



University Town Center

Pensacola, FL

Pensacola-Ferry Pass-Brent (FL)



Edmee Morin

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	101,377 SF
PARKING SPACES	498

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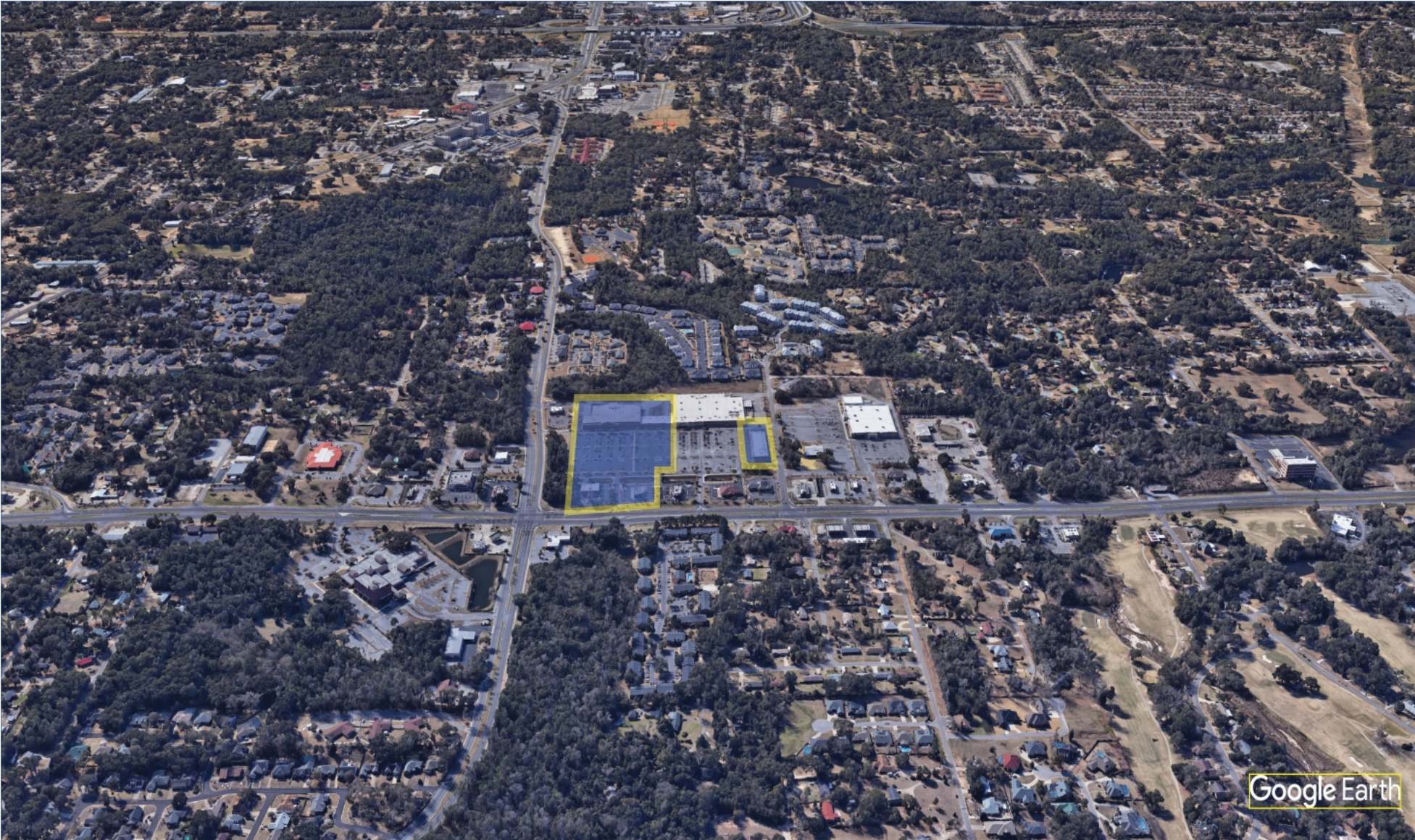
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www.kimcorealty.com/116400



Google Earth

DENSITY AERIAL

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■ Available
 ■ Potentially Available
 ■ Non-Controlled
 A Curbside Pick-up

