



LOCATION:

First intersection on Hwy. 90 when coming into the Pace community and Santa Rosa County from Pensacola

FACTS:

Parcel Size: 1 to 4 acres (dividable)
 GLA: Up to 24,000 SF
 Traffic: US 90 39,500
 Woodbine 18,300
 Sales: Raceway (RaceTrac)
 Ronny's Car Wash

COMMUNITY:

- Woodbine Road is the main arterial to the majority of new and nicer housing developments in the Pace/Pea Ridge area.
- This location is the “front door” to the overall Pace, Pea Ridge, and Milton communities and stands as a “cut off” position for the entire market.
- Commute time into downtown Pensacola or the Santa Rosa beaches remains less than 20 minutes.
- The Pace area continues to enjoy very good growth due to ease of commute, home values, and school system.
- Located at a high traffic intersection with very good access (multiple access points) and visibility.

NEIGHBORHOOD:

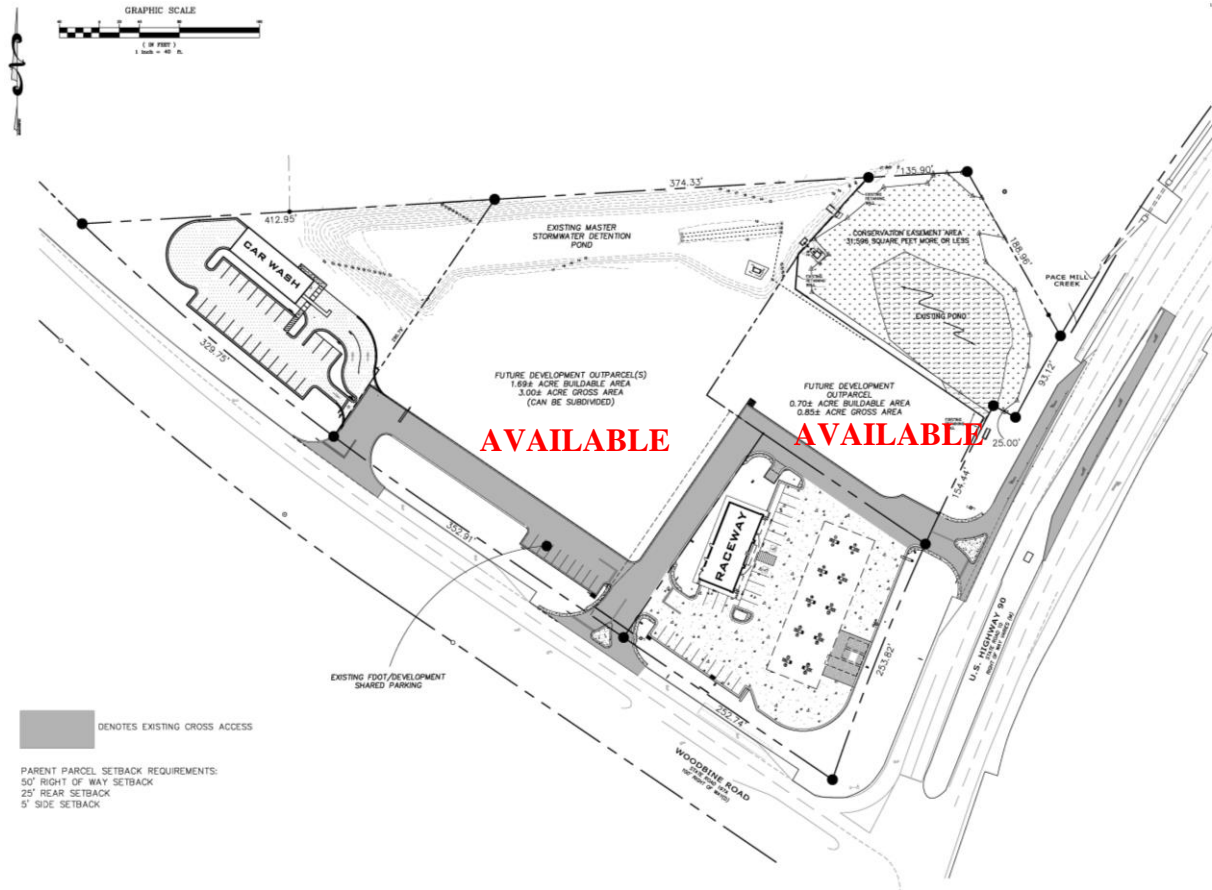
West Florida Medical Clinic	Santa Rosa County Athletic Complex	McDonald's	RaceWay
Baptist Medical Office Complex	Sacred Heart Hospital Medical Office	Waffle House	Tom Thumb

DEMOGRAPHICS:

2017 Estimates	3 Miles	5 Miles	Trade Area
Population	12,491	42,085	68,682
Household Growth 2000-2017	19%	36%	40%
Avg. Household Income	\$76,170	\$84,092	\$78,823



SITE PLAN:



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