



University Town Center

Pensacola, FL

Pensacola-Ferry Pass-Brent (FL)



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AERIAL



GROSS LEASABLE AREA (GLA)

101,377 SF

PARKING SPACES

498

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DENSITY AERIAL



Property Overview

University Town Center is one of the top retail centers in Pensacola. The Center is located on the heavily traveled University Parkway and Nine Mile Road.

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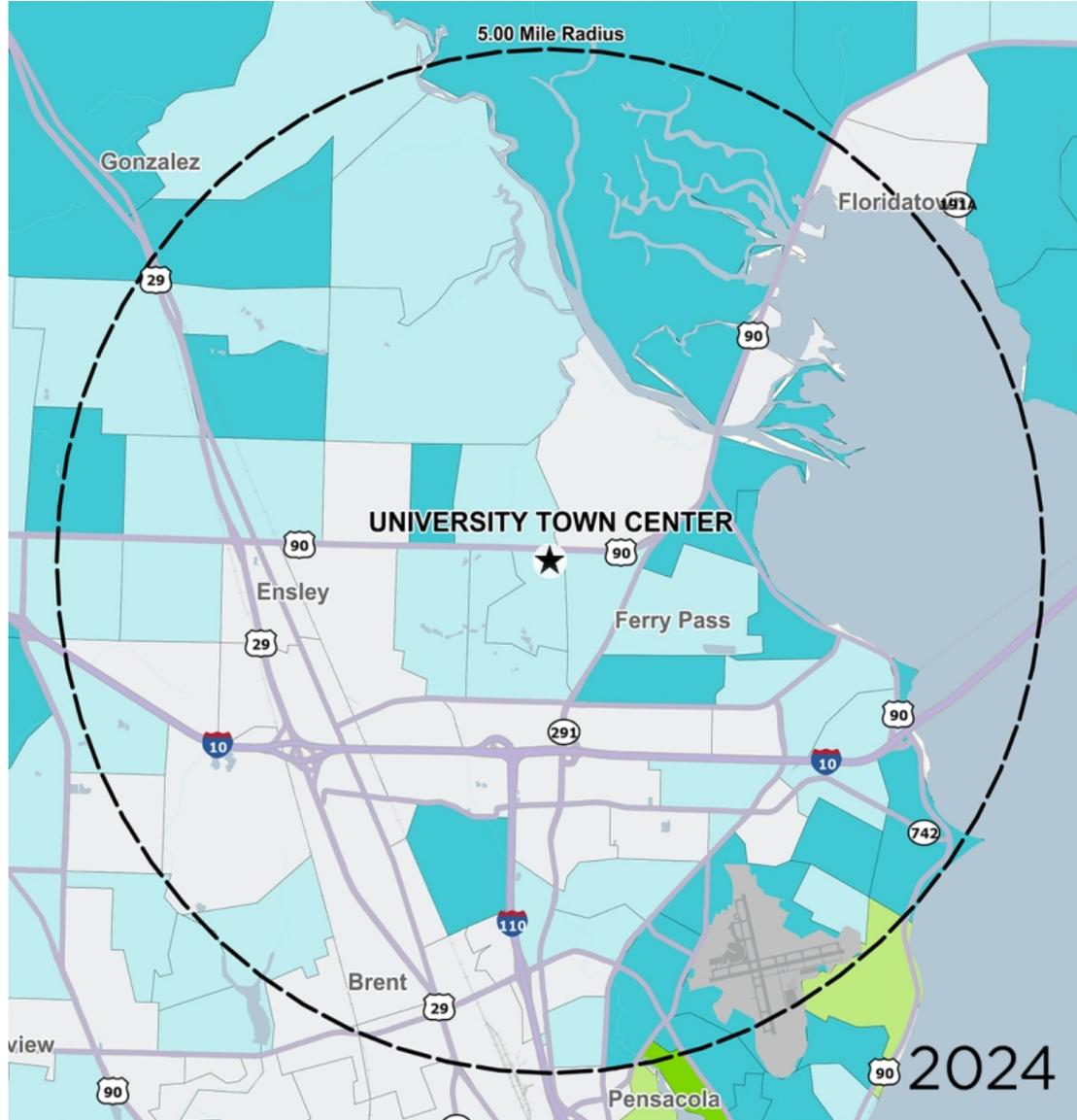


■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Publix	61,389
2	The UPS Store	1,600
3	GNC	1,600
4	Bath & Body Works	2,400
5	Leslie's	2,400
6	Movement Mortgage	1,200
7	OneMain Financial	2,000
8	Freedom's Found Coffee	1,600
9	United Hearing Centers of [...]	1,600
10	Available (Former Restaurant)	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, curbside pick-up 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, curbside pick-up 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.



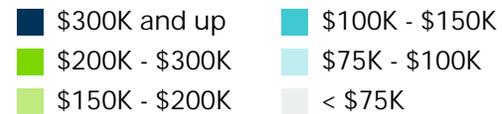
by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,477	47,257	103,532
Daytime Pop	29,235	71,169	149,234
Households	4,251	20,467	42,459
Average HH Income	\$87,964	\$79,795	\$84,016
Median HH Income	\$66,443	\$63,554	\$65,689
Per Capita Income	\$41,998	\$35,372	\$35,488

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



University Town Center

9251 University Pkwy., Pensacola, FL



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