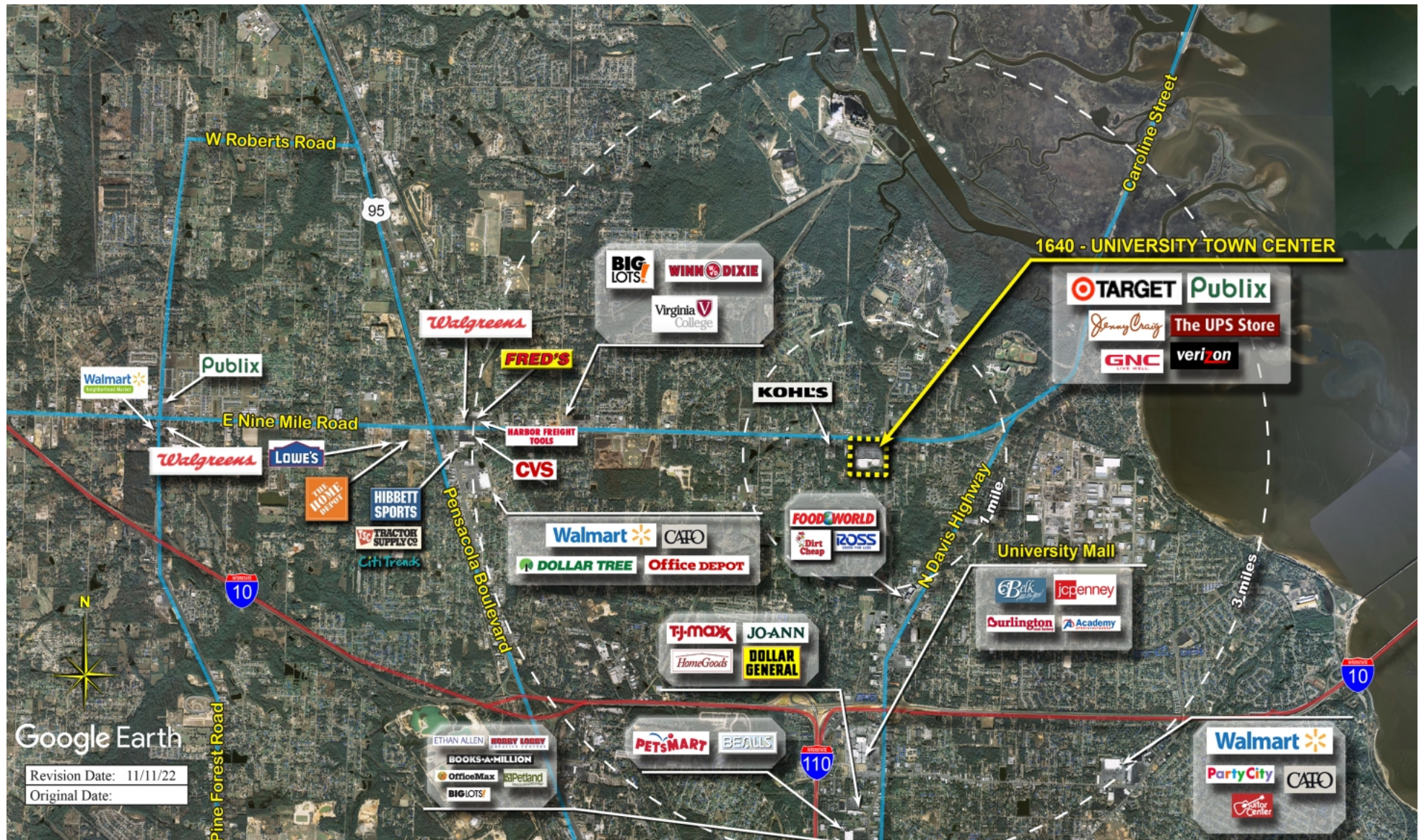


	TENANT	SQ FT
1	Publix	61,389
2	The UPS Store	1,600
3	GNC	1,600
4	Available	2,400
5	Leslie's Swimming Pool [...]	2,400
6	Movement Mortgage	1,200
7	OneMain Financial	2,000
8	Freedom's Found Coffee	1,600
9	Available	1,600
10	Delicias Latin Food and Bar	1,400
11	LA Nails	1,400
12	Wild Honey Frozen Yogurt	2,800
14	VIPcare	2,800
14A	Milan Laser Hair Removal	1,400
15	Wasabi Poke	1,400
16	Voo Doo BBQ & Grill	2,800
17	Nori Japanese Sushi & Grill	2,800
18	Firehouse Subs	1,400
20	Panda Express	1,988
21	Smoothie King	2,000
22	Verizon Wireless	3,400

