

5,411 SF RETAIL SPACE FOR LEASE OR SALE

CBRE



4781

Bayou Blvd  
PENSACOLA | FLORIDA

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PENSACOLA | FLORIDA

# PROPERTY OVERVIEW

This highly visible property is conveniently located on the heavy trafficked Bayou Blvd with 23,000 vpd. Only 5 minutes from the Pensacola Regional Airport, this premier retail site sits at the most dominant retail corridor in the Pensacola market. Additionally, this location is in the heart of the medical/hospital sector, with three facilities (Ascension-Sacred Heart, the new Baptist Hospital campus, and HCA Florida West) surrounding the submarket, and being among the largest employers in the market

## Highlights

- 5,411 SF
- Multiple access points from Bayou Blvd
- Pylon signage available
- Cross parking available
- Minutes from the Cordova Mall and Pensacola Regional Airport
- Lease Rate: \$26.00 - \$30.00
- Sale Price: \$2,000,000

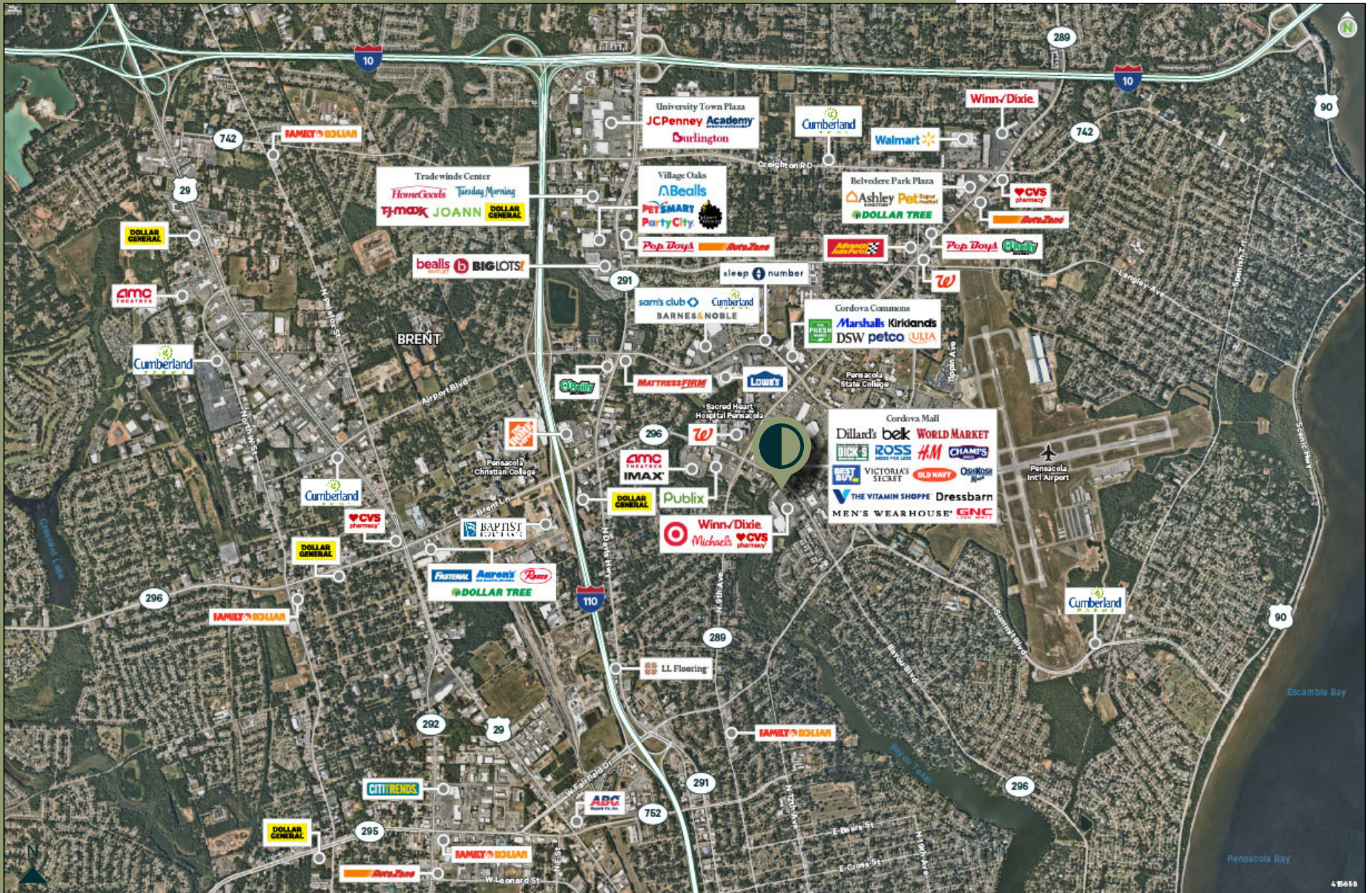
**5,411**  
SQUARE FEET

**23,000**  
VEHICLES PER DAY



# AREA MAP

PENSACOLA, FLORIDA





# AREA HIGHLIGHTS

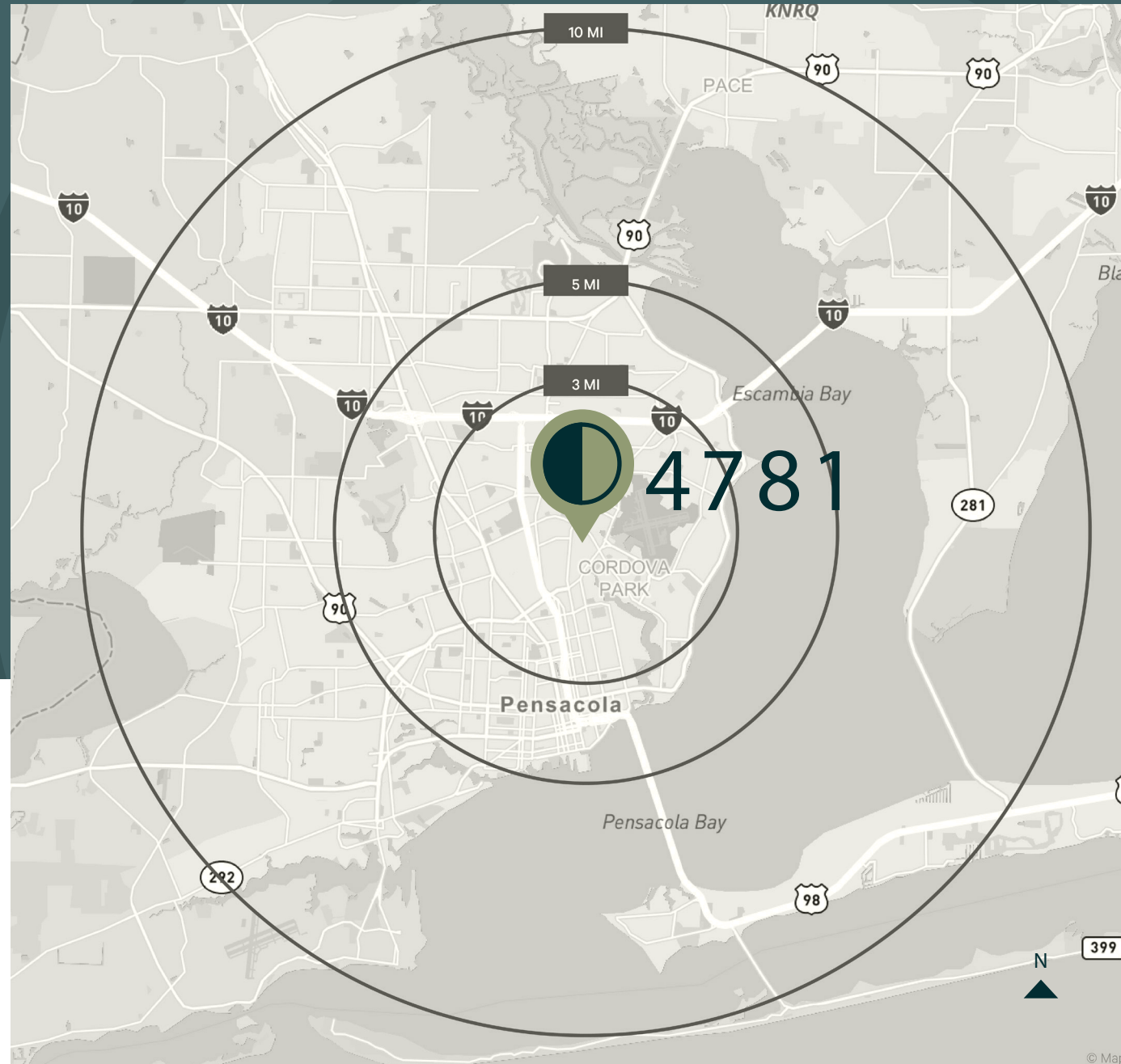
## PENSACOLA, FLORIDA

- With over 500,000 individuals in the Pensacola MSA, the Pensacola population is impacted by the presence of the Military and furthermore, the Department of Defense
- Major local employer Navy Federal Credit Union continues expansion of their campus, now supporting over 10,000 employees in Pensacola
