

NOW LEASING

Pensacola, FL

Westside Village



- A **NEW** Shopping Center Featuring Walmart Neighborhood Market
- East Nine Mile Rd & Westside Dr in Pensacola, FL
- Coming 2017

Bright-Meyers-Sasser Westside, LLC

Fletcher Bright Company
(423) 755-8830

Meyers Brothers Properties, LLC
(404) 252-1499

NOW LEASING

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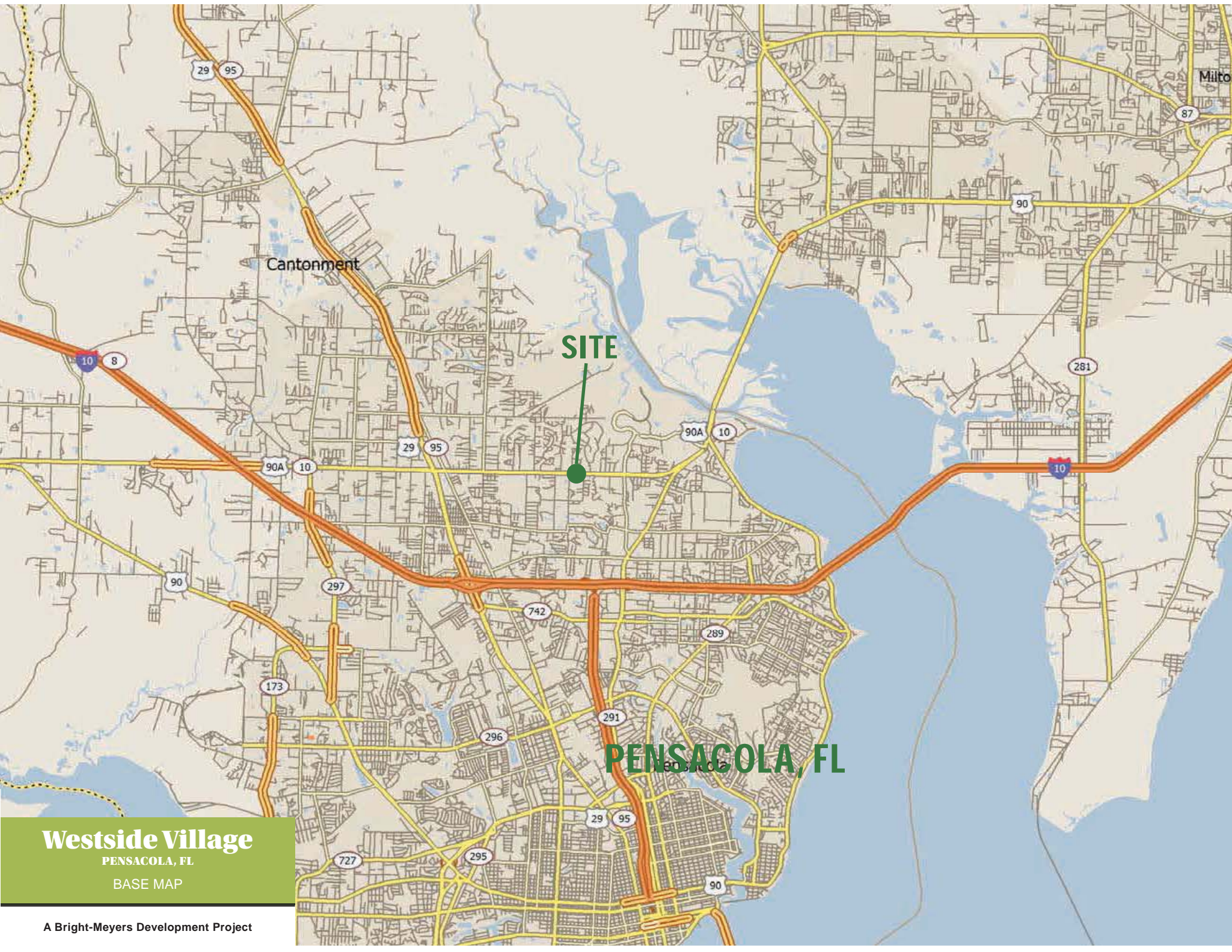
- **NEW** shopping center featuring Walmart Neighborhood Market with retail space for lease
- Located at East Nine Mile Rd & Westside Dr
- Westside Village Shopping Center is across the street from Scenic Hills Country Club and the University of West Florida
- For leasing information call:

Andy Govan
800-446-3289

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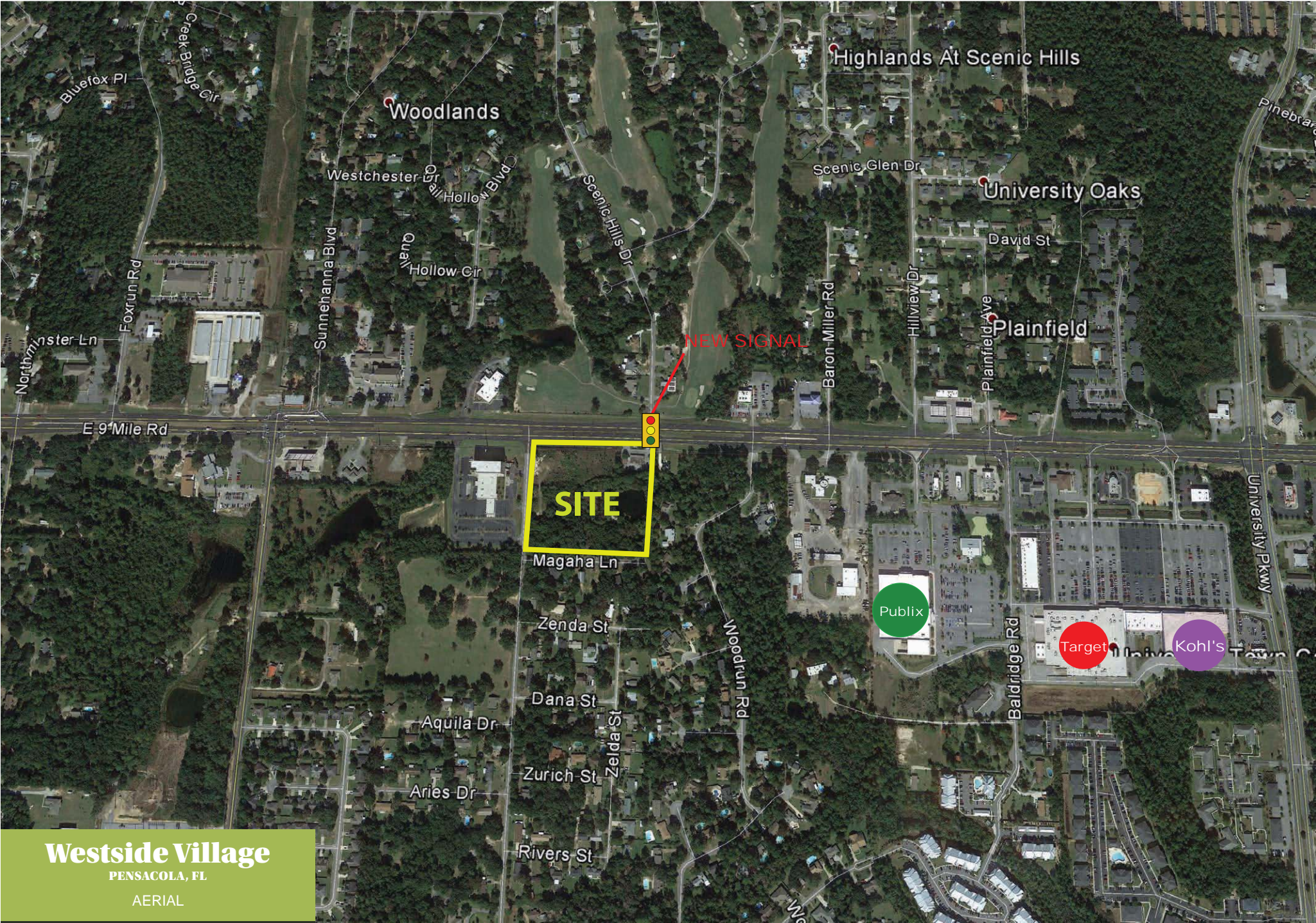


