

RETAIL OUTPARCEL

1.33 ACRES | PENSACOLA, FL



68V Pathstone

(AADT) 49,900



Nine Mile Road

SITE

(AADT) 24,500



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REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

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NATURE TRAIL
659 SFR Units



RESIDENCE AT *Nature Creek*
214 TH Units

"The 52"
733 MF Units

68V Pathstone
212 SFR Units
330 MF Units

SITE

68V Pathstone
Future Commercial



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PROPERTY FEATURES

FEATURES

- 1.33 Acres
- Full Median Cut And Traffic Light Has Been Approved
- Easy Access To I-10 And Downtown Pensacola
- Near Approved Navy Federal Credit Union Corporate Campus And Naval Outlying Field 8
- Nine Mile Road Seeing Unprecedented Growth
- Excellent Access And Visibility
- I-10 And Exit 5: Annual Average Daily Traffic (AADT) 49,900
- Nine Mile Road: Annual Average Daily Traffic (AADT) 24,500
- 180 Feet Of Frontage On Nine Mile Road
- 325 Feet Of Frontage On Future Main Entrance To Pathstone Development
- Detention Is Provided On Site
- 1,500+ Residential Units Planned Or Under Construction Within 1.5 Miles Of The Retail Outparcel



ZONING

The property is currently zoned commercial (COM) within Escambia County. Commercial uses allowed include: retail, professional offices, car washes, churches, fast food establishments, and banks.

UTILITIES

Water and sewer connections will be made available through Emerald Coast Utility Authority (ECUA). Water is currently available at the street level. 68 Ventures, the developer of the Pathstone Project, is working with ECUA on a master lift station, which would provide sewer access to the retail outparcel. Additionally, a stormwater pond is available for immediate use, east of the retail outparcel.



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Main entrance to
master planned
Pathstone Development

180' FRONTAGE

325' FRONTAGE

SITE

Nine Mile Road



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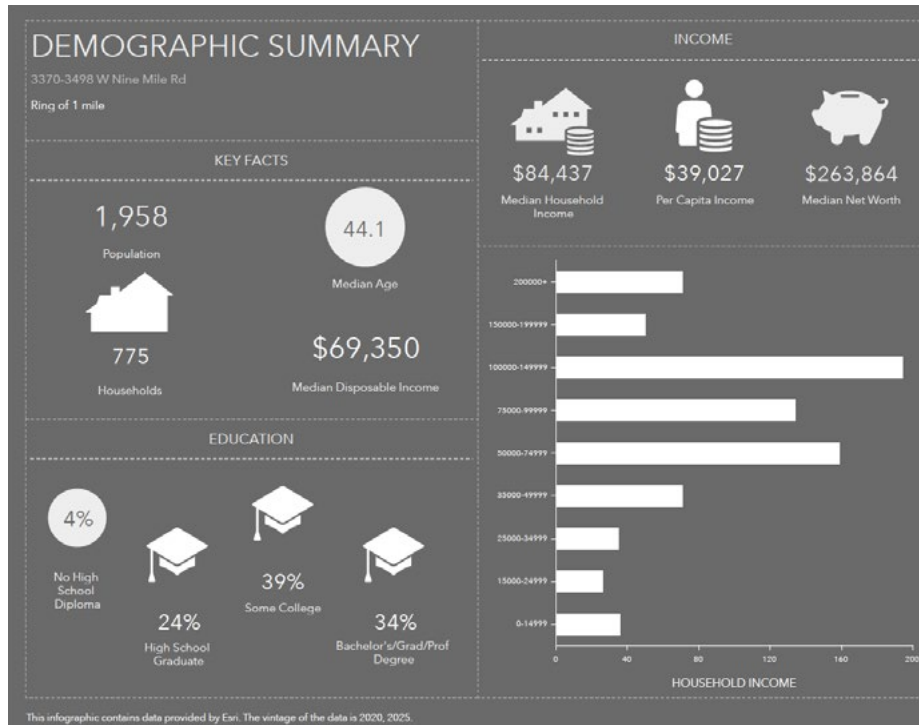
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DEMOGRAPHICS



	1-MILE	3-MILES	5-MILES
2020 TOTAL POPULATION	1,958	19,816	57,991
2010 TOTAL POPULATION	1,132	15,769	50,338
2020 HOUSEHOLDS	775	7,754	21,913
2010 HOUSEHOLDS	441	6,217	19,117
MEDIAN HH INCOME	\$84,437	\$71,357	\$63,199
PER CAPITA INCOME	\$39,027	\$35,794	\$31,709
MEDIAN HOME VALUE	\$225,000	\$209,585	\$185,873



[CLICK HERE TO DOWNLOAD THE FULL DEMOGRAPHIC REPORT](#)



