120 CHIEFS WAY

Pensacola, Florida 32507



120 CHIEFS WAY

Pensacola, Florida



PRESENTED BY

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

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

Baycity REALTY

Disclaimer

© 2026 Bay City Realty LLC. All rights reserved.

Bay City Realty, LLC has been engaged as the exclusive representative for the sale and/or lease of the property referenced herein ("the Property").

The information contained in this brochure has been compiled from sources deemed reliable; however, it is provided solely for preliminary reference. It is not intended to be comprehensive, and it may not include every detail a potential purchaser or tenant would require to make an informed decision. Any financial data, projections, or assumptions included are for illustrative purposes only, are subject to change without notice, and should not be relied upon as guarantees of future performance.

Interested parties will have the opportunity to conduct their own due diligence and inspections of the Property. Summaries of documents, including financial information, are provided only as overviews and should not be considered complete or authoritative analyses. All parties are strongly encouraged to review all materials independently and consult with their own legal, financial, and professional advisors.

This offering is subject to withdrawal, prior commitment, errors, omissions, or modifications at any time without notice. Neither Bay City Realty, LLC, nor the current Owner/Seller and/or Lessor, makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Each prospective purchaser or tenant is responsible for evaluating the Property and determining the advisability of a purchase or lease based on their own judgment and investigation.

The Owner/Seller and/or Lessor reserves the absolute right, in its sole discretion, to accept or reject any or all offers and to terminate negotiations with any party, with or without notice. No legal obligation or commitment shall exist unless and until a purchase and sale agreement or lease has been fully executed and delivered, and all conditions therein have been satisfied or waived. The Owner further reserves the right to proceed with an acceptable offer prior to any announced call-for-offers deadline.

This document, and any accompanying materials, may not be reproduced, distributed, or shared without the prior written consent of Bay City Realty, LLC.

RETAIL FOR LEASE

120 Chiefs Way, Suite 12

Pensacola, Florida 32507

Property Description

The shopping center at 120 Chief's Way in Pensacola, Florida, known as the Corry Field Shopping Mart or Chief's Way Shopping Center, is a retail complex offering a variety of services and stores. This property features an all window exterior with frontage facing ample parking. The spacious 8,640 +/- SF ground floor offers abundant natural light for an open showroom or workspace. Additionally, the 1,140 +/- SF upstairs space provides excellent storage potential with a belt conveyor system for efficient material handling. Close to restaurants, hotels, schools, shops, Corry Field and NAS Pensacola - Home of the Blue Angels! This busy strip center presents an ideal opportunity for businesses seeking a prominent and convenient location.

Interior offers spacious showroom with floor-to-ceiling window frontage, providing excellent visibility and natural light. The open-concept design makes it ideal for showcasing merchandise, drawing in customers with a bright and inviting atmosphere. Behind the showroom, you'll find three private office spaces, perfect for management or administrative use. The property also boasts an incredible storage area, complete with a belt conveyor system leading to an expansive upstairs storage space—ideal for backstock, inventory management, or seasonal goods.





RETAIL FOR LEASE

120 Chiefs Way

Pensacola, Florida 32507

Location Description

Located just moments from Pensacola's prestigious Naval Air Station Pensacola, home of the Blue Angels! This is a heavily traveled retail strip just off New Warrington Road across the street from Pete Moore Automotive. This space is located in an established shopping plaza with Family Dollar, Metro PCS, Pizza Hut, Subway and more.

Corry Field Shopping Center is a retail hub in the heart of Pensacola, Florida, offering a diverse mix of tenants and excellent accessibility. Strategically located near Naval Air Station Pensacola and Corry Field, the center benefits from a strong consumer base, including military personnel, families, and local residents.

This established shopping center features ample parking, high visibility from main thoroughfares, and convenient access from Highway 98 and Chief's Way. With a variety of retail, dining, and service-oriented businesses, this is an ideal location for tenants seeking a high-traffic, community-focused environment.

Whether you're looking to expand your business or establish a new presence in Pensacola, Corry Field Shopping Center provides a prime commercial opportunity in a thriving market.



