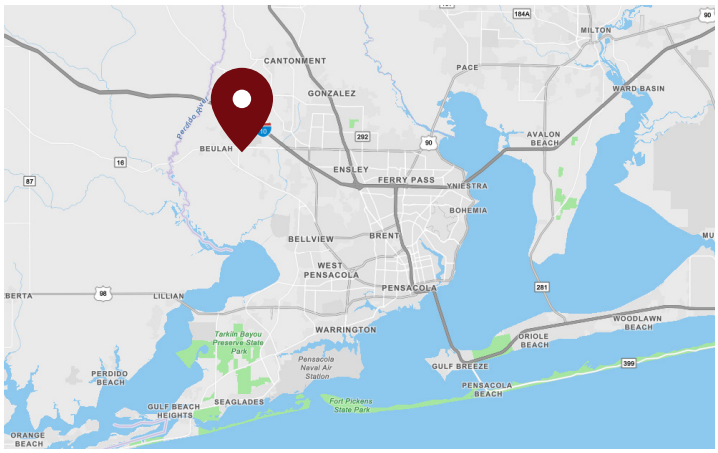
Publix #1746 - Nine Mile Crossing

8684 Beulah Road
Pensacola, FL 32526
Lat 30.533, Long -87.380

FULLY LEASED

PROPERTY HIGHLIGHTS

- New Publix-Anchored Center
- Located at the Southeastern corner of W Nine Mile Road and Beulah Road, Pensacola, Escambia County, Florida
- Under-Retailed, Expansive Trade Area with No True Competition
- Beulah is Home to Navy Federal Credit Union's Campus Which is Currently Expanding to House over 10,000 Employees - Additionally, Nine Mile Crossing is Adjacent to the 500+ Acre OLF-8 Master Planned Development which will Bring Additional Commerce, Residential and Community Amenities
- Excellent Ingress/Egress with Multiple Points of Entry



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,402	15,680	35,948
Daytime Population	1,543	9,732	25,319
Total Households	876	5,862	14,029
Avg. HH Income	$122,156	$111,963	$103,581

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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Crossman & Company
www.crossmanco.com

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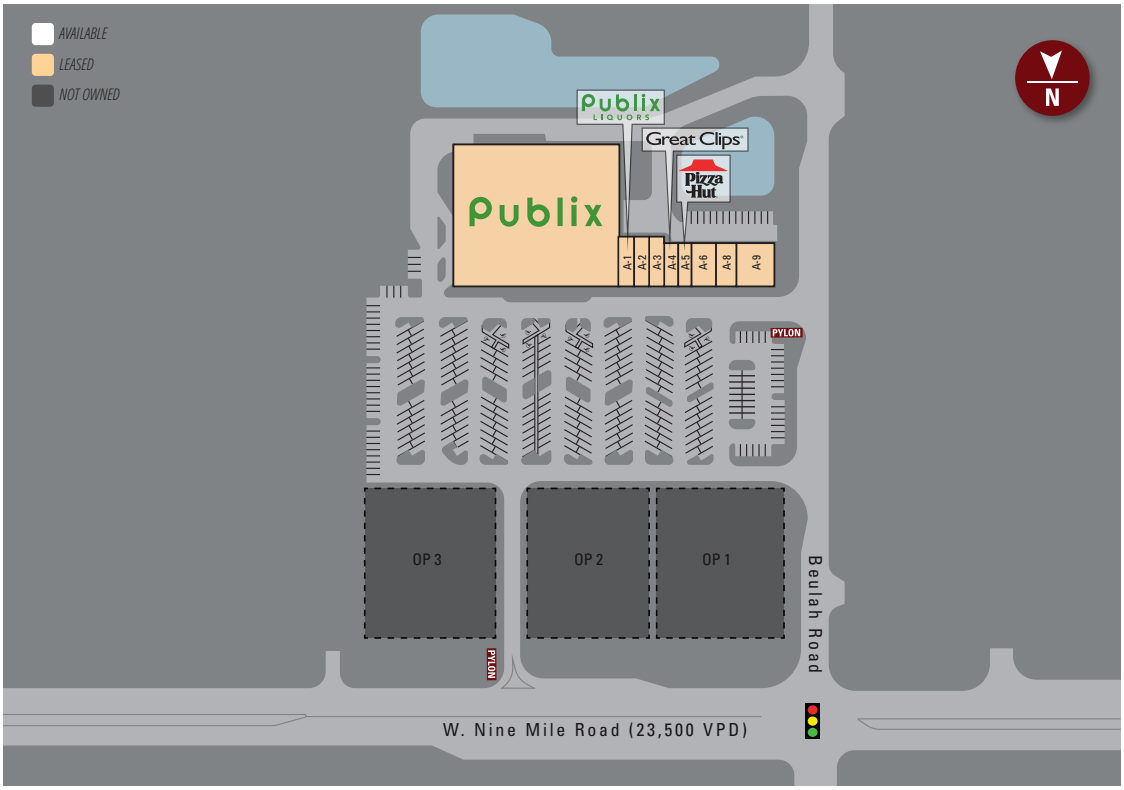