SITE

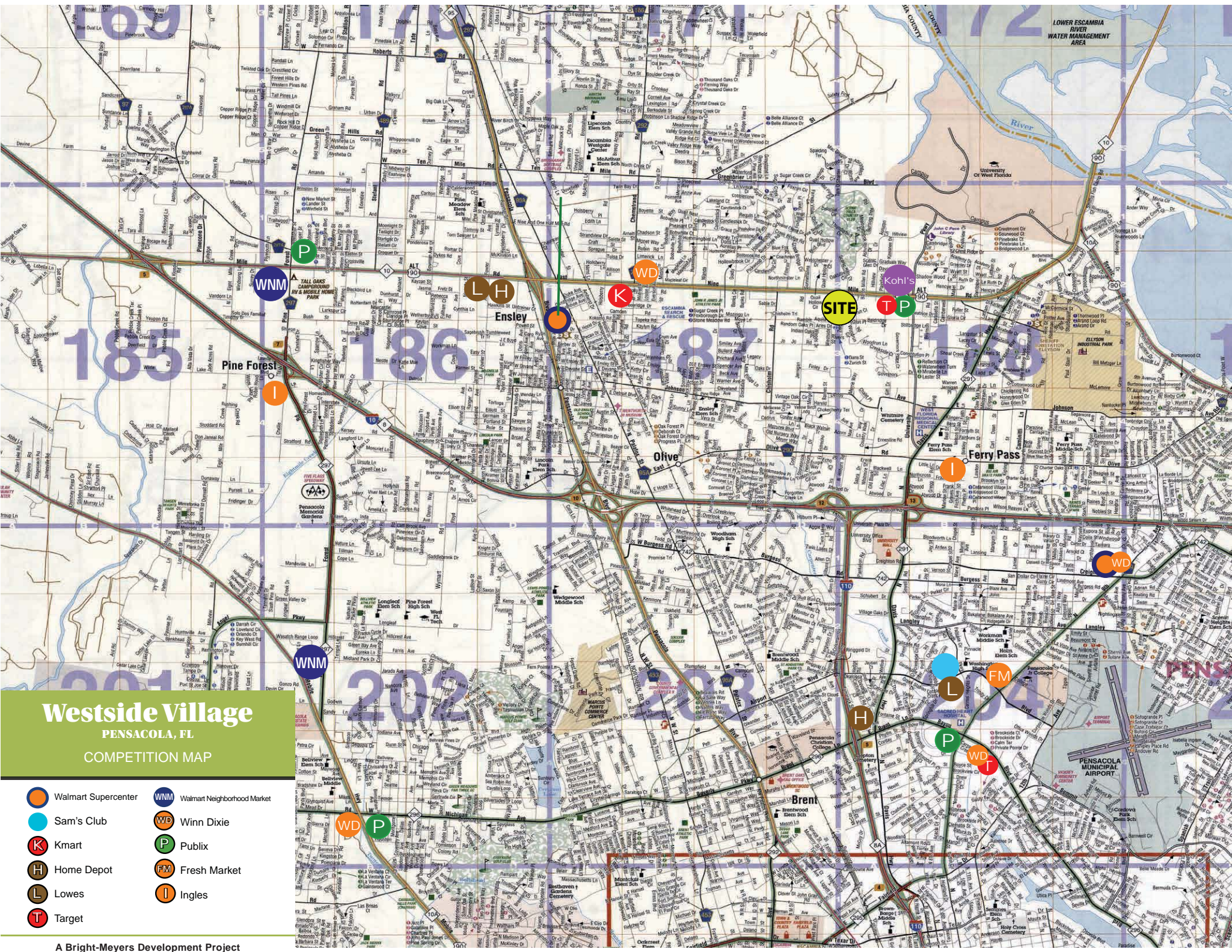
PENSACOLA, FL

Westside Village
PENSACOLA, FL
BASE MAP

A Bright-Meyers Development Project

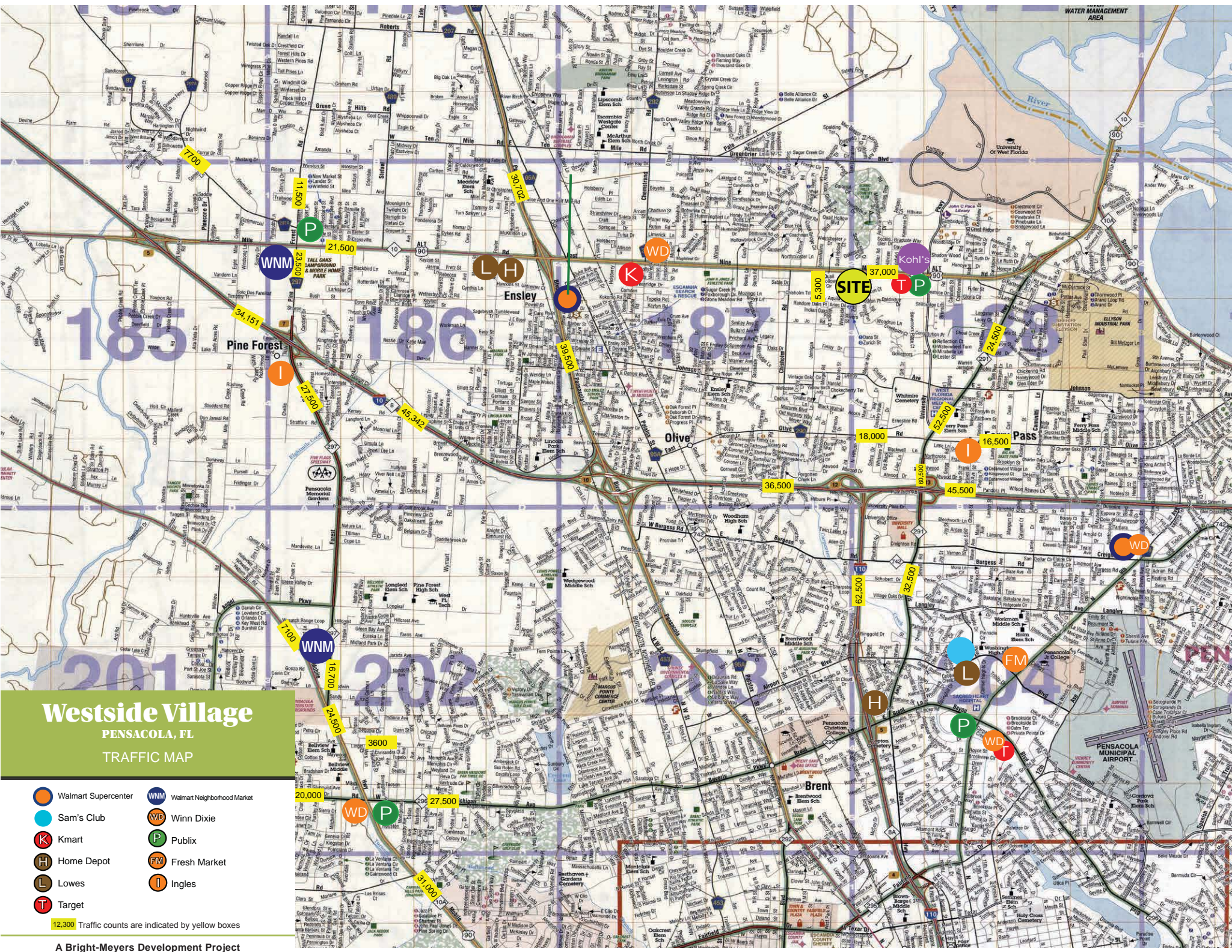


Westside Village
PENSACOLA, FL
AERIAL



Westside Village
 PENSACOLA, FL
 COMPETITION MAP

-  Walmart Supercenter
-  Walmart Neighborhood Market
-  Sam's Club
-  Winn Dixie
-  Kmart
-  Publix
-  Home Depot
-  Fresh Market
-  Lowes
-  Ingles
-  Target



Westside Village

PENSACOLA, FL

TRAFFIC MAP

- Walmart Supercenter
- Sam's Club
- Kmart
- Home Depot
- Lowes
- Target
- WNM Walmart Neighborhood Market
- WD Winn Dixie
- Publix
- FM Fresh Market
- I Ingles

