

## RETAIL OFFERING FOR LEASE

High-Visibility Retail or Office Space –Resmondo Building- 4113 Barrancas Ave, Pensacola  
4113 Barrancas Ave Pensacola, FL 32507



**Bay City Realty**  
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Bay City Realty LLC

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### Offering Summary

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$20.00 SF/yr (NNN) |
| Building Size:   | 4,030 SF            |
| Available SF:    | 672 - 2,016 SF      |
| Lot Size:        | 2,351 SF            |
| Number of Units: | 4                   |
| Renovated:       | 2025                |
| Zoning:          | COM                 |

### Property Overview

This highly visible retail property offers an exceptional leasing opportunity along one of Pensacola's main commercial corridors. Featuring a prominent storefront with excellent signage potential and strong daily traffic counts, the space is ideal for businesses seeking maximum exposure. The property boasts modern upgrades, including updated HVAC systems and recently completed interior improvements, as well as exterior paint. Ample parking and easy ingress/egress enhance accessibility for customers. With a flexible layout suitable for a variety of retail uses, this location is move-in ready and designed to support long-term business success. Perfect for retailers looking to establish or expand their presence in a well-traveled, high-demand location

### Property Highlights

- Prime Barrancas Ave Location
- Hard corner located at a lighted intersection
- High Visibility
- Fully Renovated Units
- Move-in Ready

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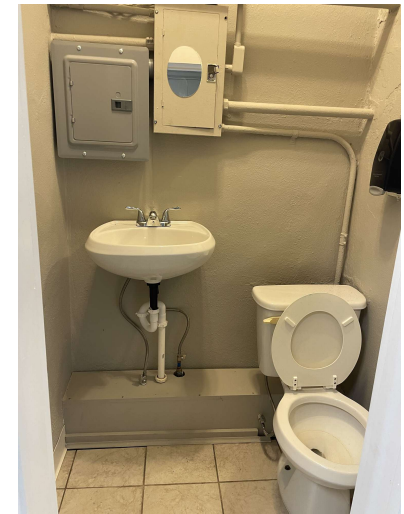
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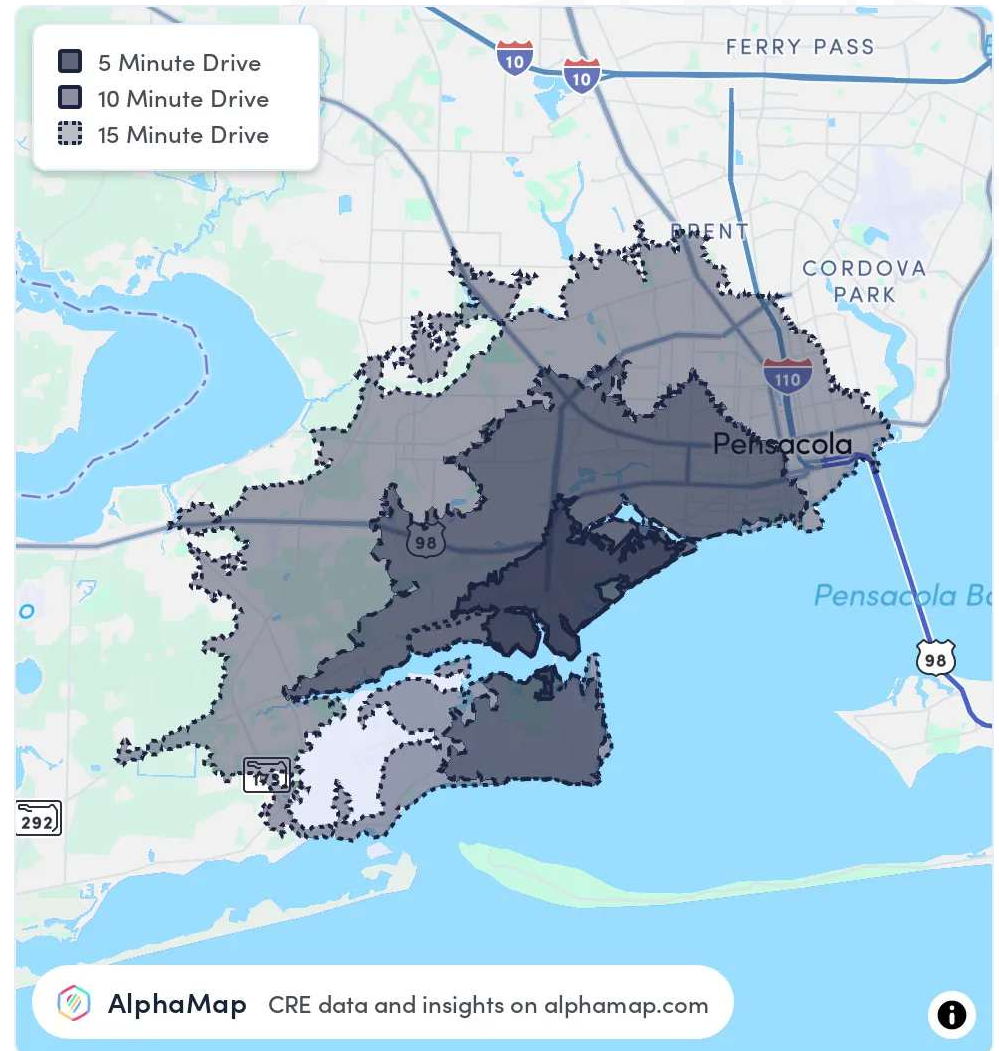
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| Population           | 5 Minutes | 10 Minutes | 15 Minutes |
|----------------------|-----------|------------|------------|
| Total Population     | 8,805     | 48,342     | 101,215    |
| Average Age          | 43        | 39         | 39         |
| Average Age (Male)   | 42        | 37         | 38         |
| Average Age (Female) | 44        | 40         | 40         |
|                      |           |            |            |
| Household & Income   | 5 Minutes | 10 Minutes | 15 Minutes |
| Total Households     | 4,127     | 18,680     | 39,347     |
| Persons per HH       | 2.1       | 2.6        | 2.6        |
| Average HH Income    | \$76,557  | \$63,817   | \$64,744   |
| Average House Value  | \$353,403 | \$226,935  | \$218,378  |
| Per Capita Income    | \$36,455  | \$24,545   | \$24,901   |

Map and demographics data derived from AlphaMap



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# About Us



**MEHDI MOEINI**  
**CCIM, CPM, MiCP**  
**Broker | Managing Partner**  
**(850) 380-0877**  
**Mehdi@BayCityRealty.com**

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



**WENDI SUMMERS**  
**Realtor | Partner**  
**(850) 712-7567**  
**Wendi@BayCityRealty.com**

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.