

**LEASE**

**7121 Pine Forest Rd**

**1.45 ACRES**

Pensacola, FL 32526

**PRESENTED BY:**

**CARYN CIESLA**

O: 850.434.7500

caryn.ciesla@svn.com

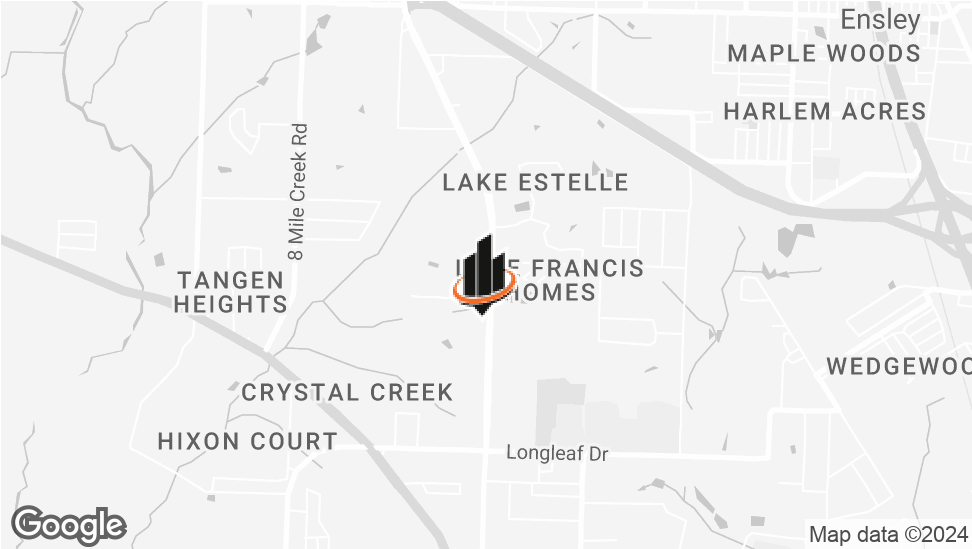
FL #SL3507763

**Pine Forest Rd** AADT 32,500





PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	1,485 SF
LOT SIZE:	1.453 Acres
ZONING:	COM
APN:	241S313102000000

PROPERTY OVERVIEW

Property sits on 1.4534 Acres of mostly cleared land. The home on property can remain residential, be used as office space, or redeveloped for a variety of use. The area is a mix of Commercial and Residential with excellent visibility and easy in and out access along Pine Forest Rd.

PROPERTY HIGHLIGHTS

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## PLAT MAP



**CARYN CIESLA**

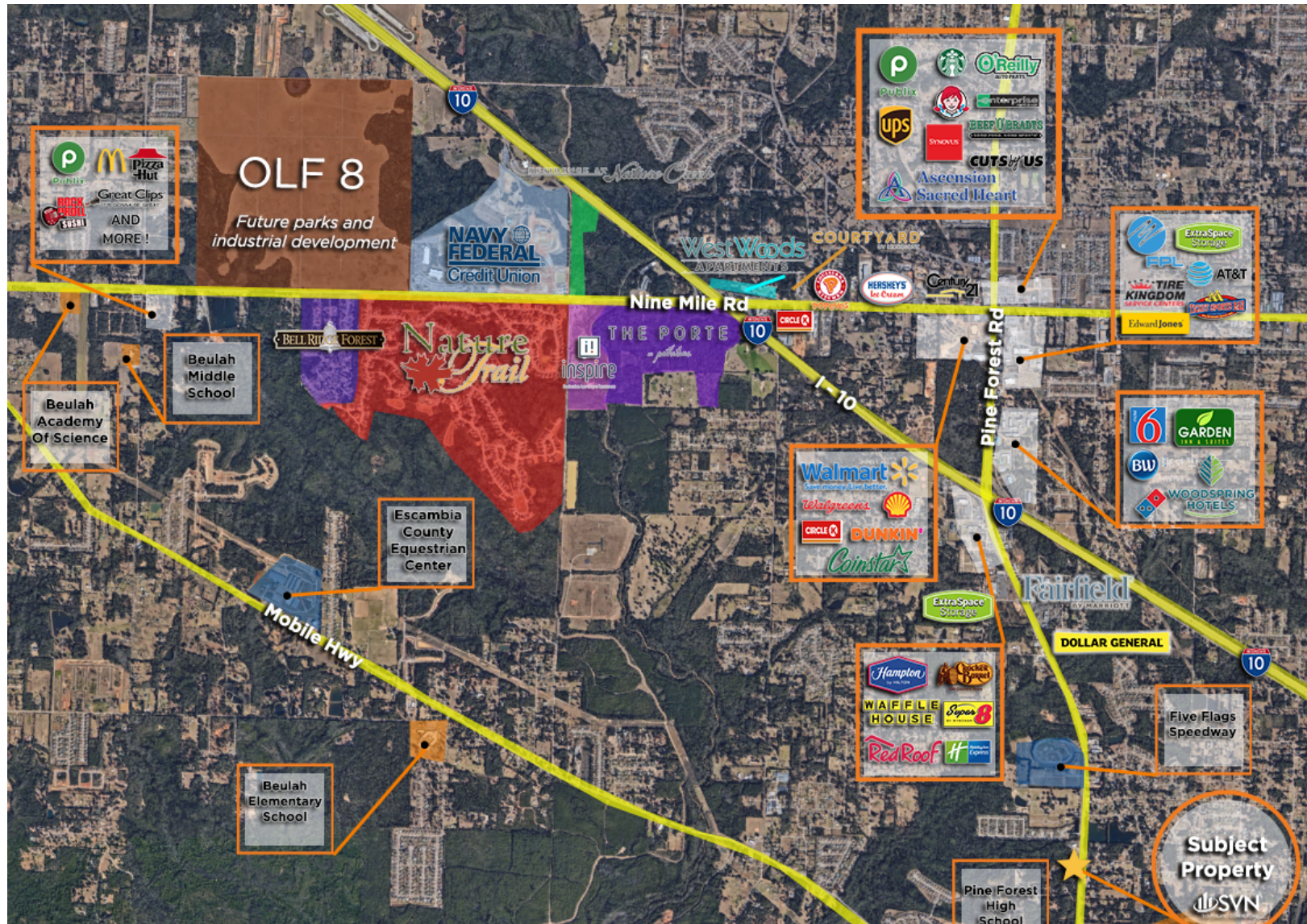
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## TRADE MAP



