



NORTHCROSS VILLAGE SHOPPING CENTER

1,600 - 3,000 SF

Retail Shops Available

8084 N. Davis Hwy. @ Olive Rd.

Pensacola, FL (Escambia County)



- Newly renovated.
- Exposure and corner access to N. Davis Hwy and E. Olive Rd.
- Signalized access to N. Davis Hwy from Northcross Ln.
- (2) Digital reader boards available for tenant advertising located on N. Davis and Olive.
- Large Parking Lot
- Near I-10 Ramp to Tallahassee / Mobile
- High traffic area.
- Across from West Florida Hospital Campus and Olive Baptist church

THE MCALEER TUNSTALL COMPANY, LLC

3280 Dauphin Street

Suite C-104

Mobile, Alabama 36606

Phone: 251-473-7517

Fax: 251-471-2585

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Suite Summary:

<u>Suite:</u>	A 5/6/7
<u>Square Footage:</u>	3,000
<u>Rent/SF:</u>	\$12.00
<u>Estimates of Expense:</u>	CAM - \$1.39/sf Tax - \$0.67/sf Insurance - \$1.80/sf Florida Lease Tax - 6%
<u>Suite:</u>	D 1/2/3
<u>Square Footage:</u>	3,600
<u>Rent/SF:</u>	\$10.00
<u>Estimates of Expense:</u>	CAM - \$1.39/sf Tax - \$0.67/sf Insurance - \$1.80/sf Florida Lease Tax - 6%
<u>Suite:</u>	F-3
<u>Square Footage:</u>	1,600
<u>Rent/SF:</u>	\$10.00
<u>Estimates of Expense:</u>	CAM - \$1.39/sf Tax - \$0.67/sf Insurance - \$1.80/sf Florida Lease Tax - 6%

Aerial

