

## Escambia Office Park

6565 North W Street • Pensacola, FL 32505



### Lease Overview

Available SF:	1,180 - 11,878 SF
Lease Rate:	N/A
Building Size:	20,751 SF
Building Class:	B
Zoning:	ID-1

### Property Overview

Property	Nice private brick building with excellent lighted parking. Nicely landscaped. Adjacent to Escambia County Public Safety Building. Individual units available for immediate occupancy from 1,180 SF to 3,030 SF. Contiguous 11,878 available square feet can be stripped and finished to suit for longer term lease. Tenant is responsible for utilities, sales tax and CAM fees.
Location	"Escambia Office Park" entrance off of W Street near Hwy 29. Side entrance off of Marcus Pointe Blvd. brings you to traffic light.
Presented by	<b>RODNEY SUTTON</b> 850.429.8640 <a href="mailto:rsutton@svn.com">rsutton@svn.com</a> FL # BK3216338

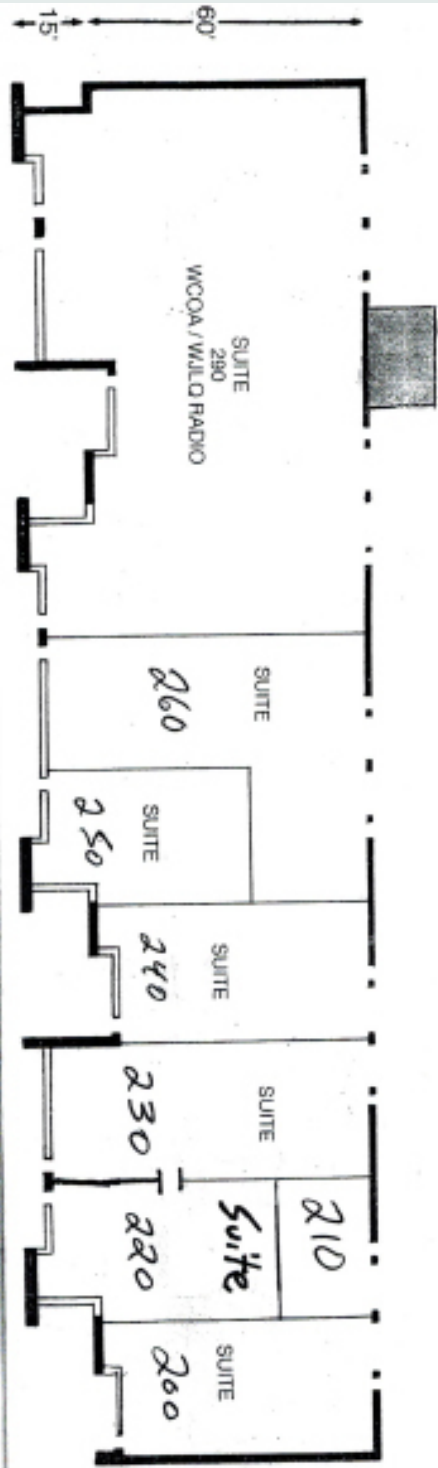
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Available Spaces

