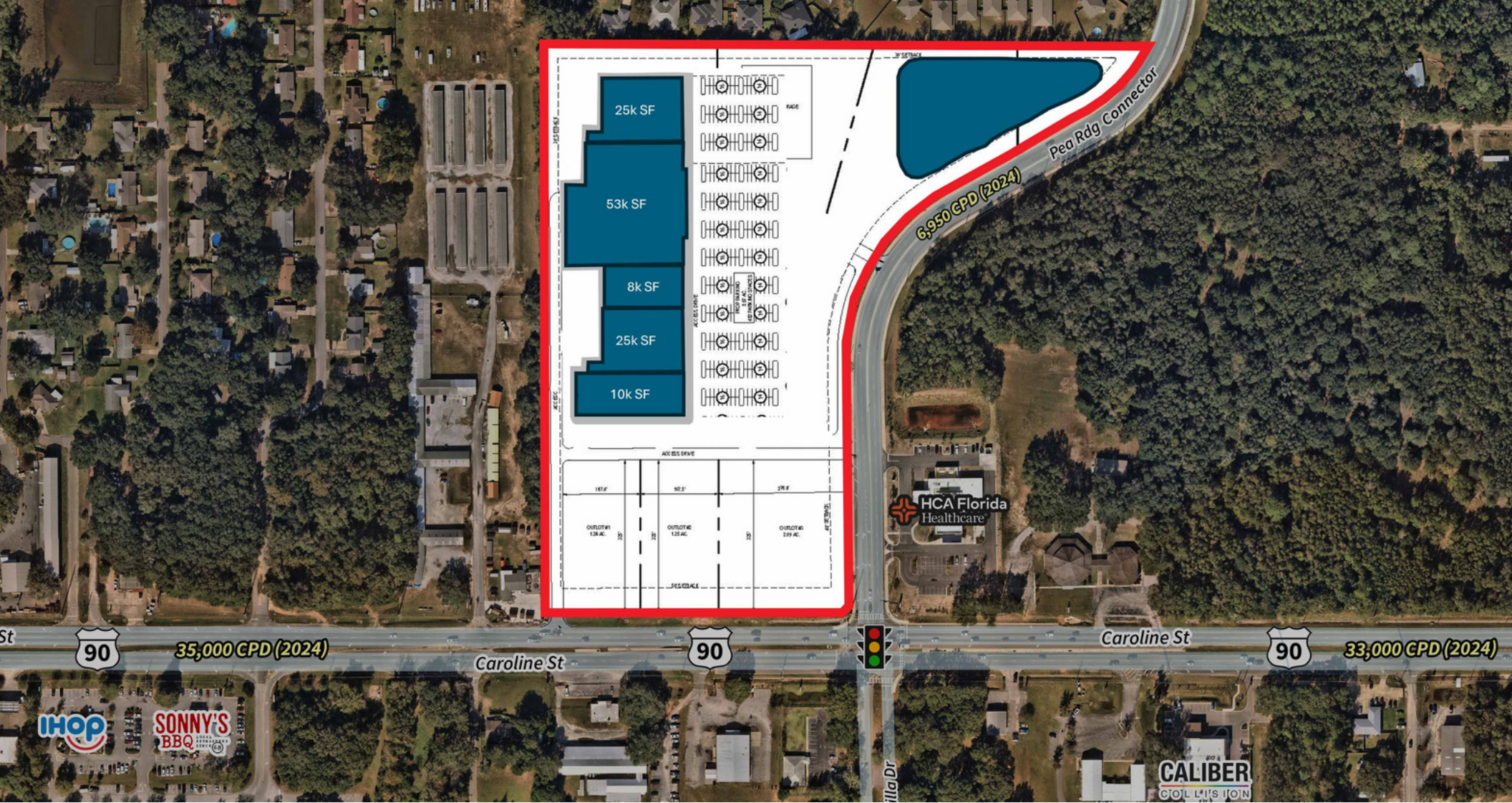




For Lease

22.16 AC Development

US Hwy 90 & Pea Ridge Connector | Pace, FL

 **JLL** SEE A BRIGHTER WAY

jll.com

Jones Lang LaSalle Americas, Inc. | 11.18.2025

Hwy 90 & Pea Ridge

Pace, FL 32571

Property Specifications

- New retail development in one of Pensacola's fastest growing suburbs
- Located along the market's busiest thoroughfare on the corner of a lighted intersection
- Multiple access points from both Hwy 90 and Pea Ridge Connector
- Close proximity to I-10 and the neighboring Milton rooftops