SITE PLAN

Suite	Tenant	Size
1	Publix	48,387
A-1	Publix Liquors	1,400
A-2	B&B Nail Lounge	1,400
A-3	Jersey Mikes	1,400
A-4	Great Clips	1,200
A-5	Pizza Hut	1,200
A-6	Bell & Terrezza Optical	2,400
A-8	Rock N' Roll Sushi	1,600
A-9	Beulah Family Dentistry	3,200

TOTAL 62,187

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
155,900

EST. # OF VISITS ANNUALLY
1.3 Million

AVG. VISITS / CUSTOMER
8.1

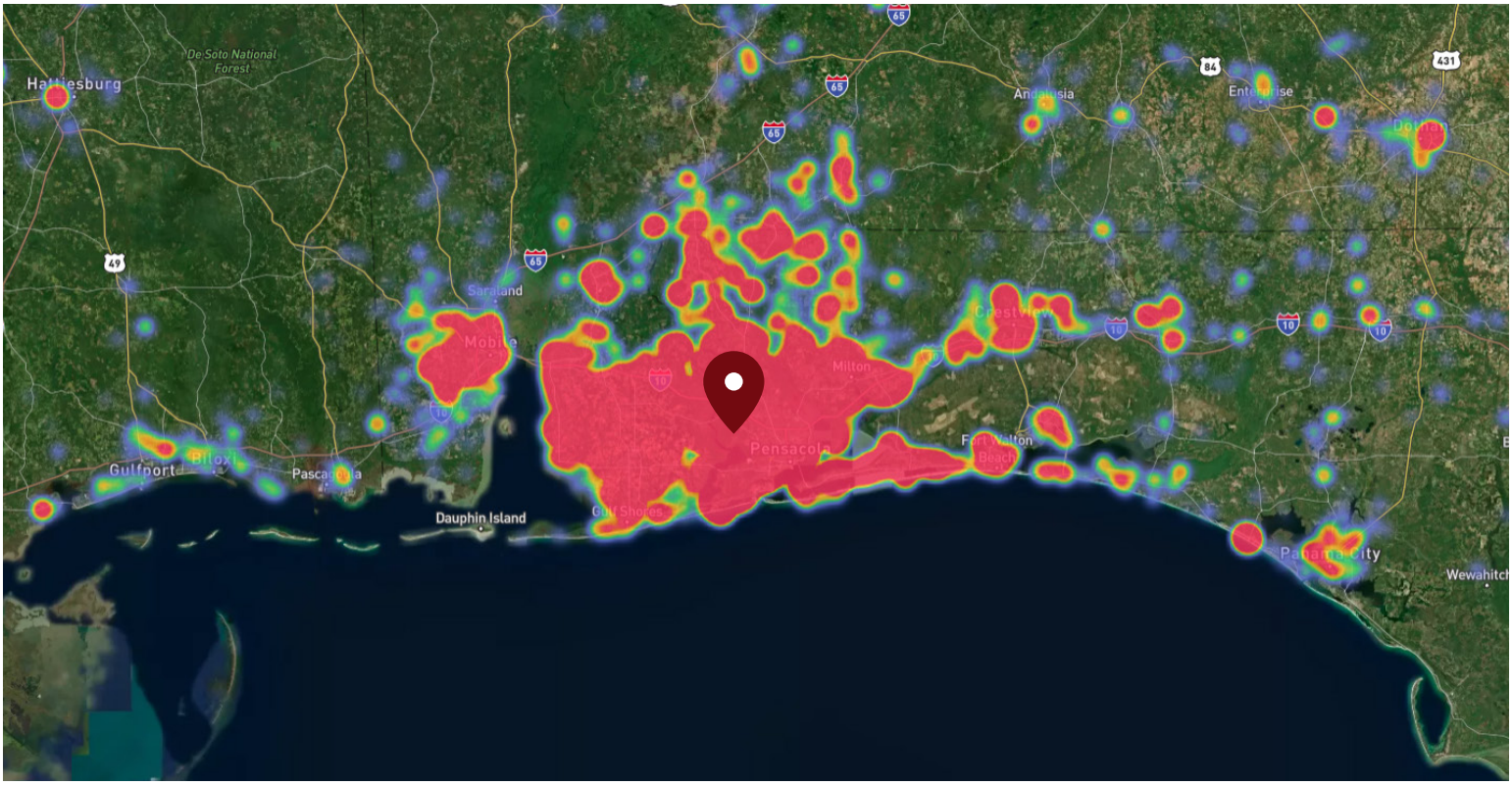
AVG. LENGTH-OF-STAY / VISIT
24 Min

TOP 3 DAYS	# OF VISITS
Sunday	199,478
Friday	189,181
Sunday	188,193

TOP 3 HOURS	# OF VISITS
5-6 PM	188,572
4-5 PM	173,890
12-1 PM	163,574

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2023 - April 30, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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