Summary	Lease Rate	N/A	Space Available
0 Spaces	Lease Type		Term

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Floor Plan





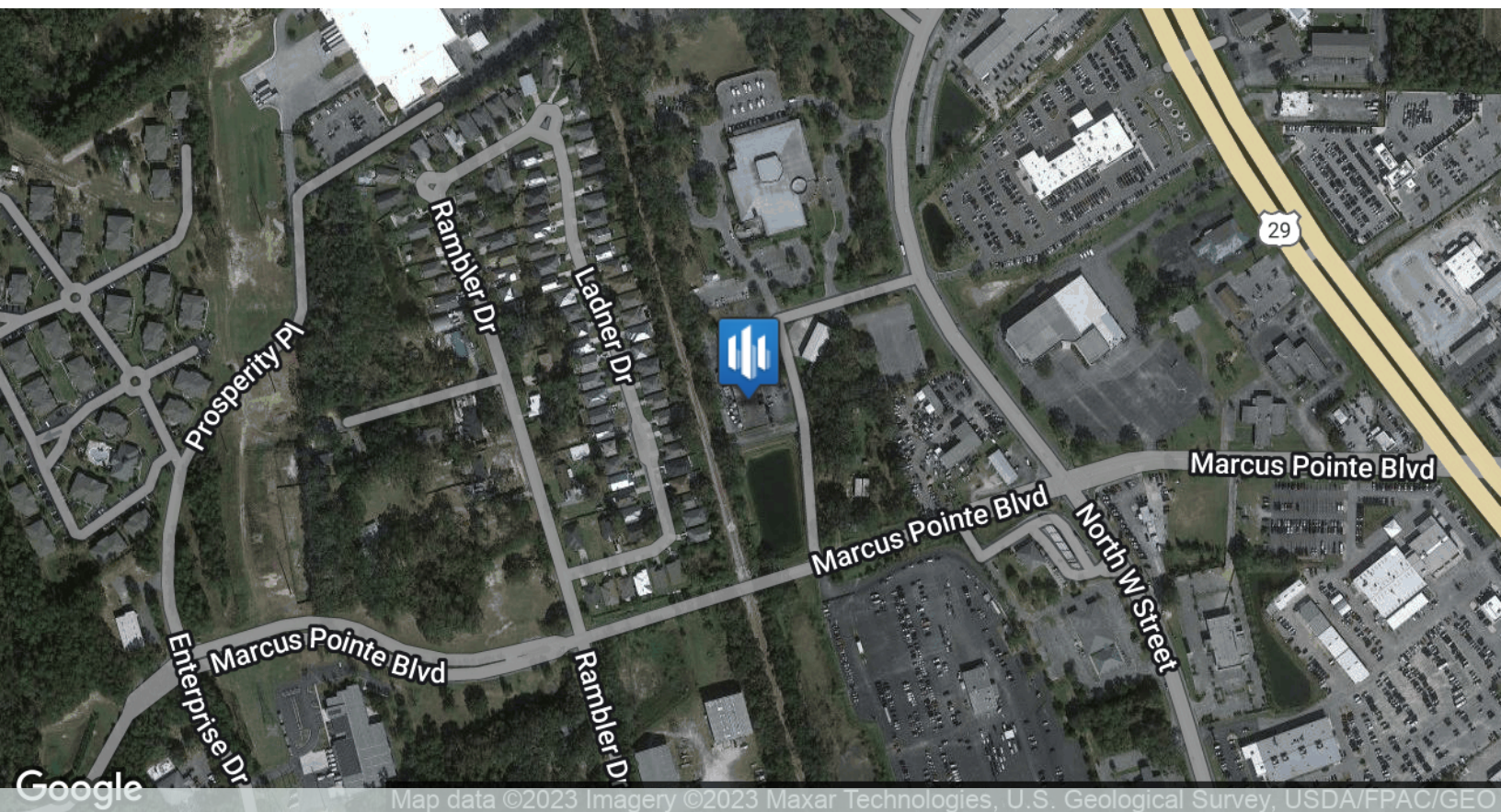
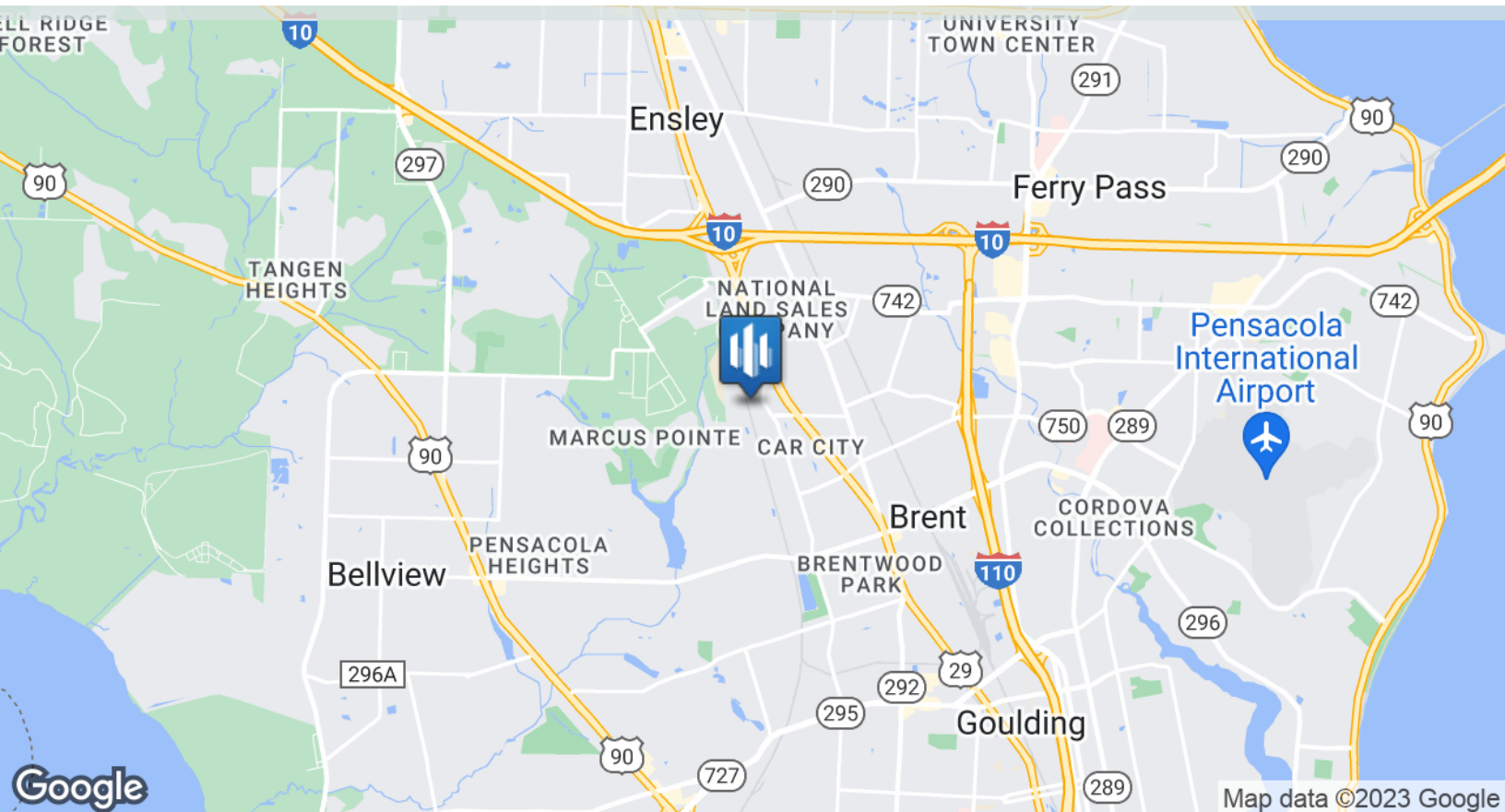
# Escambia Office Park