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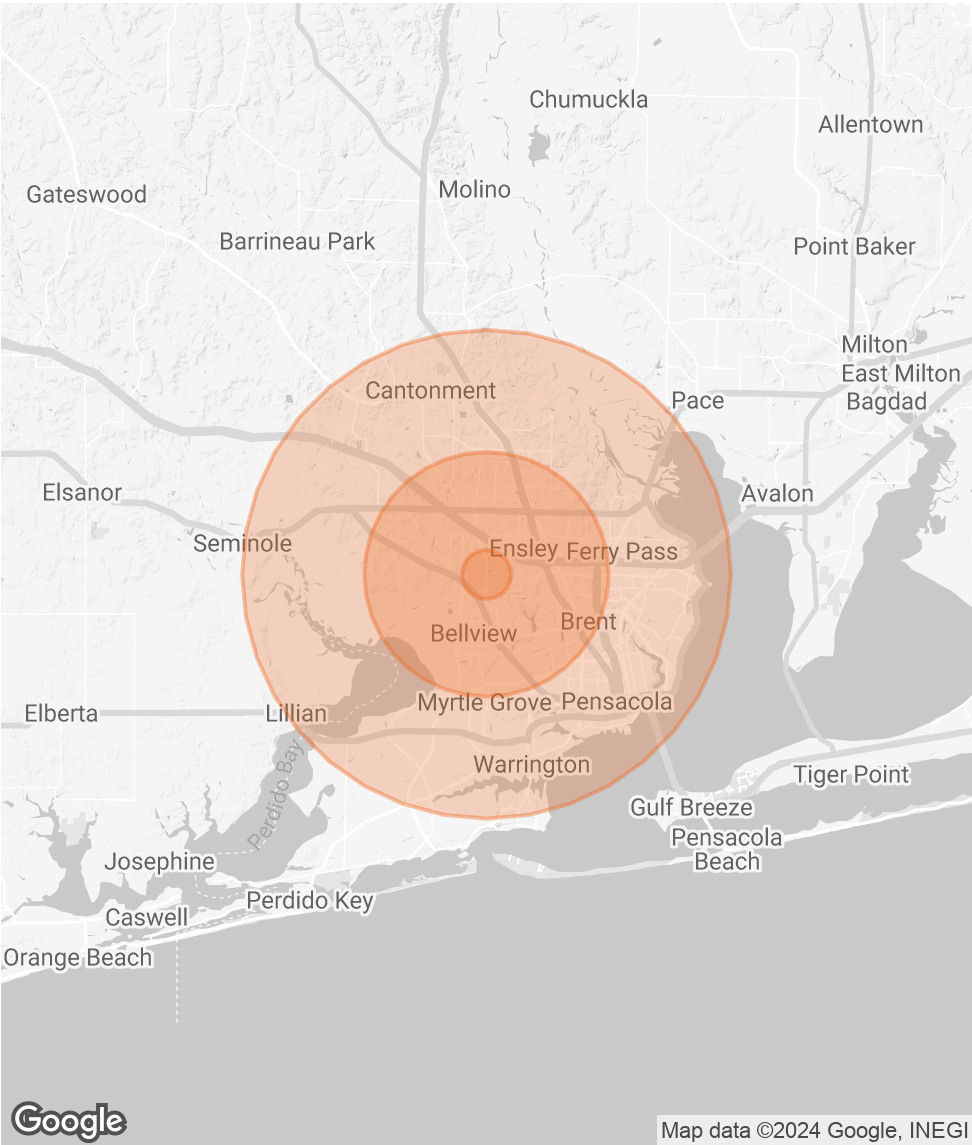


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,352	97,289	286,795
AVERAGE AGE	46.0	38.5	37.6
AVERAGE AGE (MALE)	44.9	37.7	36.3
AVERAGE AGE (FEMALE)	48.0	39.8	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,396	37,384	109,757
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$62,767	\$54,402	\$55,423
AVERAGE HOUSE VALUE	\$178,667	\$167,518	\$183,497

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



CARYN CIESLA

Associate Advisor

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PROFESSIONAL BACKGROUND

Caryn Ciesla is an Associate Advisor with SVN | Southland Commercial in Pensacola, FL.

A native of the Panhandle, Caryn is excited to be working in commercial real estate to help facilitate the growth of business diversity within her community.

Caryn has a passion for learning and recognizes that there is always knowledge to be gained from one another. She is a firm believer in the SVN model of collaboration and will strive to explore all resources to deliver an ideal solution for her clients’ needs. Her education background includes a Master of Public Health, Bachelor of Science in Allied Health, Florida Master Naturalist courses, and numerous CRE courses. She has been an active member of the Coast Guard Reserves for over 12 years and continues to be “Semper Paratus”.

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