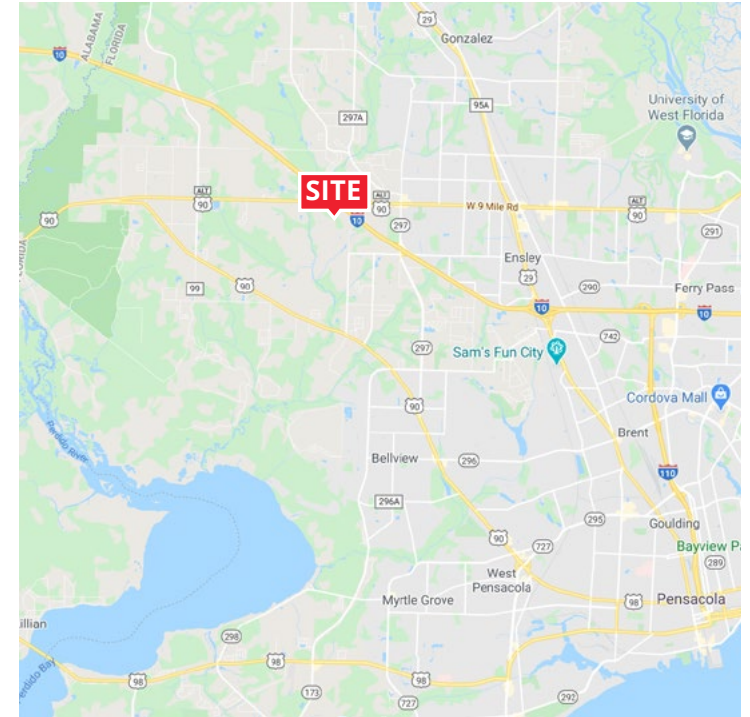
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LOCATOR MAP



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POINTS OF INTEREST



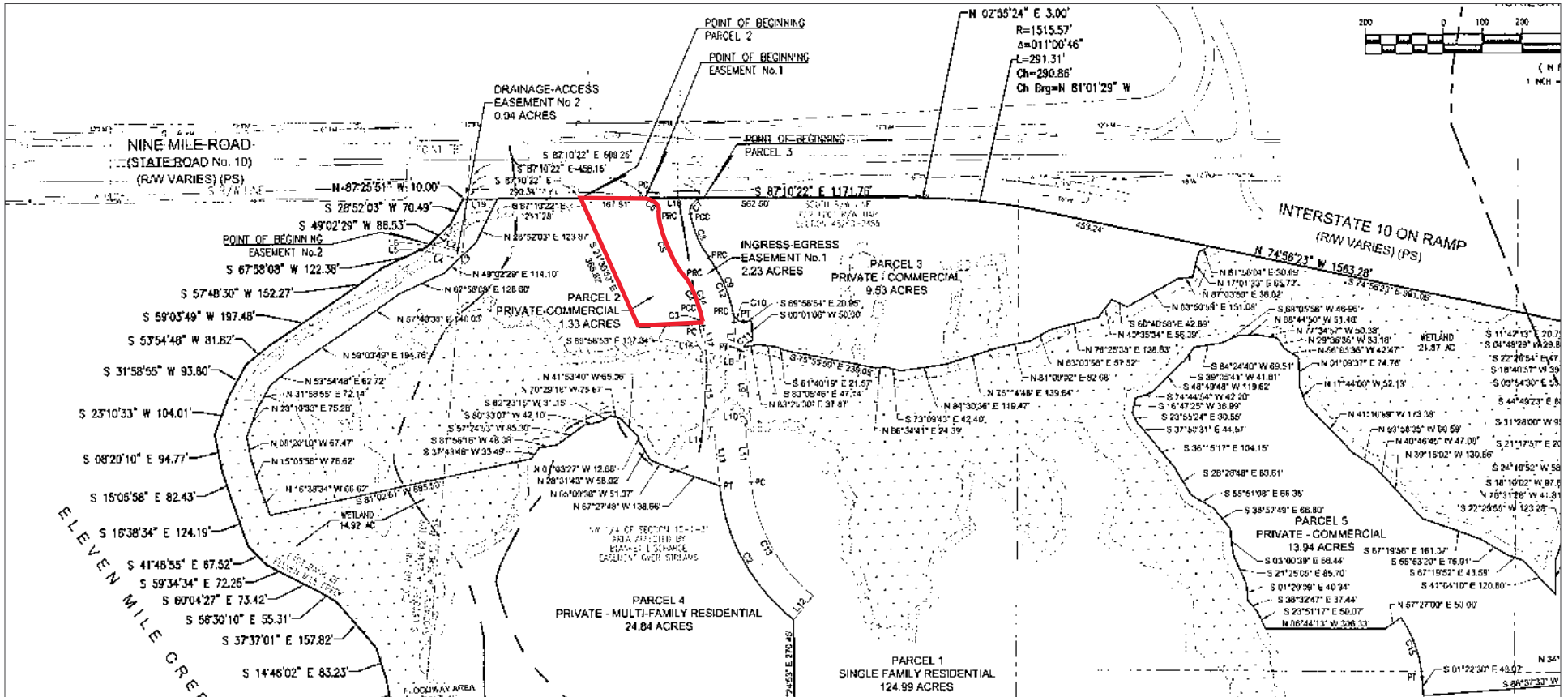
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SITE SURVEY



