 Spanish Trail is located East Pensacola. It is near the neighborhoods of Cordova Park and Scenic Heights, both known for great schools, convenience and an active community. Perfect for possible clientele as your neighbors! This location is close to Hwy 90 which leads to easy access to I10.

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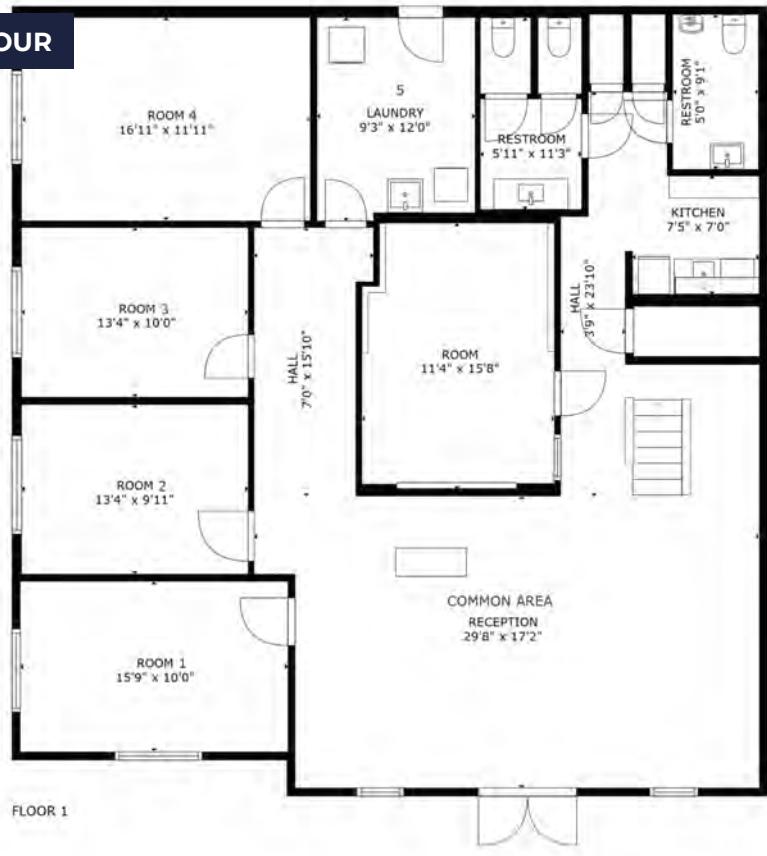


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GROSS INTERNAL AREA
FLOOR 1: 1932 sq. ft, FLOOR 2: 1426 sq. ft
TOTAL: 3360 sq. ft

 **Matterport**

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Lease Information

Lease Type:	Full Service	Lease Term:	12 months
Total Space:	65 - 179 SF	Lease Rate:	\$586.00 - \$798.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
4301-Unit 1	Available	159 SF	Full Service	\$781 per month	Private 1st Floor Unit with window.
4301-Unit 2	Available	122 SF	Full Service	\$704 per month	Private 1st Floor Unit with window.
4301-Unit 3	Available	134 SF	Full Service	\$729 per month	Private 1st Floor Unit with window.
4301-Unit 4	Available	179 SF	Full Service	\$798 per month	Private 1st Floor Unit with window.
4301-Unit 5	Available	112 SF	Full Service	\$860 per month	Private 1st Floor with Laundry.
4301-Unit 6	Available	95 SF	Full Service	\$648 per month	Private 2nd Floor with window.
4301-Unit 7	Available	65 SF	Full Service	\$586 per month	Private 2nd Floor with window.
4301-Unit 8	Available	124 SF	Full Service	\$708 per month	Private 2nd Floor with window.
4301-Unit 9	Available	152 SF	Full Service	\$767.00 SF/yr	Private 2nd Floor with window.