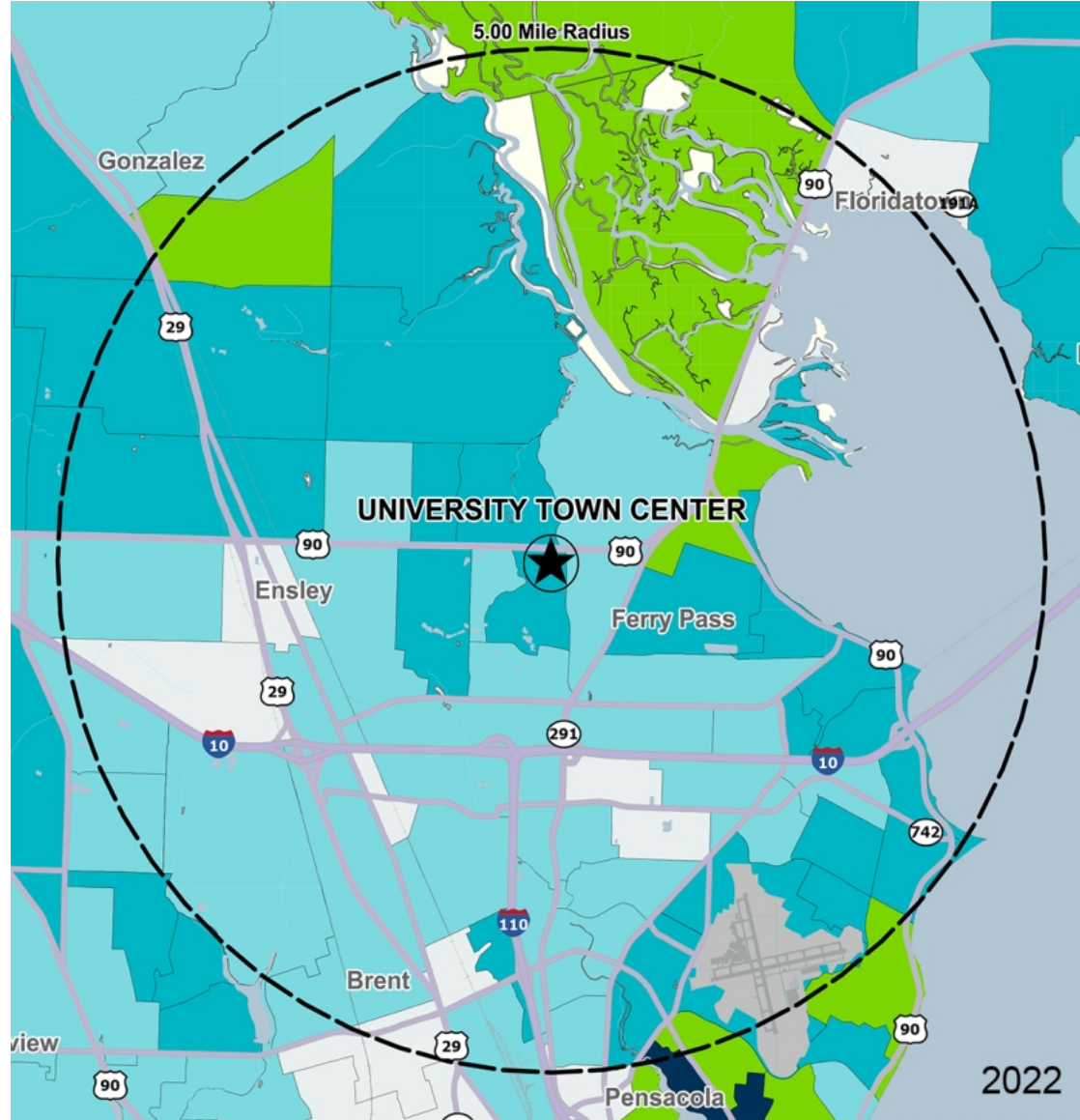
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,074	44,641	100,818
Daytime Pop	29,907	75,605	158,645
Households	3,838	18,811	40,915
Average HH Income	\$75,631	\$68,262	\$73,156
Median HH Income	\$54,919	\$55,132	\$58,197
Per Capita Income	\$35,437	\$29,755	\$30,508

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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9251 University Pkwy., Pensacola, FL



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