RETAIL FOR LEASE

Corry Field Shopping Center

120 Chiefs Way, Pensacola, Fl 32507

Lease Rate or Sale Price	$10.00 Sf/Yr
NNN Rate	$3.00 Sf/Yr

Location Information

Building Name	Corry Field Shopping Mart
Street Address	120 Chiefs Way, Suite 12
City, State, Zip	Pensacola, Fl 32507
County	Escambia
Market	Warrington
Cross-Street(s)	N New Warrington Rd
Side of the Street	North East
Road Type	Paved
Market Type	Medium
Nearest Hwy	Hwy 90
Nearest Airport	Pensacola International Airport

Building Information

Building Size	48,895
Available Square Feet	8,640
Tenancy	Multiple
Private Office Space	Yes

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	COM | Commercial
Lot Size	5.75 Acres
APN #	372S303002000000
Lot Frontage	557
Lot Depth so much depth	500
Traffic Count	30,000
Traffic Count Street	N New Warrington Rd
Amenities	Large Showroom Signage Close to Several Restaurants, Offices and Retail

Parking

Parking Type	Ample Paved Surface
Dedicated Parking	No

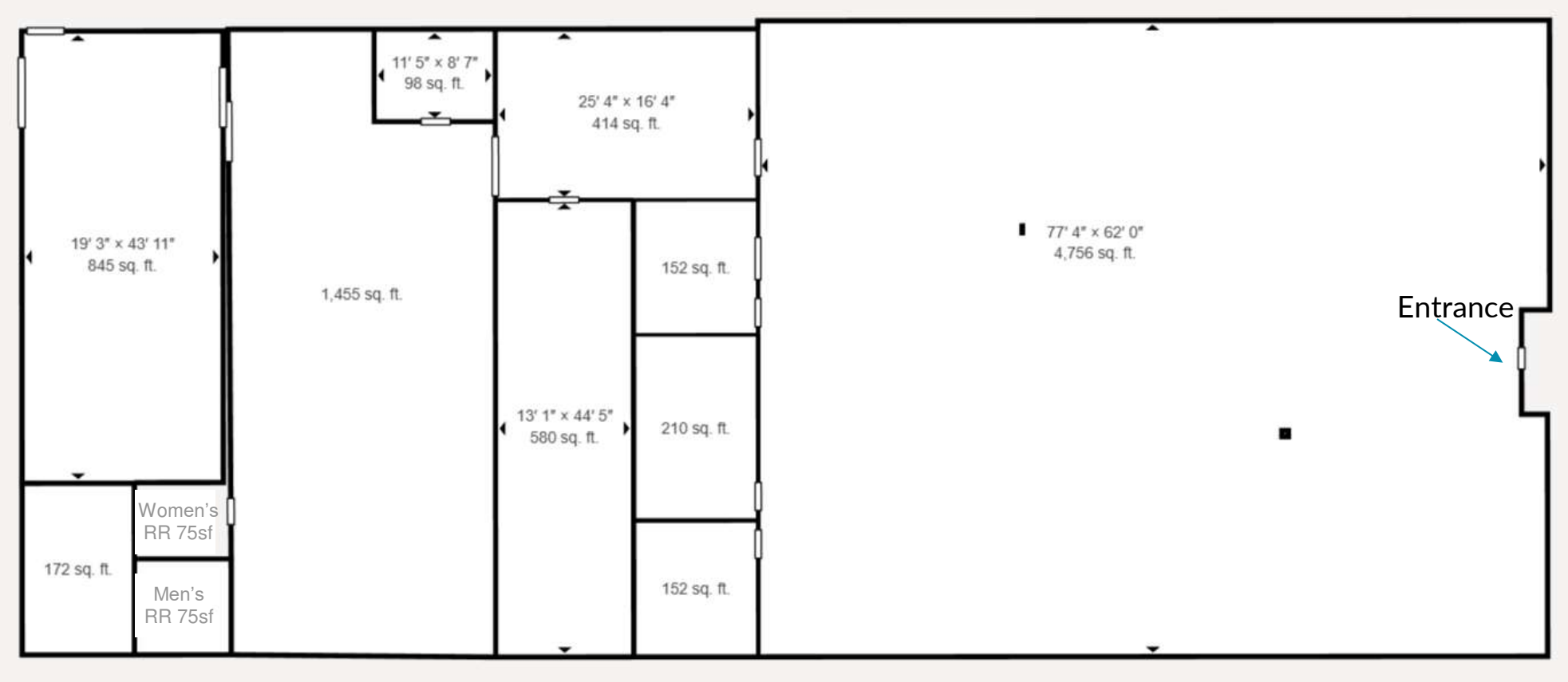
Utilities

Central HVAC	Yes
Water & Sewer	ECUA

Floor Plan

120 Chiefs Way, Pensacola, Fl 32507

Suite 12 For Lease



NEW WARRINGTON RD

RRINGTON RD

Chiefs Way

Additional Photos

120 Chiefs Way, Pensacola, Fl 32507









Drive Time Demographics

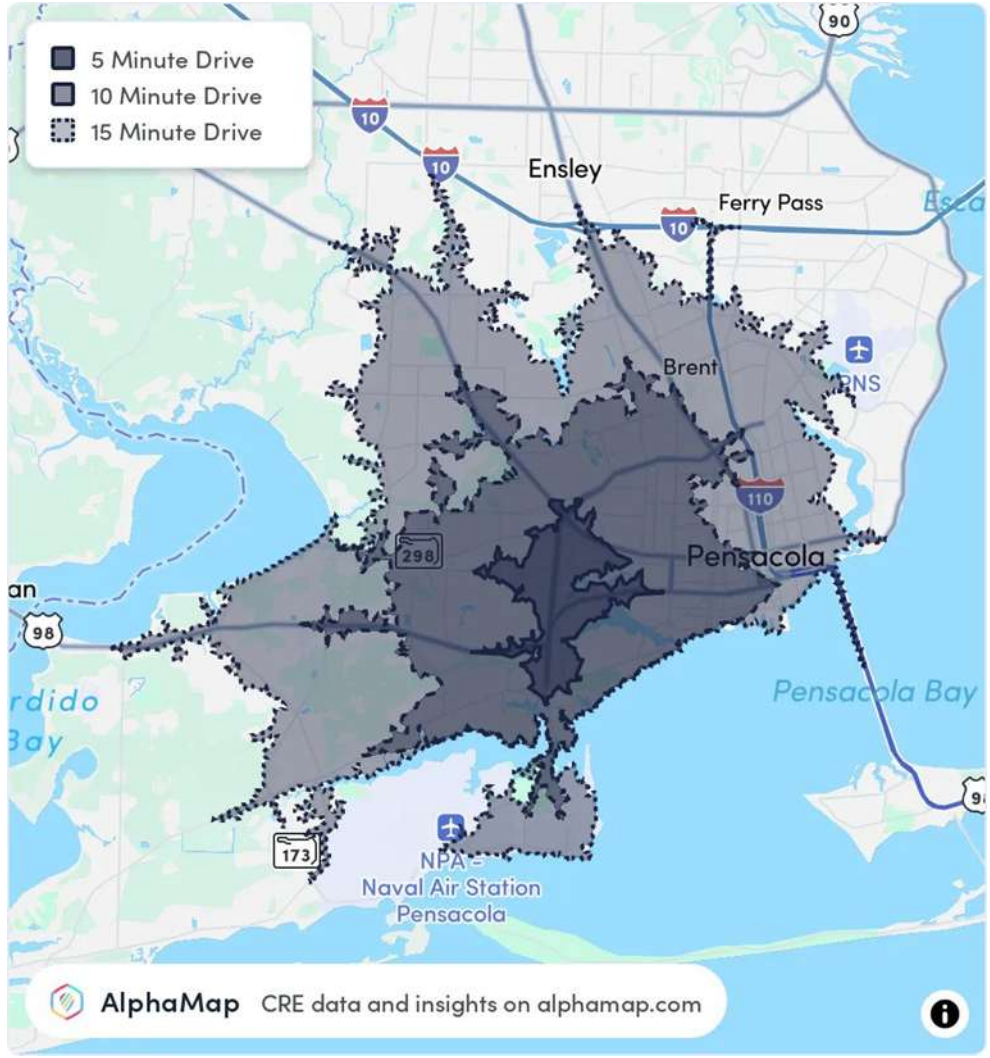
120 Chiefs Way, Pensacola, Fl 32507

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	10,764	71,620	136,143
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	4,549	28,771	51,701
Persons per HH	2.4	2.5	2.6
Average HH Income	$54,011	$60,847	$67,931
Average House Value	$203,227	$212,977	$224,591
Per Capita Income	$22,504	$24,338	$26,127

Ethnicity	5 Minutes	10 Minutes	15 Minutes
Population Hispanic	957	5,688	11,653
Population Non-Hispanic	9,807	65,932	124,490

Ethnicity (%)	5 Minutes	10 Minutes	15 Minutes
Population Hispanic (%)	8.90%	7.90%	8.60%



