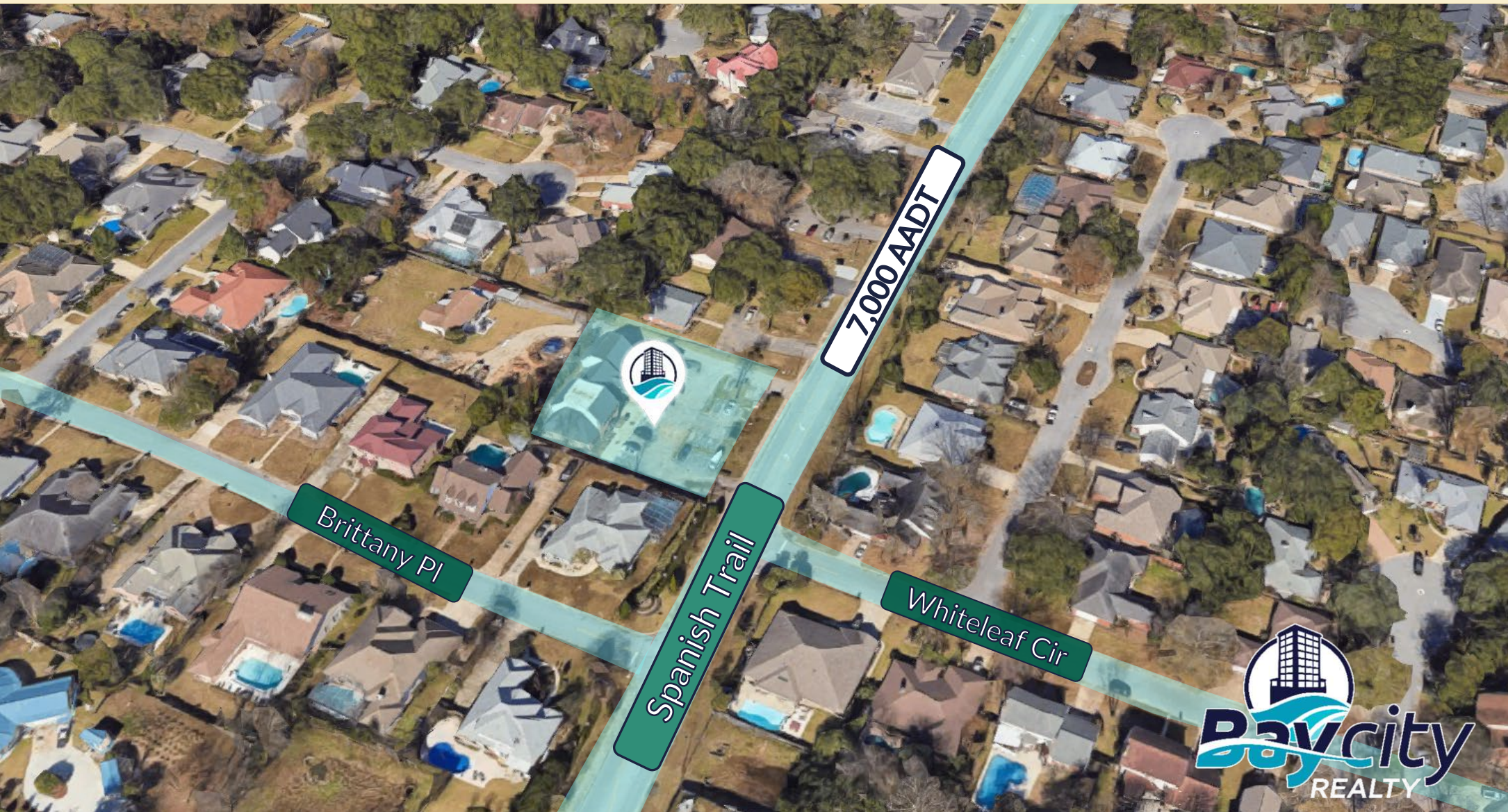


Legacy Plaza

4301 – 4305 Spanish Trail

Pensacola, Florida 32504



LEGACY PLAZA RETAIL | OFFICE FOR LEASE

4301 - 4305 Spanish Trail

Pensacola, Florida 32504

AVAILABLE SPACES
4305 B



Spanish Trail

PRESENTED BY

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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.

