

# For Sale — New Retail

## CREIGHTON COMMONS

### PENSACOLA, FLORIDA

2620 Creighton Road, Pensacola, FL 32504



#### PROJECT PROFILE

- 23,760 SF of retail space with cross access to a new Wal-Mart Supercenter
- 100 % Leased
- Site provides exceptional visibility from Creighton Blvd. (17,800 --- '04 AADT) near its intersection with 9th Avenue (34,000 --- '04 AADT)
- Interstate 10 is just 1/2 mile to the North
- NNN Leases with national tenants including Cato, Shoe Show, Cingular, Sally Beauty, Advance America, Cuts By Us, CitiFinancial and Hollywood Video
- Site provides generous signage and parking
- Opened November 2003

#### CONTACT

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#### TRADE AREA INFORMATION

##### TRAFFIC (2004)

9th Avenue	34,000 (AADT)
Creighton Blvd.	17,800 (AADT)

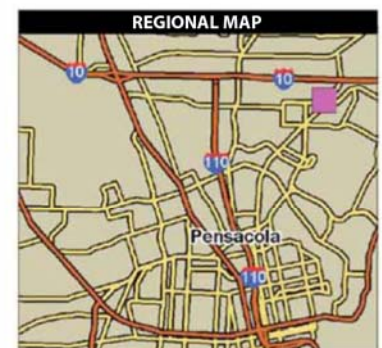
##### Demographics (2005)

	1 Mile	2 Miles	3 Miles
Population	9,266	31,157	55,983
Households	4,498	14,886	25,143
Median HH Income	\$38,914	40,659	40,517
Median Age	37	38	35

#### AERIAL



#### AREA MAPS



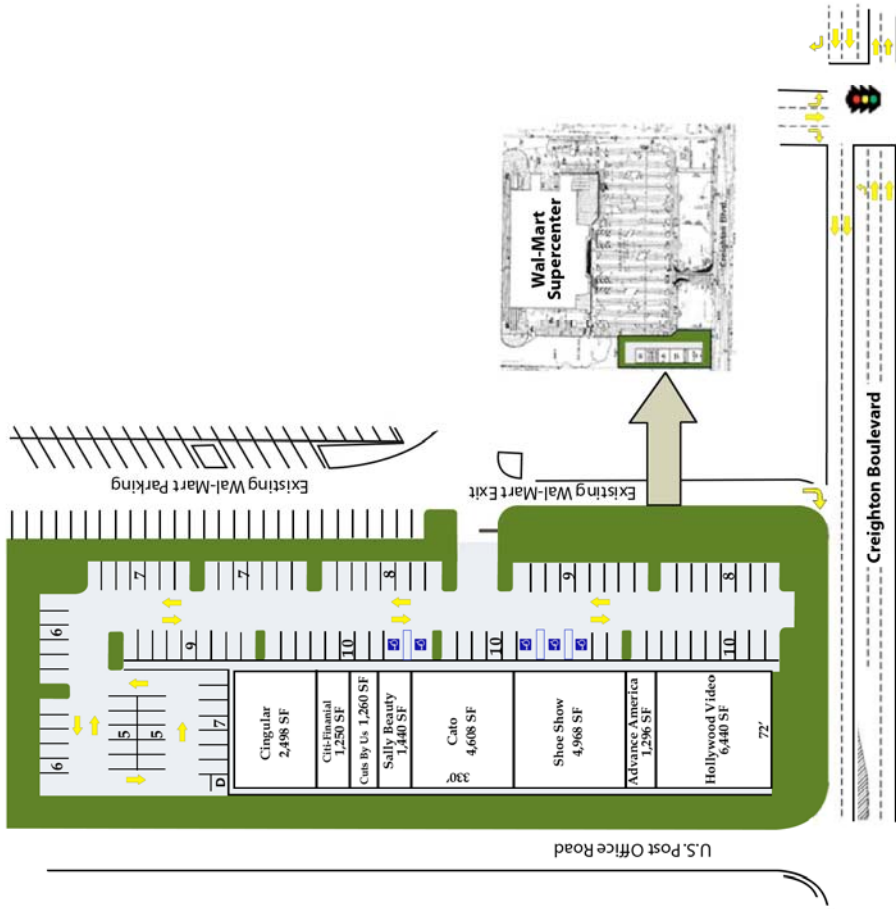
#### PRICING

Cap Rate:	7.31 %
Price:	\$5,725,000

#### NET OPERATING INCOME

Annual Rent:		\$433,733
Less Management Factor	3.3 %	\$15,181
NOI		\$418,552

■ **SITE PLAN**



■ **CREIGHTON COMMONS**



■ **SITE DATA**

Adjacent to the Wal-Mart Supercenter at Creighton Blvd. & 9th Street  
Pensacola, FL

**Total Building SF:** 23,760 SF  
**Total Land Size:** 1.68 Acres  
**Parking Required:** 80  
**Parking Provided:** 107  
**Parking Ratio:** 3.1 : 1000

■ **LEASE TERMS**

Tenant:	Hollywood Video	Cuts By Us	Advance America	Shoe Show	Sally Beauty	Cato	Cingular	Citi Financial	TOTAL
<b>Initial Term:</b>	10 Years	10 Years	5 Years	5 Years	5 Years	5 Years	5 Years	5 Years	
<b>Commencement:</b>	Aug-03	Dec-03	Oct-03	Nov-03	Oct-03	Oct-03	Nov-03	Nov-03	
<b>Options:</b>	3x5	2x5	2x5	2x5	2x5	3x5	2x3	2x3	
<b>Leased Area:</b>	6,440	1,260	1,296	4,968	1,440	4,608	2,498	1,250	23,760
<b>%</b>	27.1%	5.3%	5.5%	20.9%	6.1%	19.4%	10.5%	5.3%	100.0%
<b>Maintenance:</b>	Net	Net	Net	Net	Net	Net	Net	Net	
<b>Taxes:</b>	Net	Net	Net	Net	Net	Net	Net	Net	
<b>Insurance:</b>	Net	Net	Net	Net	Net	Net	Net	Net	

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