- The Pensacola Naval Air Station (NAS) employs over 23,000 military and civilian personnel and is home of the famous Blue Angels
- University of West Florida nearing 15,000 total enrollment, Pensacola State College with over 25,000 total enrollment and Pensacola Christian College with almost 5,000 total enrollment are located less than 20 minutes from the site
- Three medical/hospital facilities (Ascension-Sacred Heart, the new Baptist Hospital campus, and HCA Florida West) surround the submarket, and are among the largest employers in the market

## State Rankings: Best Performing Store

- Dick's Sporting Goods - Ranked #1 with over 740K annual visitors
- Belk - Ranked #1 with over 430K annual visitors
- Dillard's - Ranked #4 with over 650K annual visitors
- Best Buy - Ranked #5 with over 600K annual visitors
- Cordova Mall - 7M annual visitors

Source: Placer AI



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# 4781 Bayou Blvd

PENSACOLA | FLORIDA

Demographics (2023)	3 Miles	5 Miles	10 Miles
Population	64,103	140,798	294,118
Annual Population Growth Rate	0.13%	0.14%	0.58%
Daytime Population	77,926	167,763	307,537
Employees	50,607	108,031	168,684
Avg HH Income	\$80,824	\$74,724	\$82,815
Avg HH Size	2.21	2.22	2.32
Median Age	39.3	40.0	40.0

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