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RETAIL | OFFICE FOR LEASE

4301 – 4305 Spanish Trail

Pensacola, Florida

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 0.8 acres, ample parking for staff and clients is available.

Suite 4305 B offers approximately 686 SF of move-in-ready office or service space within Legacy Plaza. The suite features a welcoming reception area, private offices or treatment rooms, a kitchenette, central HVAC, direct exterior access, and ample nearby parking. Its efficient layout is well suited for a small professional office, wellness provider, personal service business, or similar neighborhood commercial use.

Location Description

Legacy Plaza is located along Spanish Trail in Northeast Pensacola's established Cordova Park area. The property offers convenient access to Summit Boulevard, Langley Avenue, Creighton Road, and North Ninth Avenue, making it easy to reach from several parts of the city. Pensacola International Airport, Ascension Sacred Heart Pensacola, Cordova Mall, restaurants, retail businesses, and professional services are all nearby. The surrounding mix of residential neighborhoods, healthcare facilities, offices, and retail services provides a convenient setting for businesses that regularly welcome clients or patients.

Amenities

- 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



Exterior

4301-4305 Spanish Trail, Pensacola, FL 32504



AVAILABLE SPACES

4305 B | 686 SF

Available For Lease

4305 B Spanish Trail, Pensacola, FL 32504

Base Lease Rate	\$25.00 SF/YR
NNN Rate	\$3.00 SF/YR

Location Information

Building Name	Legacy Plaza
Street Address	4305 Spanish Trail
City, State, Zip	Pensacola, FL 32504
County	Escambia
Market	Cordova Park
Side of Street	West
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 90
Nearest Airport	Pensacola International Airport

Building Information

4305 Building Size	3,143± SF
Available Space 4305 B	686± SF
Tenancy	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
Parcel Number	161S290416000003
Lot Frontage	152± FT
Lot Depth	170± FT
Traffic Count	7,000 AADT
Traffic Count Street	Spanish Trail
Amenities	High Speed Internet Free Parking Close to Pensacola Airport Outdoor space