[CLICK HERE TO DOWNLOAD THE FULL SITE SURVEY](#)



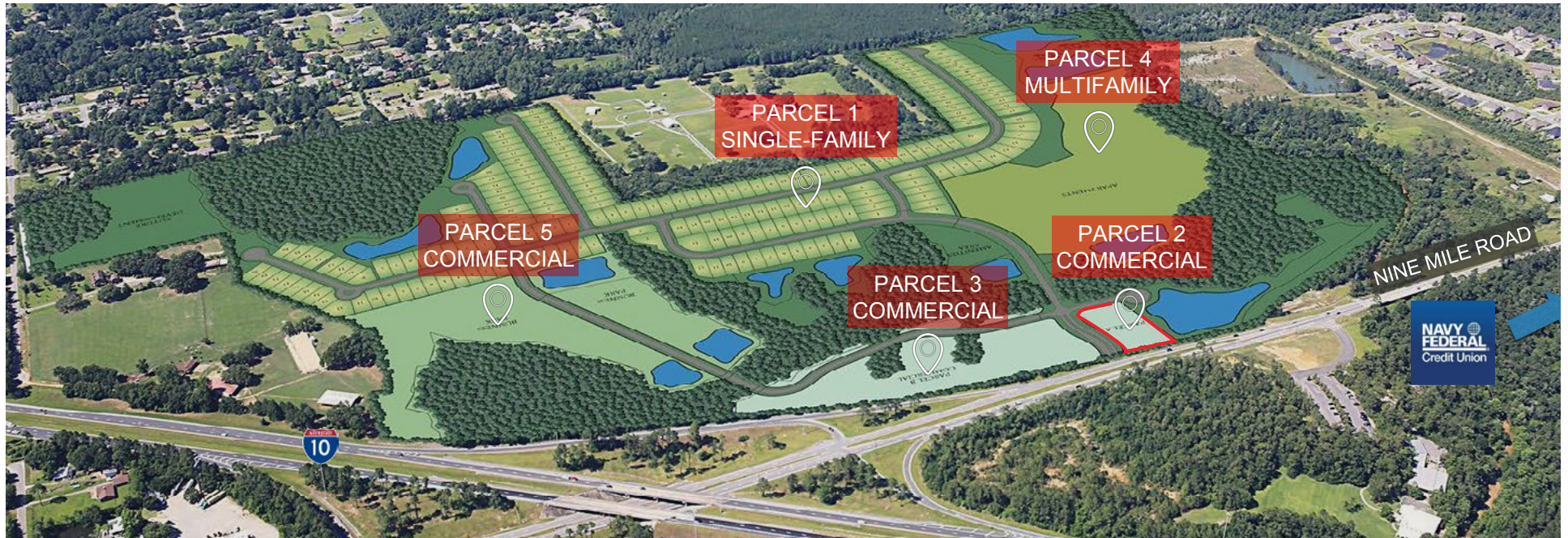
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MASTER PLAN FOR PATHSTONE



The owner of Pathstone, 68 Ventures, is nearly complete with the master infrastructure needed to access the project. In addition to the subject property, future phases include 330 multifamily units developed by Daniel Corporation, 212 single family homes being built by D. R. Horton, and additional commercial.

[CLICK HERE TO DOWNLOAD THE FULL MASTER PLAN](#)



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RESIDENTIAL DEVELOPMENT IN THE AREA

Several mixed-use and residential developments surround the retail outparcel.

Nature Trail is a gated master planned residential community with 659 homes. This development is nearly complete, but resales of existing homes average \$400,000+. Amenities include a 6,000 SF lodge, large swimming pool, tennis courts, fitness center, and playground.

The 52 is a new mixed use development that features upscale apartment living with 38,000 SF of commercial space along Nine Mile Road. Construction of phase 1 has already started, which includes 733 multifamily units.

The Residency at Nature Creek is a gated townhome community currently under construction. Final plans for the development include 214 units and a 4,000 SF club house with a pool and other amenities. Phase 1 development is complete with over 30 units built and sold.



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NAVY FEDERAL CREDIT UNION AND OUTLYING FIELD 8

Navy Federal Credit Union (Navy Federal) is currently the largest credit union in the world and is the 2nd largest employer in the state of Florida. The new \$1 billion campus on Nine Mile Road serves as the operations center for Navy Federal and employs more than 11,000 people. The 2 million square foot headquarters just finished its fourth phase, but is considering even more expansion.

