

MADISON PARK OFFICE SUITE

4300 BAYOU BLVD., SUITE #8
PENSACOLA, FL 32504

Lisa D. Bradley
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Property Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.032 Acres
Year Built:	1982
Building Size:	1,200 SF
Renovated:	2017
Zoning:	SSD [Site Specific Development]
Market:	Pensacola
Submarket:	Cordova Park Business District

PROPERTY OVERVIEW

Desirable single-story unit within the Madison Park office park. This unit includes a large waiting area, receptionist's office, three exam rooms, private office, storage area, and kitchenette. Space is vacant and available for immediate occupancy.

Landlord pays real estate taxes, property insurance, association dues, and structural & roof repairs. Tenant pays utilities, janitorial, interior repairs & maintenance, telephone, cable, internet, liability insurance, contents insurance, and sales tax.

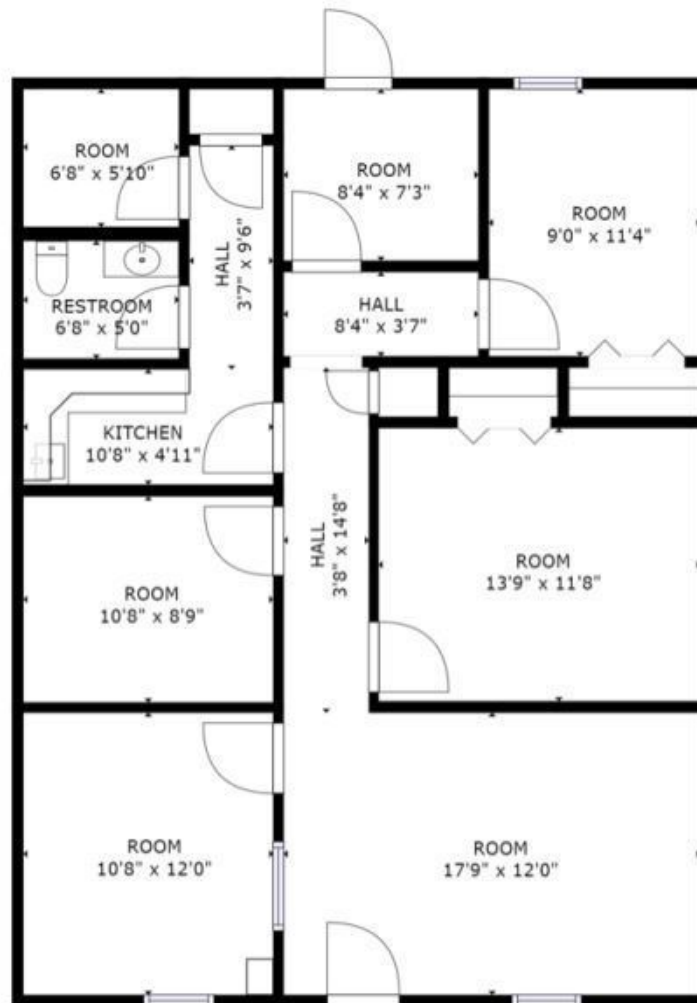
PROPERTY HIGHLIGHTS

- Cordova Park Area Professional Office Space
- Centrally Located near Cordova Mall, Sacred Heart Hospital and National Retailers
- Convenient to I-110 and Pensacola International Airport
- Desirable Single-Story Unit