Retail Map

120 Chiefs Way, Pensacola, Fl 32507

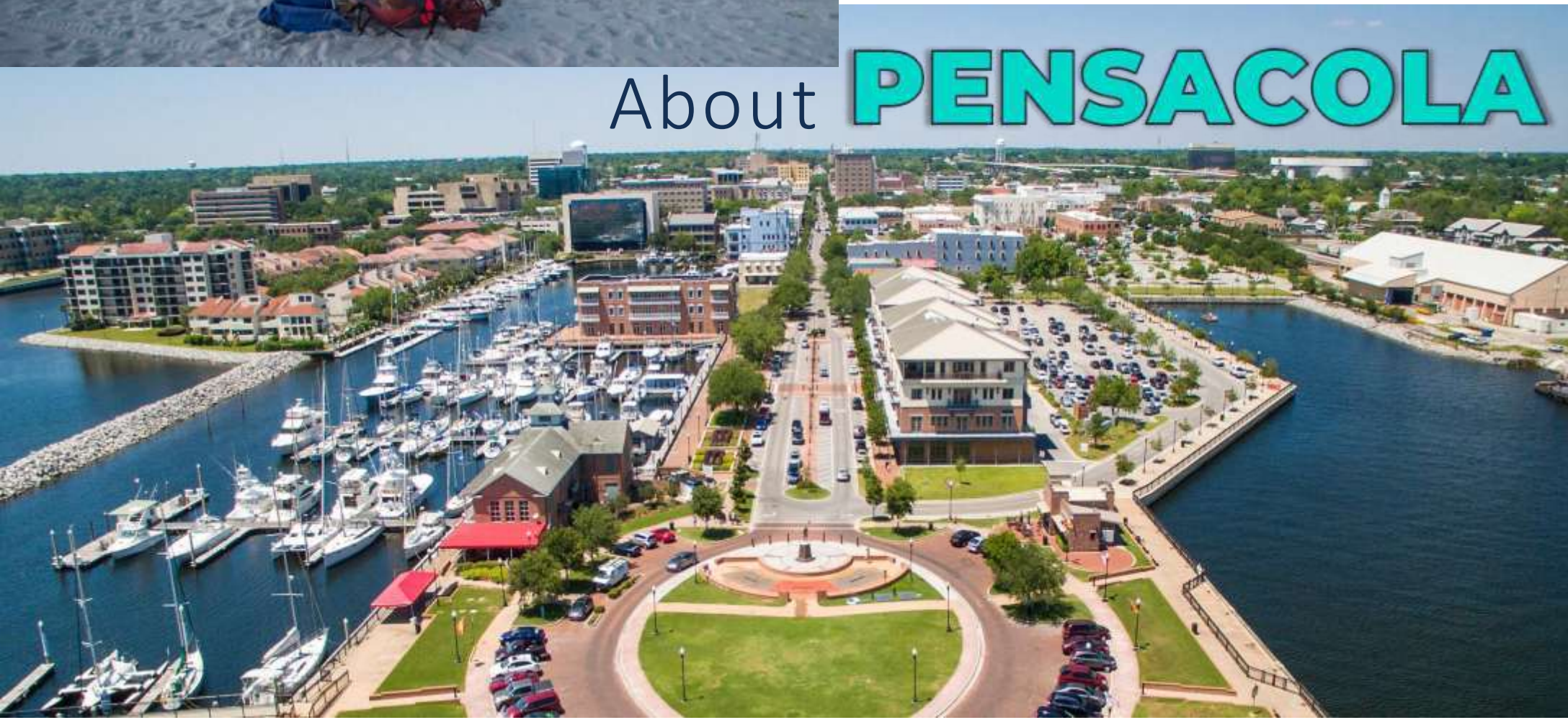




Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal-clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate, climate and a friendly community that is driven toward success present an unparalleled quality of life. There is no shortage of entertainment, and Pensacola prides itself on its diverse and emerging cultures. Annual festivals, events, and performances display the region's greatest musicians, food, artists, shows, and vendors that captivate the heart and history of the area. Residents benefit from an abundance of resources, from the more than 40 primary and secondary schools which boast some of the highest standardized test scores in the state, to area hospitals and retirement homes which have won numerous awards and continuously rank among the best in the state.

Source: https://www.cityofpensacola.com/1200/About-Our-City

About PENSACOLA



Meet the Team



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.