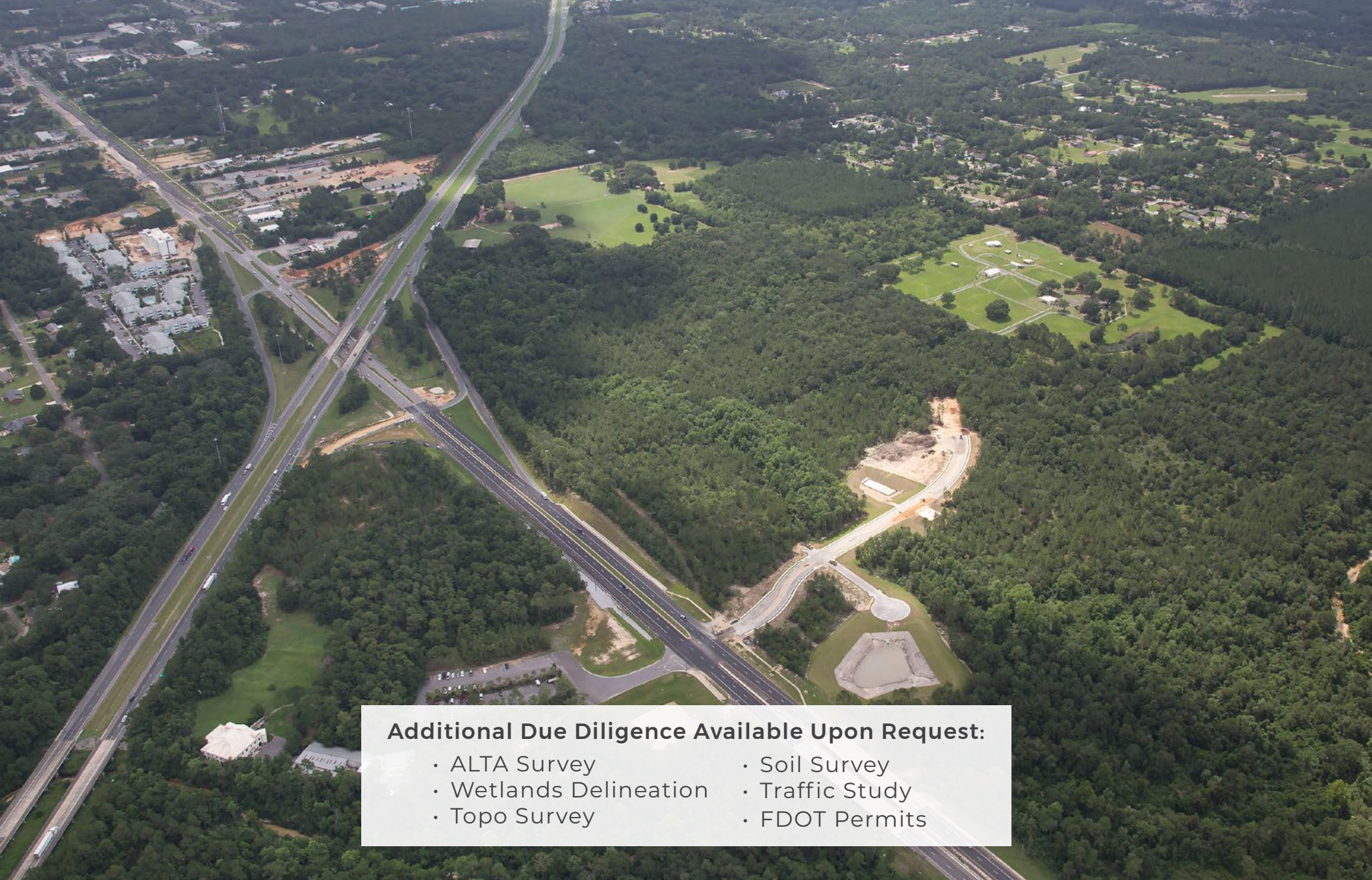
Outlying Field 8 (OLF8) is a former auxiliary airfield that is directly adjacent to the new Navy Federal campus. OLF8, previously associated with Naval Air Station Pensacola, was handed over to Escambia County in January of 2019 as part of a land exchange with the US Navy. Plans for the 630-acre development are in the early stages, but include a mix of commercial and residential. Currently, Escambia County is negotiating the sale of 100 acres of this land to Navy Federal. A master plan Committee has been assembled to further explore the future development of this property.



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Additional Due Diligence Available Upon Request:

- ALTA Survey
- Wetlands Delineation
- Topo Survey
- Soil Survey
- Traffic Study
- FDOT Permits



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