



Palafox Square

INVESTMENT HIGHLIGHTS

- Shadow anchored by Walmart Supercenter
- 100% occupied by national retailers and has been since the property was built in 2002
- All tenants have recently renewed, long-term leases with guarantees
- Four (4) out of five (5) tenants have over a fifteen (15) year track record of success at this property
- Positioned along a major roadway that sees 43,000± VPD
- Excellent retail sub-market in the Pensacola MSA with very little vacancy
- Just south of the intersection of two major roadways with an agglomeration of national big-box retailers
- Strategically designed to accommodate new tenants if the current ones were to vacate
- Stable rent roll with future upside potential
- Leveraged Internal Rate of Return (IRR): 17.79%
- Average Cash on Cash Return: 11.62%



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Sean Glickman, CCIM, with the Milano-Glickman Retail Team and Executive Managing Director at Colliers International is proud to offer for sale Palafox Square, a 43,462 SF Walmart Supercenter shadow anchored shopping center located in Pensacola, Florida. The property is 100% occupied by an impressive line-up of five (5) national, credit-worthy tenants, four (4) of which (93% of the GLA) that have a track record of success at this location since the shopping center was built in 2002. This is an excellent opportunity for an investor to acquire a stabilized shopping center that is shadow anchored by Walmart Supercenter and boasts an ideal national tenant roster with a high historical occupancy.

NOI: \$453,715

Cap Rate: 7.10%

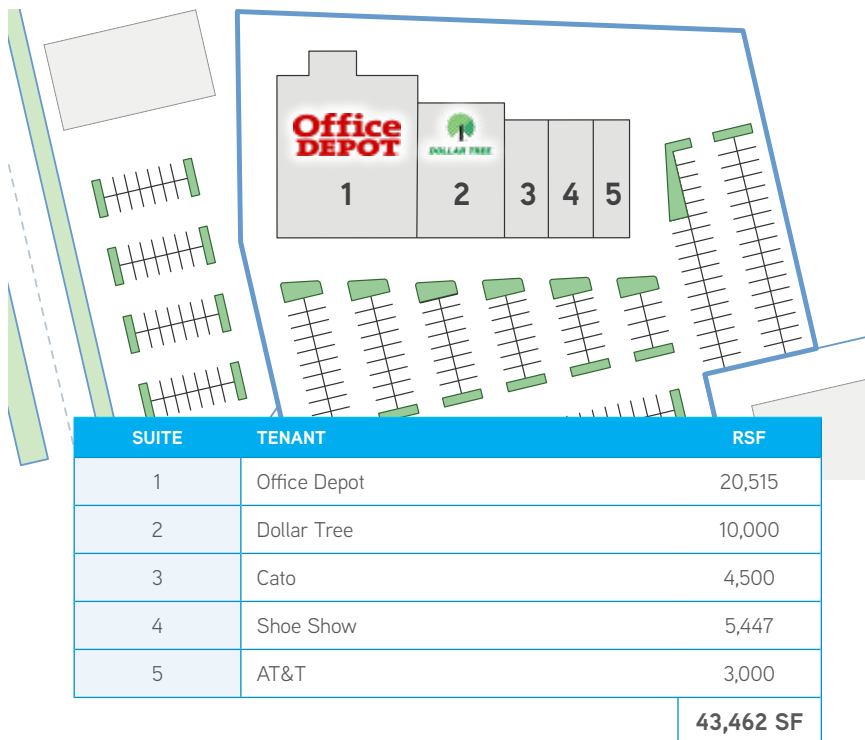
Asking Price: \$6,400,264



PROPERTY OVERVIEW

Location	Pensacola, Florida	
GLA	43,462 SF	
Occupancy	100%	
Year Built/Renovated	2002	
Units	5	
Lot Size	6.26± Acres	
Traffic Counts	Pensacola Blvd	43,000± VPD
Key Tenant	Office Depot	20,515 SF
	Dollar Tree	10,000 SF

SITE PLAN



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