Parking

Parking Type	Ample Surface
Dedicated Parking	Yes

Utilities

Central HVAC	Yes
Water & Sewer	ECUA



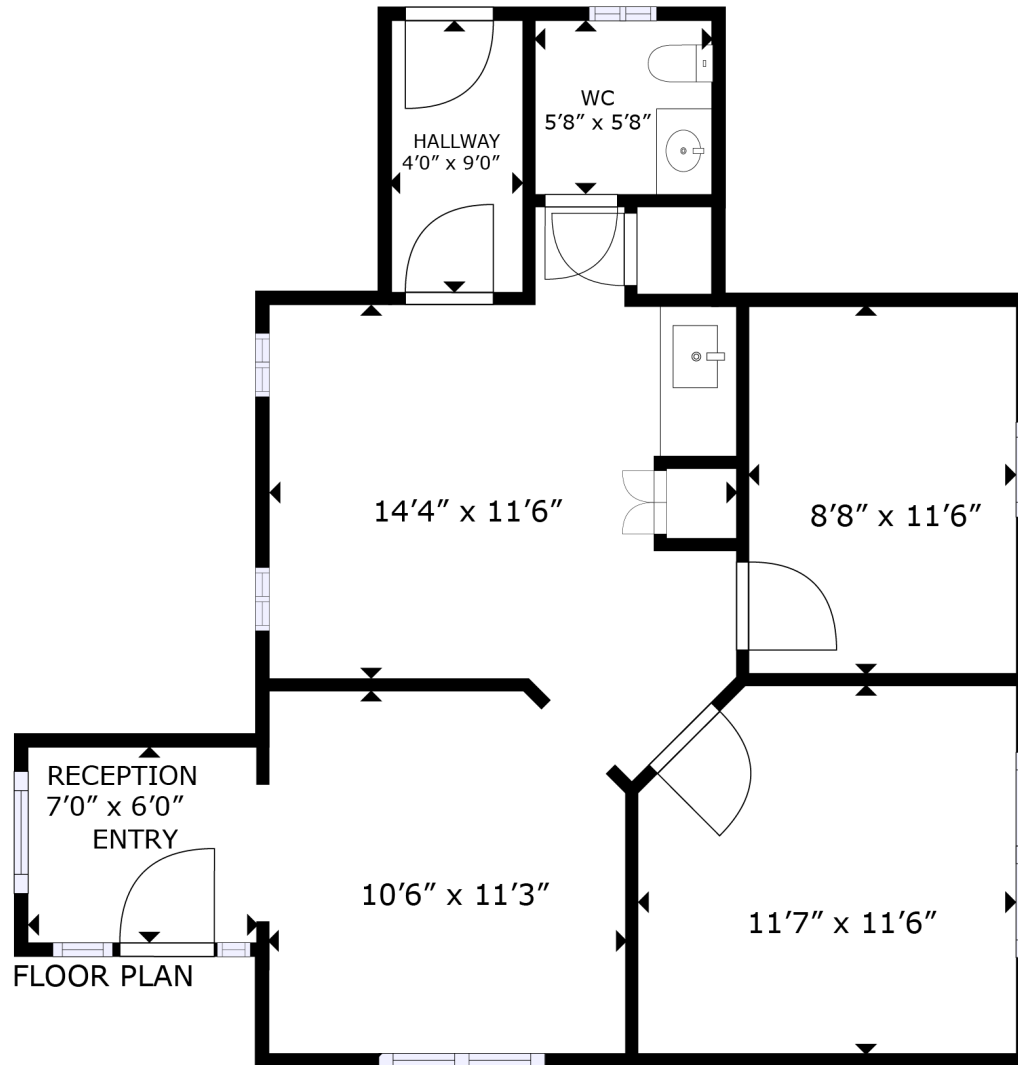
Additional Photos

4305 B Spanish Trail, Pensacola, FL 32504



4305 B Floor Plan

686 ± SF



SPANISH TRAIL

SPANISH TRAIL

Retail Map

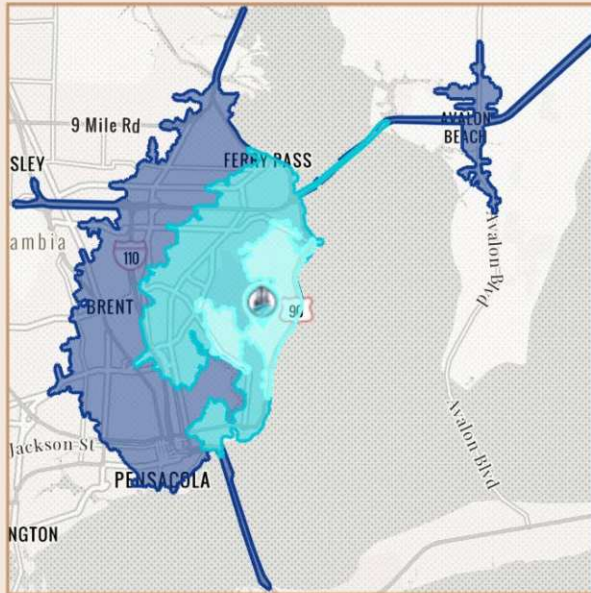


Pensacola Drive Time

Benchmark Demographics

4301 Spanish Trl, Pensacola, Florida, 32504

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Escambia County	Pensacola-Ferry Pass-Brent, FL	Florida	
AGE SEGMENTS							
0 - 4	4.47%	5.23%	5.05%	5.20%	5.29%	4.68%	5.39%
5 - 9	4.84%	5.29%	4.67%	5.36%	5.56%	4.97%	5.68%
10 - 14	5.42%	4.99%	4.67%	5.38%	5.75%	5.32%	5.93%
15 - 19	4.74%	5.02%	7.71%	6.37%	6.28%	5.81%	6.43%
20 - 34	15.25%	20.27%	25.32%	20.93%	19.79%	18.48%	20.35%
35 - 54	23.67%	23.96%	21.89%	23.37%	24.52%	24.37%	25.21%
55 - 74	27.03%	24.07%	21.82%	24.01%	24.12%	25.43%	22.77%
75+	14.57%	11.19%	8.88%	9.35%	8.74%	10.91%	8.23%
HOUSEHOLD INCOME							
<\$15,000	4.5%	7.6%	13.5%	8.0%	7.1%	7.7%	8.0%
\$15,000-\$24,999	2.5%	6.6%	8.3%	6.7%	6.1%	5.6%	5.5%
\$25,000-\$34,999	3.5%	6.5%	7.9%	6.8%	6.1%	6.1%	5.8%
\$35,000-\$49,999	10.7%	13.0%	13.7%	12.8%	10.9%	9.9%	9.3%
\$50,000-\$74,999	16.2%	16.4%	15.9%	17.9%	16.9%	16.0%	15.1%
\$75,000-\$99,999	12.3%	15.0%	11.9%	14.1%	13.6%	12.8%	12.4%
\$100,000-\$149,999	22.4%	18.7%	15.3%	17.5%	19.3%	18.8%	18.0%
\$150,000-\$199,999	12.2%	6.6%	6.5%	7.7%	9.3%	9.6%	10.4%
\$200,000+	15.8%	9.6%	7.0%	8.5%	10.6%	13.5%	15.4%
KEY FACTS							
Population	12,185	30,664	47,001	332,862	545,878	23,597,813	343,528,394
Daytime Population	8,308	38,042	77,561	353,451	525,042	23,413,280	341,846,552
Employees	5,828	15,454	22,101	151,009	242,373	11,049,242	168,700,572
Households	5,414	14,497	18,509	136,661	217,013	9,529,651	134,397,562
Average HH Size	2.20	2.09	2.15	2.30	2.40	2.43	2.49
Median Age	47.1	41.8	37.0	40.2	40.6	43.6	39.6
HOUSING FACTS							