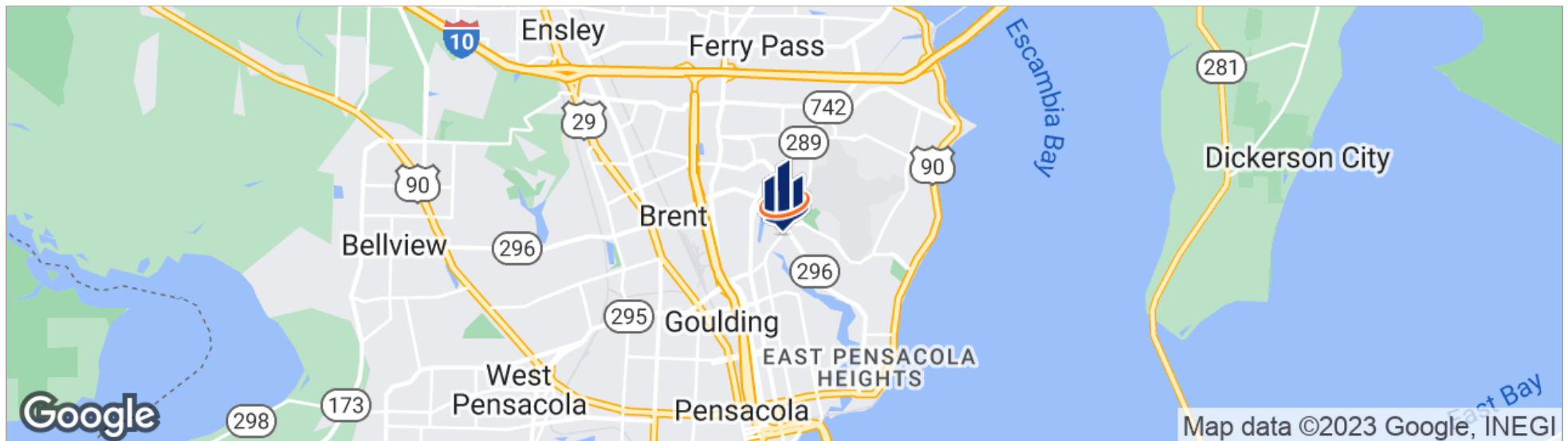
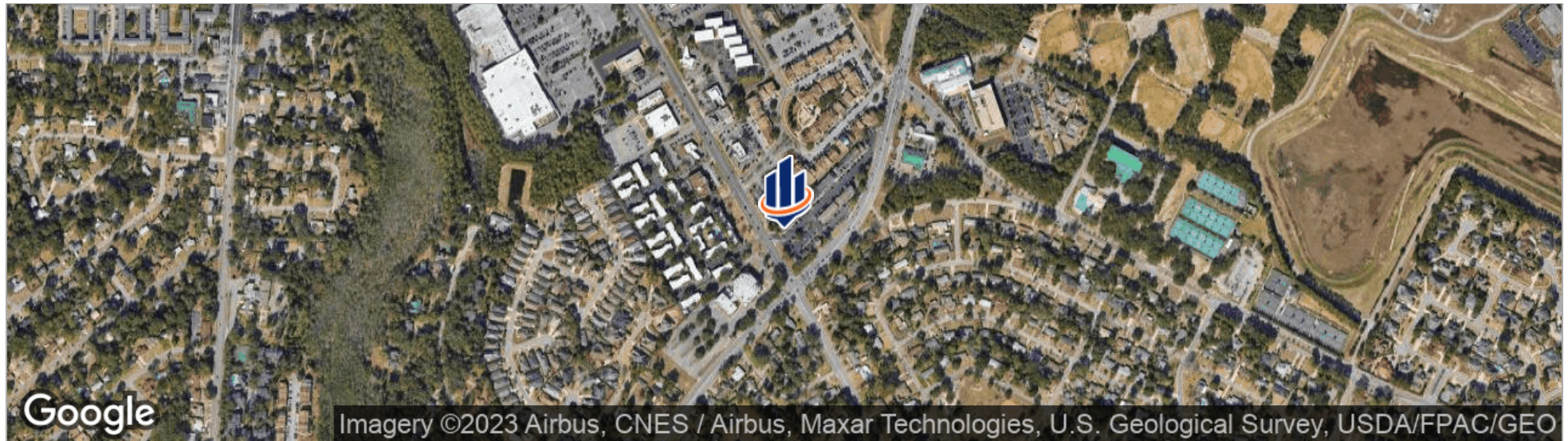
Additional Photos