12,300 Traffic counts are indicated by yellow boxes

A Bright-Meyers Development Project

DEMOGRAPHICS

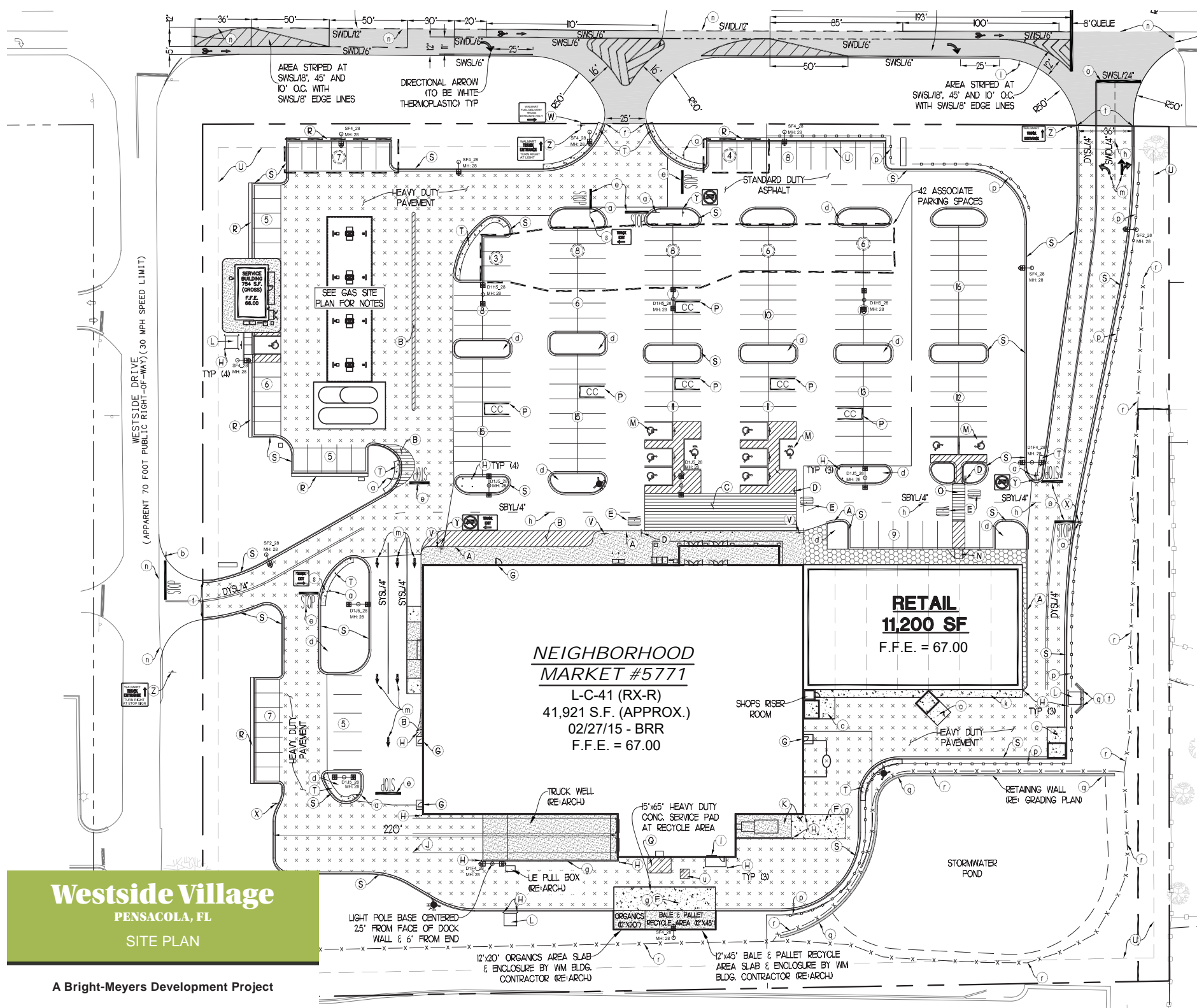
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DEMOGRAPHICS FROM SITE

	2 Mi Ring	3 Mi Ring	5 Mi Ring
2016 Population	26,091	46,472	103,010
2010 Population	24,307	43,609	97,242
2016 Households	10,531	18,897	40,932
2016 Avg HH Income	\$54,967	\$55,567	\$58,196

Coordinates: 30.53242, -87.23312



Westside Village
 PENSACOLA, FL
 SITE PLAN

A Bright-Meyers Development Project

This is a preliminary site plan subject to modification by the developer.



Westside Village
 PENSACOLA, FL
 LANDSCAPE PLAN

A Bright-Meyers Development Project

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AREA INFO

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PENSACOLA

Pensacola is the only true, Southern city in Florida with close proximity to Mobile, Birmingham and Atlanta. We have a strong, diverse, economy that includes military, tourism and one of the strongest manufacturing sectors within the Northwest Florida Region. Pensacola is a nexus of transportation with easy access to Interstate 10, the Port of Pensacola, CSX Railroad and the Pensacola International Airport.

With a strong infrastructure, work force and military retiree skill sets, our residents enjoy a diverse economy that include military, tourism and one of the strongest manufacturing sectors within the Northwest Florida region. Along with a hard-working, dedicated and progressive community, Pensacola strives for excellence and partnership in their thriving economy.

From the best beaches in America to our beautiful bay, rivers and parks, from four unique seasons to a year-round, warm and friendly attitude, from historic downtown charm and excitement to easy, neighborhood family fun, Pensacola truly offers you, your employees, your families and your business the best of all worlds.

Source: Pensacola Chamber of Commerce; <http://pensacolachamber.com/economic-development/>

PENSACOLA BEACH

Located on Santa Rosa Island, one of the longest barrier islands in the world, Pensacola Beach has an old Florida feel with natural beaches, local hang-outs, first-rate fishing and historic Fort Pickens. Pensacola Beach has been named among the nation's top 10 beaches by TripAdvisor.

Source: Visit Pensacola; <http://www.visitpensacola.com/landing/pensacola-beach>