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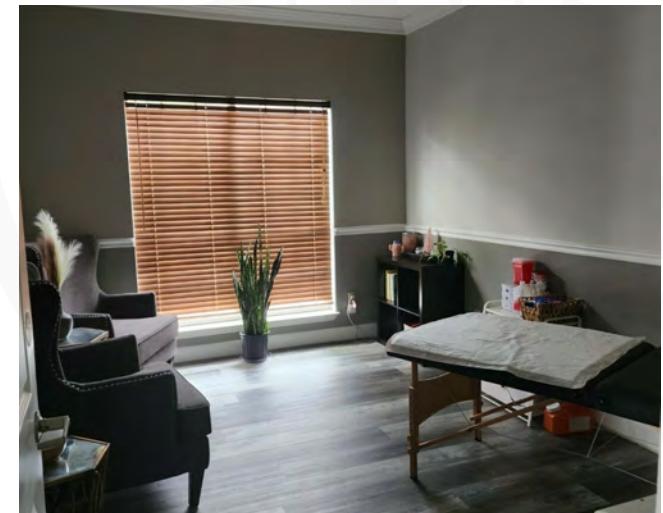
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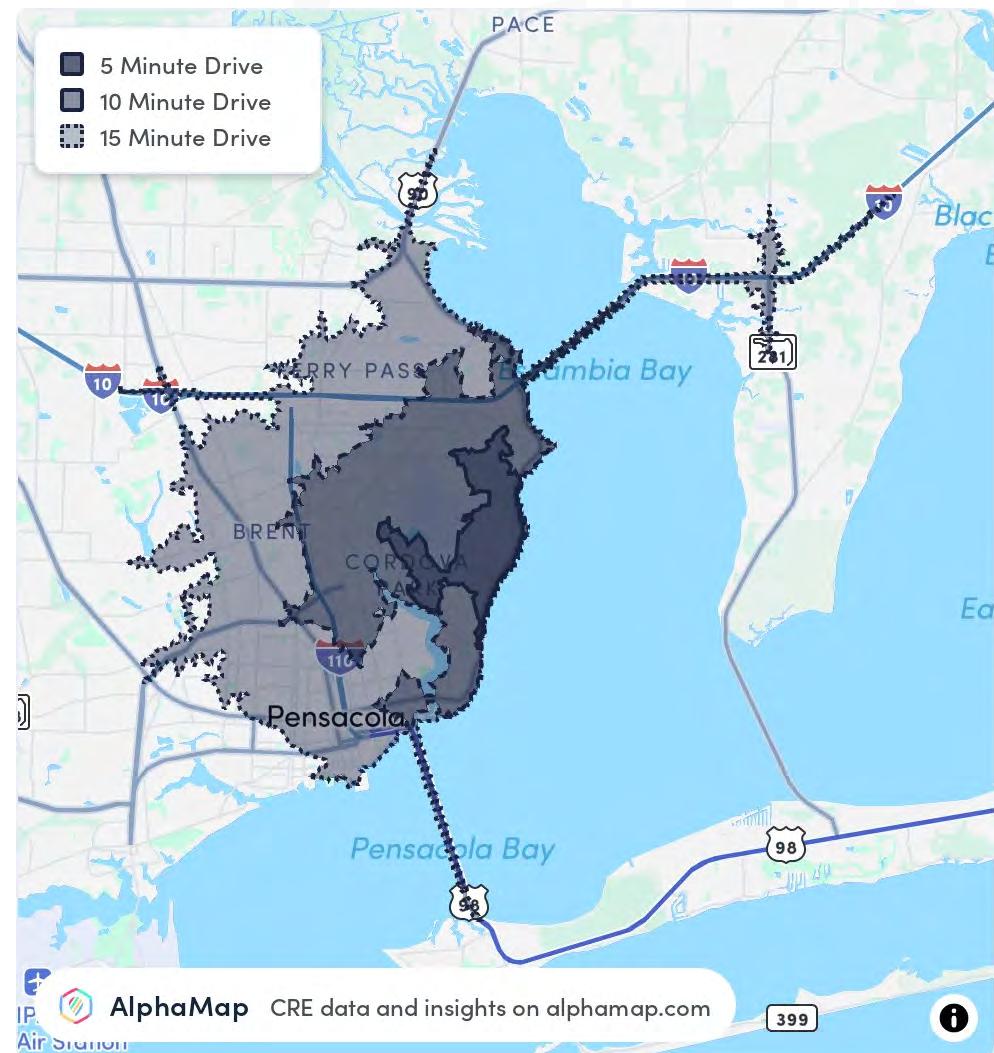
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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	8,755	38,200	86,384
Average Age	47	44	41
Average Age (Male)	45	43	40
Average Age (Female)	49	46	43

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	3,811	17,310	35,329
Persons per HH	2.3	2.2	2.4
Average HH Income	\$113,434	\$93,557	\$76,624
Average House Value	\$378,611	\$349,874	\$283,518
Per Capita Income	\$49,319	\$42,525	\$31,926

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.