J. KEY PROPERTIES

JACK KEY (SIOR) Exclusive Agent
Office **205-795-2086**
Mobile **205-222-7107**

300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
Email: jack@jkeyproperties.com

CORNER DEVELOPMENT LOT

Pine Forest Road (Florida Highway 297) and Blue Angel Parkway, Pensacola, FL.

- **GROUND LEASE**
- **BUILD-TO-SUIT**
- **PRICE IS NEGOTIABLE**
- **CAN BE DIVIDED**

LOT SIZE:
2.3 Acres

DIMENSIONS:
Approximately 304 feet of frontage on Pine Forest Road and 331 feet on Longleaf Drive

TRAFFIC:
- 66,000 vehicles travel through this intersection everyday

Aerial view, intersection of Pine Forest Road and Blue Angel Parkway

331 FEET

304 FEET

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PROPERTY OVERVIEW:
Property is located at the signalized corner of Blue Angel Parkway and Pine Forest Road in Pensacola, Florida.

66,000 VEHICLES PER DAY pass by this corner.
Blue Angel Parkway is scheduled to be extended through Longleaf Drive and become a major east/west thoroughfare through Pensacola.
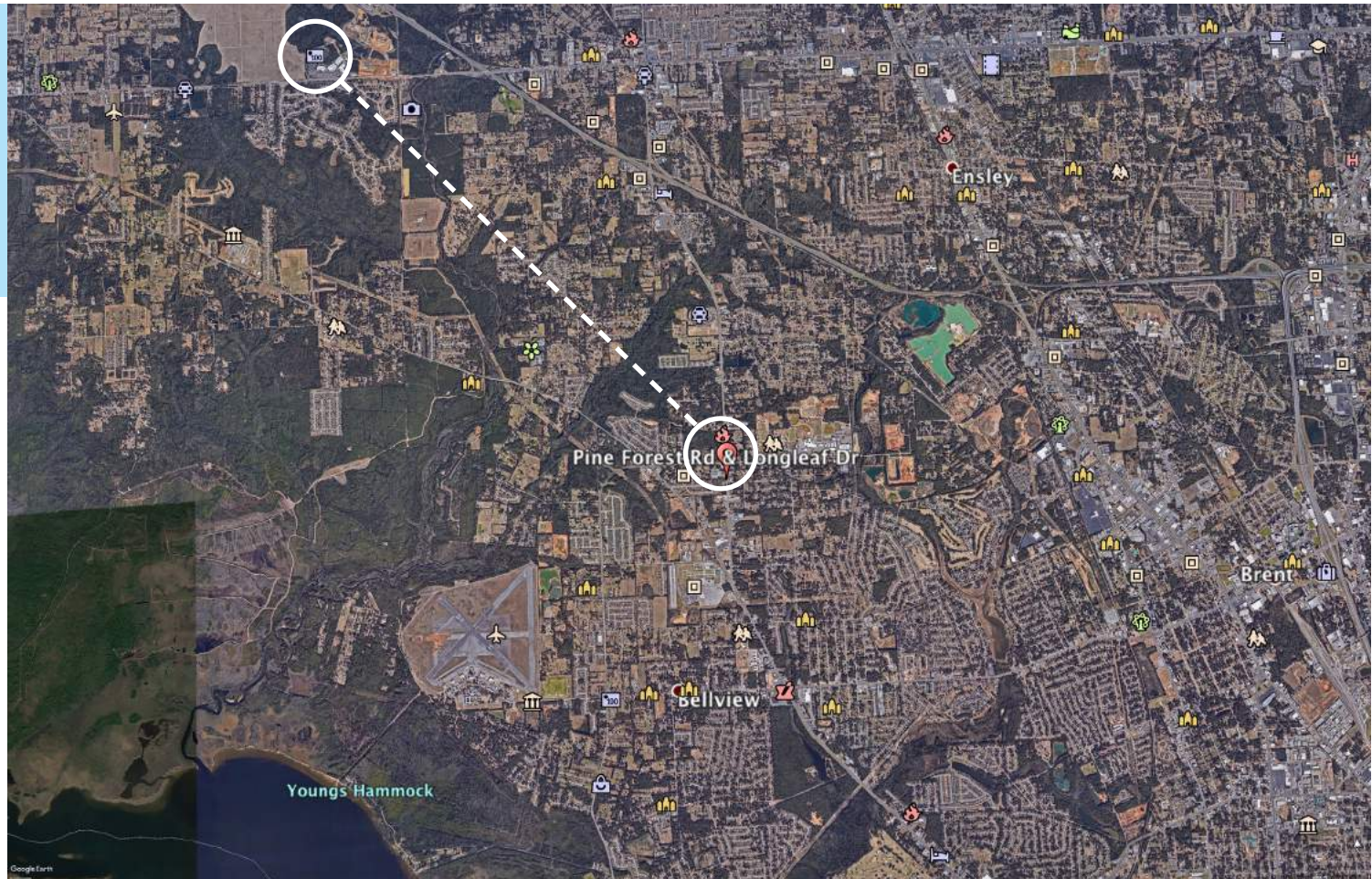
2.3 acres; ground lease; build-to-suit. Price is negotiable

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The site is approximately five miles from the Navy Federal Credit Union facility which is undergoing a major expansion and will have 12,500 employees by 2022.

The information above has been obtained from sources believed reliable. However, J. Key Properties, LLC makes no guarantee, warranty, or representation about its accuracy. It is the potential purchaser or tenant's responsibility to independently confirm its accuracy.

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POPULATION
1 mile radius: 4,836
3 mile radius: 38,759
5 mile radius: 44,884

MEDIAN INCOME
1 mile radius: $58,238
3 mile radius: $49,082
5 mile radius: $43,429

MEDIAN AGE
41.3 years

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