

# 4301 Spanish Trail

Pensacola, Florida

3424 SF

RETAIL | OFFICE FOR LEASE

3424 SF For Lease

7,000 AADT

Brittany Pl

Spanish Trail

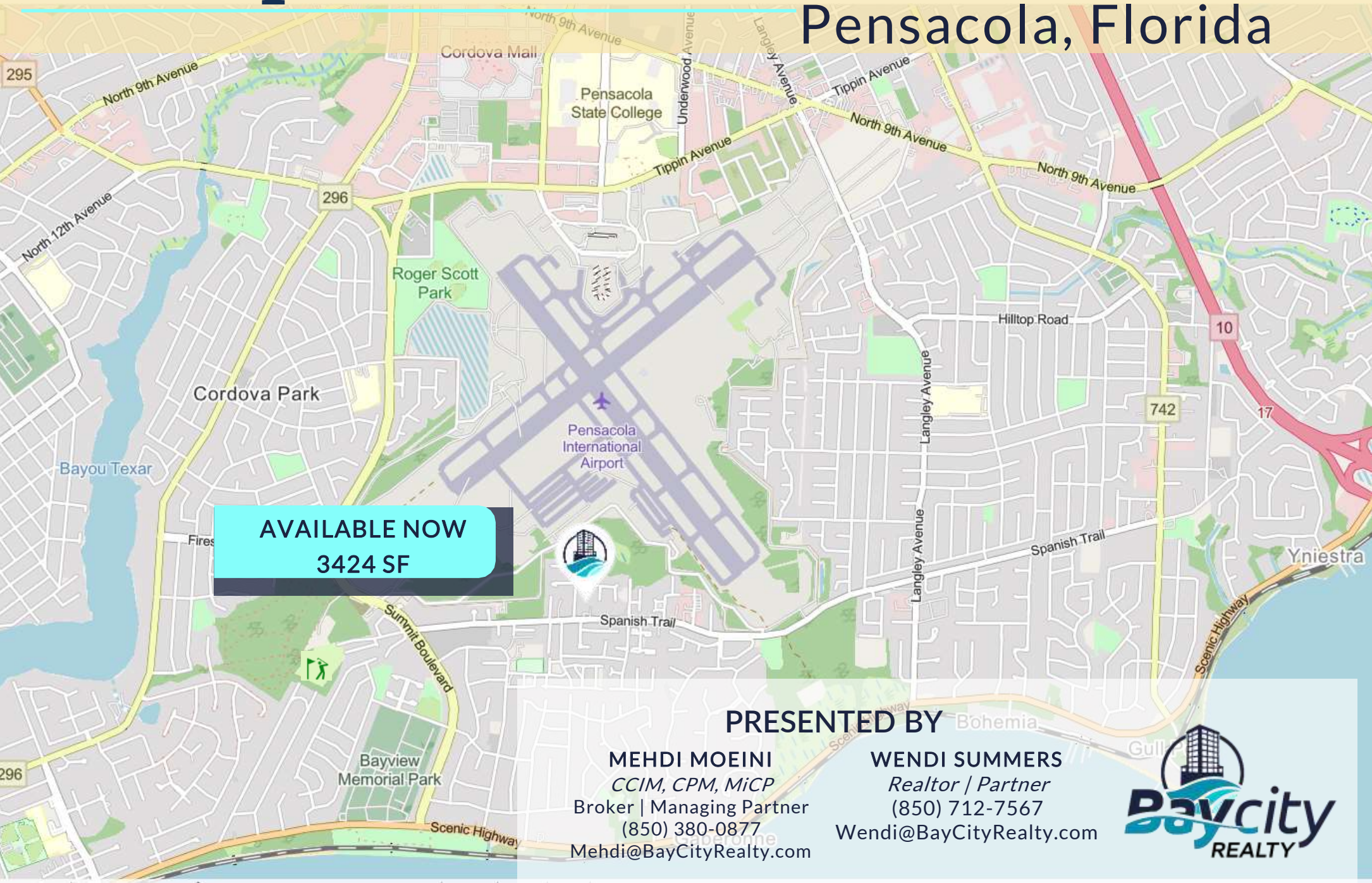
Whiteleaf Cir



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## Pensacola, Florida



**AVAILABLE NOW**  
**3424 SF**

PRESENTED BY

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## Property Details

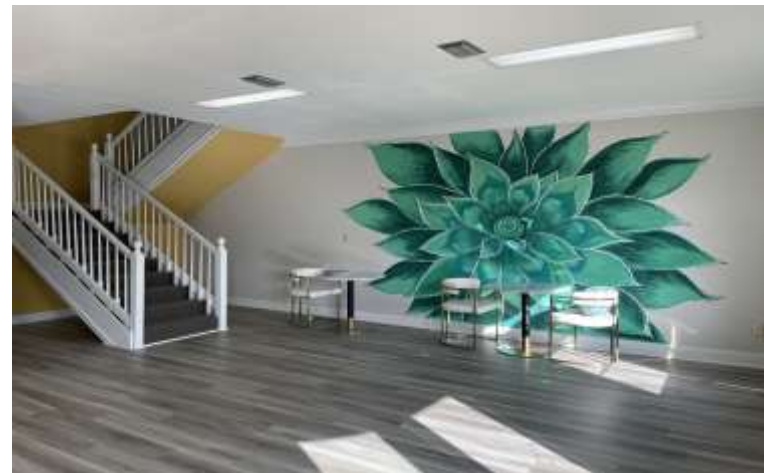
This is an exceptional opportunity to establish your business in a thoughtfully updated, professional environment that offers both flexibility and a strong presence in one of Pensacola's most desirable office corridors. Legacy Plaza, is a two-story professional office building totaling approximately ±8,551 square feet, originally constructed in 1988 and renovated in 2021-2022. With roughly 0.7 acres, ample parking for staff and clients is available. The building is adaptable for a variety of office, medical, or service-based uses. The current availability of approximately ±3,424 square feet represents a substantial contiguous portion of the building, offering an opportunity that is not commonly found within this submarket.

## Location Description

4301 Spanish Trail is positioned in the heart of Northeast Pensacola, one of the city's most established and desirable corridors. The property benefits from immediate access to Pensacola International Airport, located just minutes away, providing convenience for business travel and client accessibility. Spanish Trail is a well-traveled east-west connector linking, Summit Blvd, Langley Ave and Creighton Rd, placing the property within close proximity to major retail, dining, and professional