Floor Plans



Location Maps



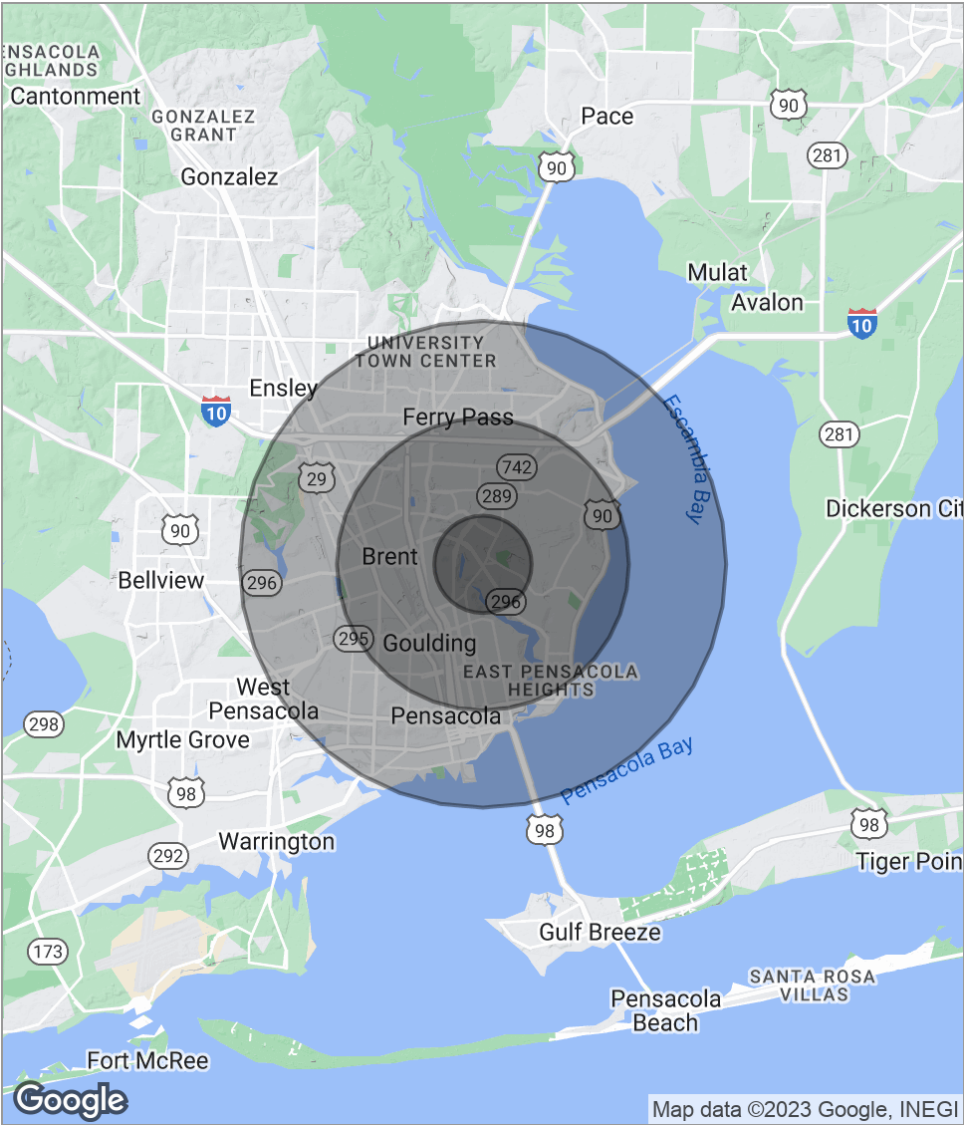
Site Plan



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,600	57,681	128,244
Median age	39.6	37.3	38.0
Median age [Male]	36.2	34.6	36.0
Median age [Female]	42.5	39.5	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,457	21,212	51,397
# of persons per HH	2.3	2.7	2.5
Average HH income	\$62,367	\$58,805	\$56,541
Average house value	\$283,377	\$286,790	\$217,464

* Demographic data derived from 2020 ACS - US Census

Contact Lisa D. Bradley, Advisor



LISA D. BRADLEY

Advisor

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PROFESSIONAL BACKGROUND

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate, providing the highest quality brokerage, consulting, and advisory services in Northwest Florida. Lisa specializes in the sales of Multifamily/Apartment investment properties and development land. She is a member of the SVN Land & Development Council, and the SVN National Multifamily Council, and the SVN Florida Multifamily Team. The Florida team is a premier group of agents/brokers that have sold over 12,000 apartment units, with nearly \$1 Billion in total sales. Although Lisa specializes in land and multifamily properties, she has extensive experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including industrial, office and retail properties. SVN's commitment to excellence and their entrepreneurial spirit is reflected in their strict policy of sharing commissions with other brokers 100% of the time. This has been proven to increase demand for assets and, consequently, sale prices.

Background:

Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser in the Bay Area of California. She moved to Pensacola in 2003 to further her career as a commercial real estate appraiser. With 20+ years of experience appraising a variety of commercial and investment properties, Lisa joined SVN with a unique set of expertise that has assisted her in exceeding the goals of her clients.

Family/Community:

A wife, mother, and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, golf, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), a board member of Bread & Table (a non-profit & social group working to help feed children in our community) and a volunteer ReadingPal with Every Child Reader in Escambia (ECARE).

MEMBERSHIPS