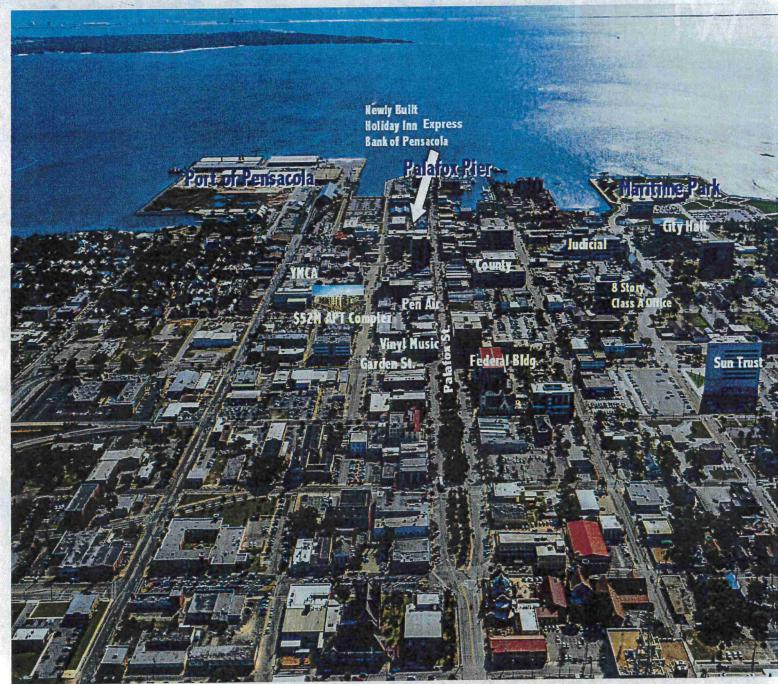


Waterfront Development Opportunity

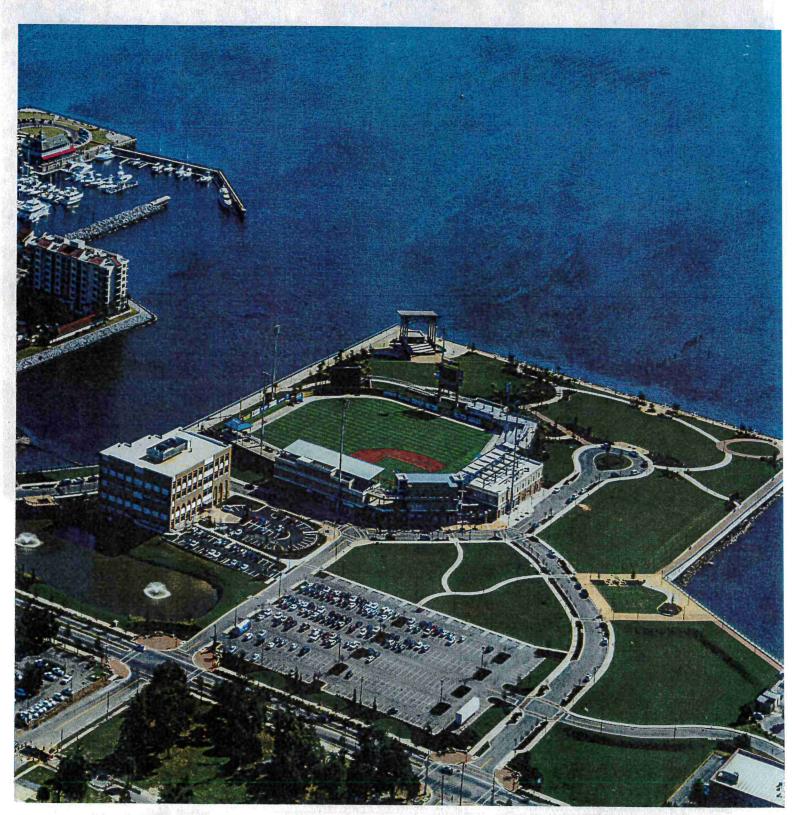
Determining Factor? Location, of course.



For Property Inquiries:



Maritime Park Complex Out-Parcels







Property and Leasing Description

Land Area: Total of 9.48-acres (412,949 SF +/-) within 7 non-contiguous platted lots, as follows:

Lease Terms: Qualified, credit worth tenant. 30 year term.

	Parcel Size	Land Lease
Lot 3	0.26 acres, 11,326 sf +/-	\$2,062.50 / per mo.
Lot 4	3.02 acres, 131,551 sf +/-	\$21,083.33 /per mo.
Lot 5	1.74 acres, 75,794 sf +/-	\$13,750 /per mo.
Lot 6	0.84 acres, 36,590 sf +/-	\$6,645.83 /per mo.
The second live in the latest and th	1.48 acres, 64,469 sf +/-	\$13,291.66 /per mo.
The second second second second second	1.75 acres, 76,230 sf +/-	\$15,583.33 /per mo.
A STATE OF THE PARTY OF THE PAR	0.39 acres, 16,988 sf +/-	\$3,116.66 /per mo



Premier Waterfront Location.

300 Blk. Main Street Pensacola, 71. 32501

Area Description:

Pensacola- Founded in 1559 by Don Tristan deLuna, Pensacola is the first European settlement in the United States. The city while steeped in history is decidedly cosmopolitan about its progress.

The subject property is located in the highly desirable downtown water-front district, where there has been a serious trend underway for revitalization. The core of the downtown is 44 blocks of historic, architecturally beautiful businesses, chic shops, 5 star restaurants, galleries and much more.

To the northeast of property is South Palafox Street renovations along the Palafox corridor are simply first class with many historic buildings being restored to house upscale retail shops, restaurants and salons. A new multi-million dollar, landmark Bank of Pensacola was completed in the end of 2014 on the corner of Palafox and Main Street.

For Property Inquiries:



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