services. The surrounding area is anchored by strong residential demographics, including the highly regarded Cordova Park neighborhood, known for its stability and higher household incomes. Nearby commercial drivers include Cordova Mall and the Sacred Heart Hospital Pensacola campus, both contributing to consistent daytime population. This central location allows for efficient access to Downtown Pensacola, Interstate 110, and surrounding submarkets.

## Amenities

- ±3,424 SF 2 Story Space
- Flexible configuration suitable for office, medical, or professional use
- Frontage along Spanish Trail with consistent traffic flow
- Ample on-site parking
- Convenient ingress/egress with strong connectivity to major roadways
- Proximity to airport, healthcare, and retail amenities
- Located within a well-established professional and residential corridor



# Neighborhood Commercial for Lease

4301 Spanish Trail, Pensacola, FL 32504

<b>Lease Rate</b>	\$17.00 Sf/Yr
<b>NNN Lease</b>	\$3.00 Sf/Yr

## Location Information

Building Name	Legacy Plaza
Street Address	4301 Spanish Trail
City, State, Zip	Pensacola, FL 32504
County	Escambia
Market	Cordova Park
Cross-Street(s)	N Reus St.
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Hwy	Hwy 90
Nearest Airport	Pensacola International Airport

## Building Information

Building Size	8551
Available Square Feet	3424
Tenancy	Single or Multiple
Private Office Space	Yes
Year Built	1988

## Property Information

Property Type	Retail or Office
Property Subtype	City Neighborhood Commercial
Zoning	R-NC
Lot Size	0.614 Acres
APN #	161S290416000001
Lot Frontage	152 ft
Lot Depth	170 ft
Traffic Count	7,000
Traffic Count Street	Spanish Trail