Median Home Value	376,468	354,436	307,530	319,340	347,864	421,319	376,272
Owner Occupied %	78.1%	60.1%	52.2%	63.7%	69.5%	66.6%	64.0%
Renter Occupied %	21.9%	39.9%	47.8%	36.3%	30.5%	33.4%	36.0%
Total Housing Units	5,720	15,907	21,422	154,273	241,178	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$100,633	\$74,933	\$60,565	\$71,450	\$79,185	\$82,707	\$85,893
Per Capita Income	\$59,650	\$48,650	\$35,177	\$39,969	\$42,479	\$47,873	\$48,241
Median Net Worth	\$530,715	\$212,456	\$104,865	\$217,607	\$279,630	\$292,996	\$276,821

Meet the Team



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As Broker and Managing Partner of Bay City Realty, Mehdi Moeini brings extensive experience in commercial investment sales, property management, and strategic advisory services throughout the Gulf Coast. He holds the CCIM, CPM, and MiCP designations, reflecting advanced training in investment analysis, market evaluation, property operations, and deal structure.

Mehdi works closely with investors, developers, and property owners to understand their objectives and help them evaluate opportunities with a practical, long-term perspective. His combination of investment and property management experience provides clients with insight that extends beyond the initial transaction.

Wendi Summers is a REALTOR® and Partner with Bay City Realty. A Pensacola resident since 1994, she spent much of her career in broadcasting, marketing, and sales before moving into commercial real estate. That background taught her how to communicate clearly, recognize what makes a property distinctive, and connect with business owners throughout the community.

Wendi brings a personal, hands-on approach to each assignment, from preparing the property for market to promoting it and guiding clients through the transaction. She values honest communication, strong relationships, and making the commercial real estate process easier to understand.