

VILLAGE OAKS

6241-6251 NORTH DAVIS HIGHWAY, PENSACOLA, FL 32504



▶ PROPERTY DETAILS

Total Square Footage: 171,703 SF

▶ PROPERTY DESCRIPTION

Village Oaks is located in Pensacola, Escambia County, Florida. Pensacola is the seat of Escambia County, which includes 30 miles of Gulf of Mexico beach front and has an MSA of 439,987. Dubbed the “Cradle of Naval Aviation,” Pensacola is home to Naval Air Station Pensacola, Saufley Field, Corry Station, and Whiting Field. The economic base is diverse and includes retail, tourism, and military based employment.

N. Davis Hwy has a traffic count of over 40,000 cars/day and is the strongest retail corridor in the area with Academy Sports, Ross, Big Lots, JC Penney, TJ Maxx / HomeGoods, Hobby Lobby, Burlington, Rooms To Go, and Books-A-Million are all situated along the route.

▶ DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,655	60,886	150,057
Average Household Income	\$52,378	\$56,814	\$61,099
Race:			
White	60.9%	63.8%	60.6%
Black	29.2%	26.3%	30.7%
Other	9.9%	9.9%	8.7%

▶ TENANTS

BEALLS

PETSMART



CAFO

Party City

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