## Amenities

High Speed Internet  
Free Parking  
Close to Pensacola Airport  
Outdoor space

## Parking

Parking Type	Surface
Dedicated Parking	Yes

## Utilities

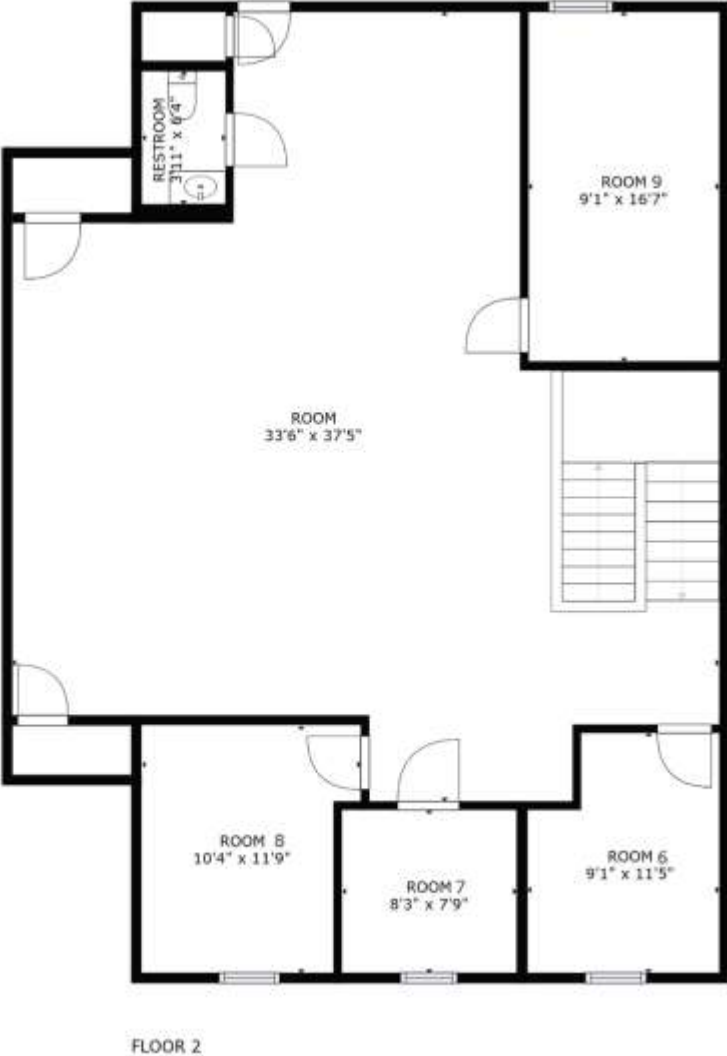
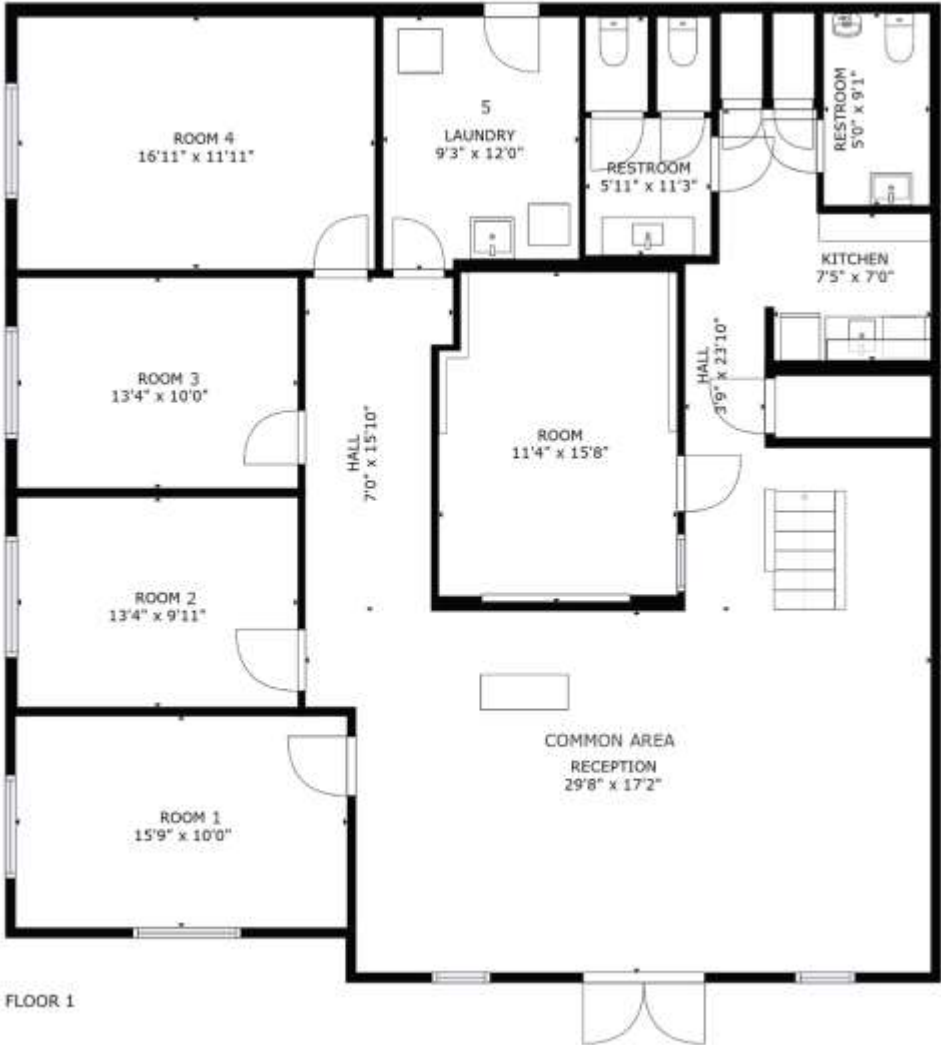
Central HVAC	Yes
Water & Sewer	ECUA



# Floor Plan

4301 Spanish Trail, Pensacola, FL 32504

3424 SF



# Exterior Photos

4301 Spanish Trail, Pensacola, FL 32504



# Interior Photos

4301 Spanish Trail, Pensacola, FL 32504



# Retail Map

4301 Spanish Trail, Pensacola, FL 32504







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  
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(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  
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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.