

# UNIVERSITY TOWN PLAZA

7171 N DAVIS HWY, PENSACOLA, FL 32504



## ▶ PROPERTY DETAILS

Total Square Footage: 221,442 SF

## ▶ PROPERTY DESCRIPTION

University Town Center is a 221,442 SF community retail center anchored by Academy, Floor & Décor and Boot Barn and shadowed by BJ's and JC Penney. It also includes a well performing Texas Roadhouse, BJ's Gas Station, an unanchored strip and a 2.2 acre pad. University Town Center is located in a main retail node along N Davis Hwy (43,000 VPD) at the corner of and with access to both I-10 and I-110. This asset is just down the street from Village Oaks and Pensacola Square.

## ▶ DEMOGRAPHICS

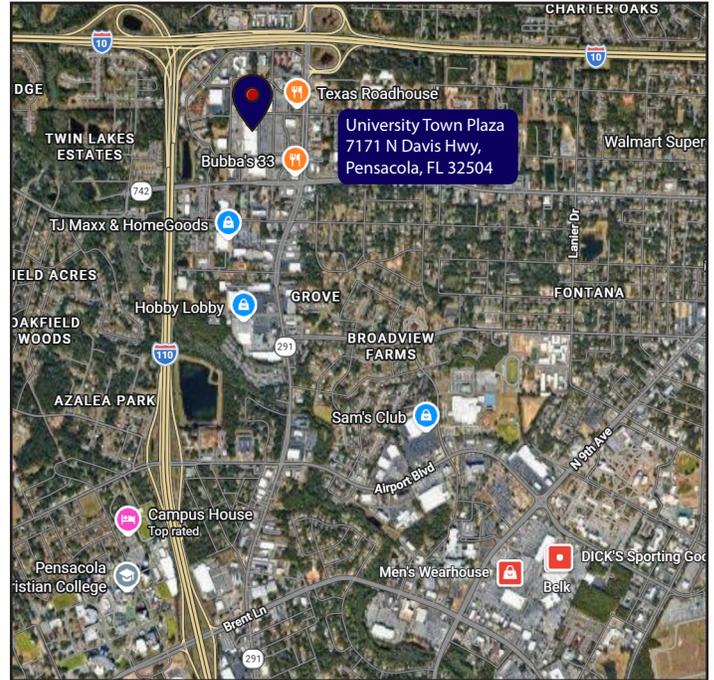
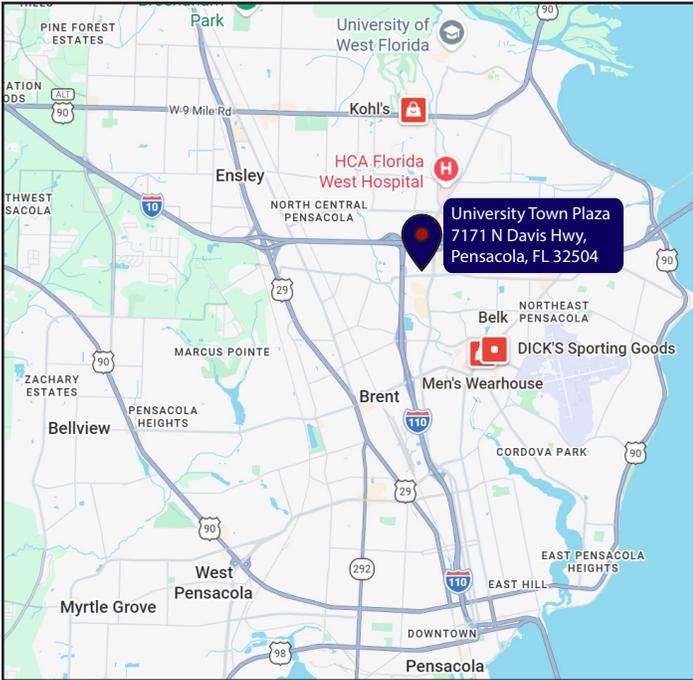
	3 Miles	5 Miles	10 Miles
Total Population	60,017	135,785	287,324
Average Household Income	\$63,915	\$68,149	\$72,531
2024 Households	24,204	54,597	115,197

## ▶ TENANTS



# UNIVERSITY TOWN PLAZA

7171 N DAVIS HWY, PENSACOLA, FL 32504



LEASED

AVAILABLE

NOT OWNED

TENANT ROSTER		
SUITE	TENANT	SIZE
H21	Jimmy Johns	1,690 SF
H24	Lucky Goat Coffee	1,840 SF
H26	Club Pilates	1,840 SF
H27A	IBrow Expert	1,380 SF
H27B	Jones Shakes	1,564 SF
H28	Men's Southwest	2,539 SF
H31	Pounders	2,300 SF
H35	The Joint	1,380 SF
H37	Available	1,840 SF
H41	Thai Rice	1,840 SF
H49	Taylor's Breakfast	3,680 SF
L01	State Farm	1,446 SF
L03	Platch's Closet	5,011 SF
L09	Avis	2,473 SF
XA04	Available	46,829 SF
XA02A	Floor + Decor	52,247 SF
XA02B	Boot Barn	12,000 SF
XA05	Academy Sports	72,342 SF
ZBL	BJ's Gas	
ZLL01	Texas Roadhouse	

For more information contact: Shane Brownlee | shaneb@rcgventures.com | 404.665.1143  
[www.rcgventures.com](http://www.rcgventures.com)