[Additional Photos](#)





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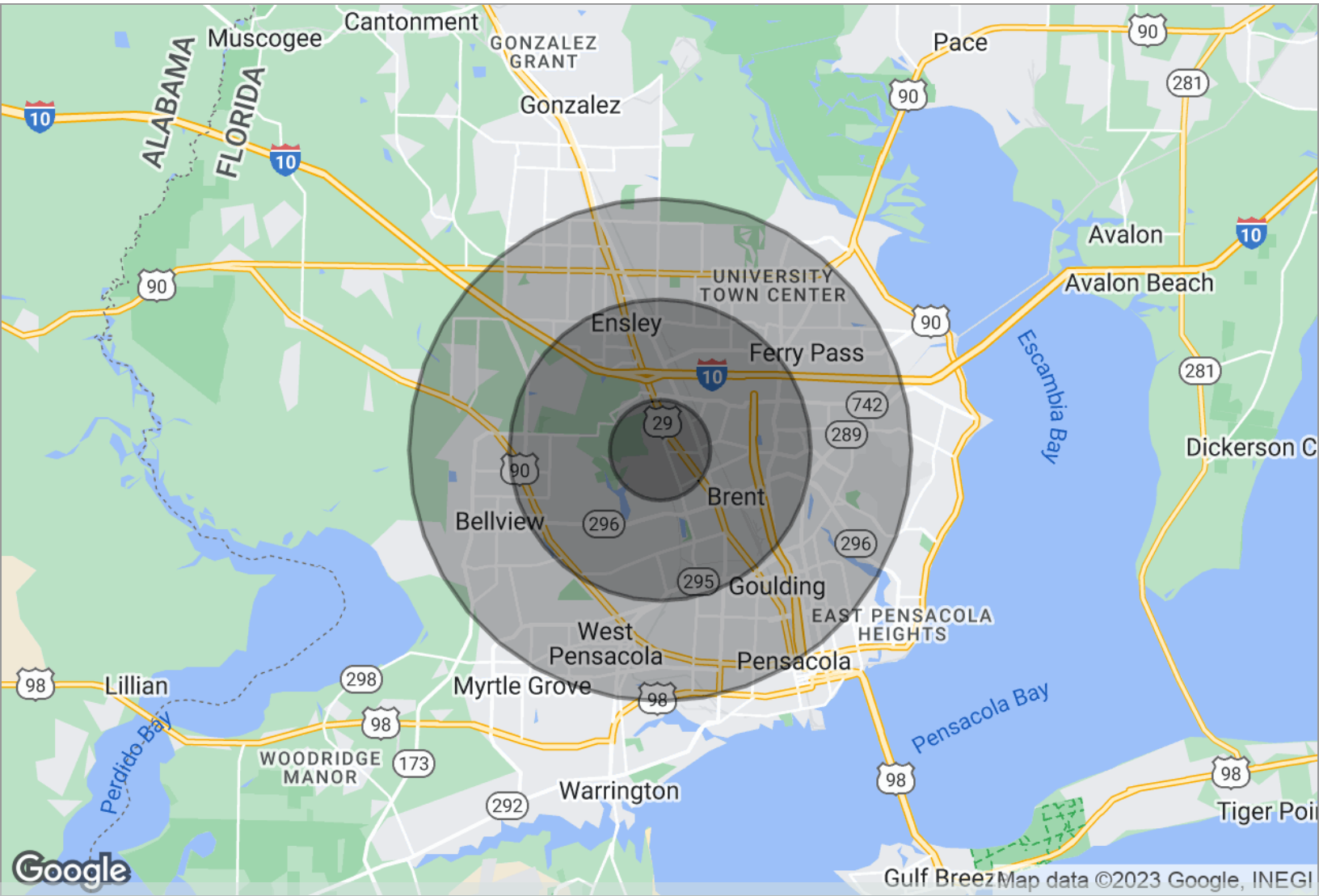
 For Lease | Office

	1 Mile	3 Miles	5 Miles
Total Population	4,089	55,333	151,704
Total Number of Households	1,766	20,336	58,149
Total Number of Persons per Household	2.3	2.7	2.6
Average House Value		\$149,509	\$156,492
Average Household Income	\$51,125	\$47,979	\$49,274
Median Age	40.9	35.2	36.6
Median Age - Male	42.8	35.1	34.7
Median Age - Female	40.6	36.2	39.0
Total Population - White	2,177	32,241	90,166
Total Percent - White	53.2%	58.3%	59.4%
Total Population - Black	1,575	18,048	48,555
Total Percent - Black	38.5%	32.6%	32.0%
Total Population - Asian	123	2,227	5,287
Total Percent - Asian	3.0%	4.0%	3.5%
Total Population - Hawaiian	47	261	306
Total Percent - Hawaiian	1.1%	0.5%	0.2%
Total Population - Indian	31	328	956
Total Percent - Indian	0.8%	0.6%	0.6%
Total Population - Other	12	579	1,106
Total Percent - Other	0.3%	1.0%	0.7%
Total Population - Hispanic	202	2,822	6,686
Total Percent - Hispanic	4.9%	5.1%	4.4%

\* Demographic information provided by BuildOut, Inc.



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Radius Map

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## Rodney Sutton

Senior Advisor, Principal

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## Rodney Sutton

Senior Advisor, Principal

SVN | SouthLand Commercial

Rodney is a Broker and Partner at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee, FL. He is a Licensed Commercial Real Estate Broker in Florida representing Buyers, Sellers, Landlords and Tenants while staying heavily involved in his community.

For the last 16 years, Rodney has been successfully developing residential, commercial, medical, and industrial real estate. Over the course of his career, he has owned and operated many successful businesses and brings entrepreneurial spirit and first-hand business experience to any project benefiting his clients and partners.

### Background:

Rodney was born and raised in Pensacola, but has lived in Chicago, Orlando, Tampa and Atlanta. He has been 'back home' in Gulf Breeze for 20 years with his wife of 22 years, Amy Sutton, and their two sons, Jacob and Blake. He enjoys boating, biking, camping and tailgating. He is proud to serve as the Scoutmaster of the Boy Scouts of America Troop 11 in Gulf Breeze.

He earned a Bachelor of Science in Marketing at University of West Florida while earning the Annual Student Leadership & Service Award.