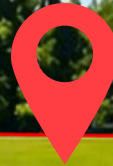


AVAILABLE

4645 US-90, Pace, FL



1.39-Acres Available



4645 US-90/ Pace, FL 32571

Available

Positioned at a signalized intersection along Highway 90, this 1.38-acre pad offers prime visibility and access in Pace's main retail corridor - just outside Pensacola and surrounded by strong national co-tenancy.

Property Highlights



Building Area
7,600 SF



Lot Size:
1.39-Acres

Market Advantages

- ±1.39 AC retail pad
- Signalized, fully lit intersection with Highway 90
- Over 37,000 vehicles per day on this high-traffic route
- Neighboring retailers include Publix, Target, Lowe's, and Walmart
- Flexible site plan suitable for QSR, retail, or service uses
- Located in a rapidly growing trade area with strong demographics
- Zoned commercial, adaptable for ground lease or build-to-suit



2025 Demographics	1-mile	3-mile	5-mile
Total Population	4,772	31,868	63,938
Total Daytime Population	5,592	27,321	53,281
Median Household Income	\$80,181	\$82,286	\$87,094
Median Age	38.5	38.8	39.9

Source: Esri, 2025



Thank you

Contact for more information:



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