Retailers Within Two Miles



Publix

Walmart

TJ-maxx



carter's

PETSMART



Wawa

ULTA BEAUTY

DUNKIN' DONUTS



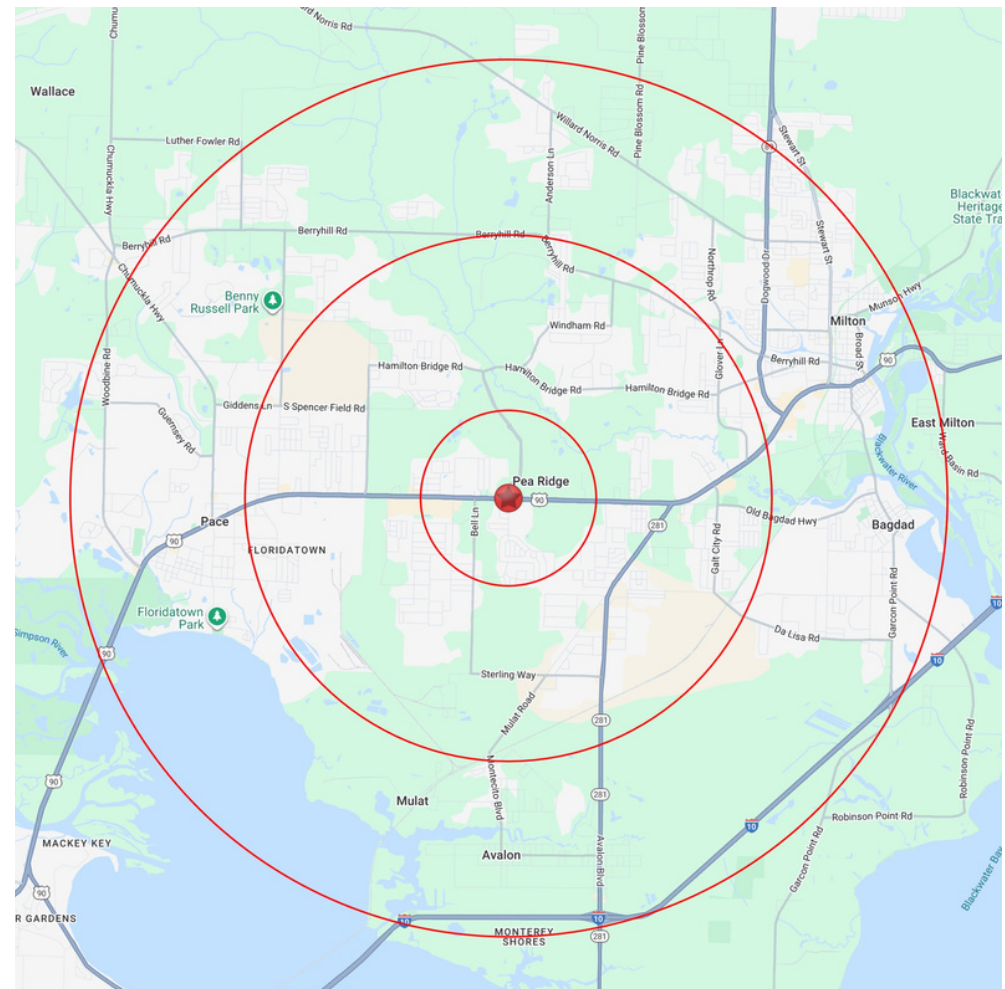
SONNY'S BBQ



Bath & Body Works



LOWE'S



Demographics

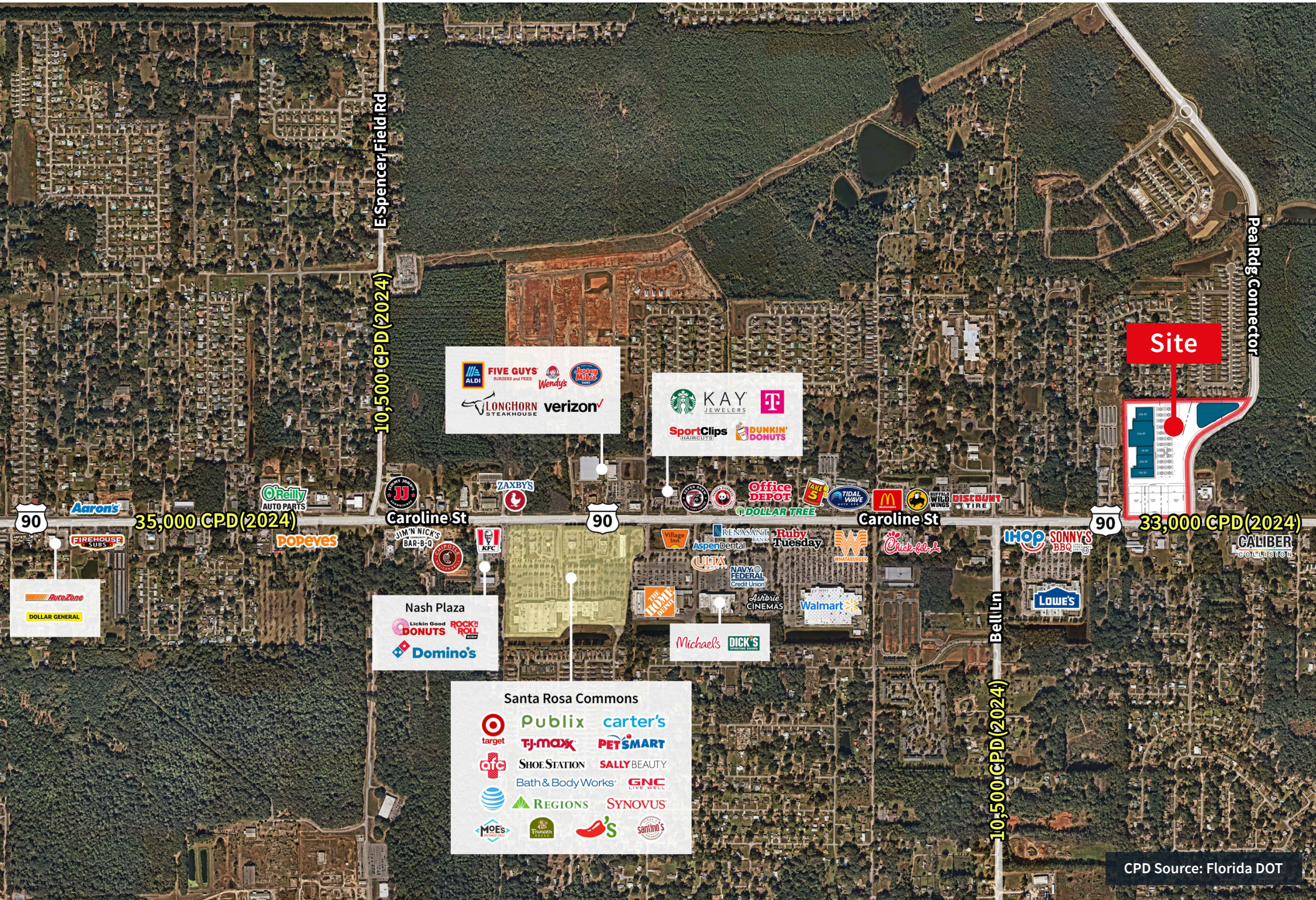
1 Mile

3 Mile

5 Mile

	1 Mile	3 Mile	5 Mile
Total Population	4,236	32,435	72,400
Total Daytime Population	3,387	27,793	62,565
Median Age	38.9	39.0	39.6
Median Household Income	\$77,917	\$82,545	\$83,623

*Source: Esri 2025





Thank you

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