

**Available: 45,000 SF of College/Office Space**

*Former Virginia College at Nine Mile Plaza Shopping Center*

**312 E. 9 Mile Road Ste 34, Pensacola, FL 32514**



**BV BELK**  
PROPERTIES



**204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301**

## Property Overview

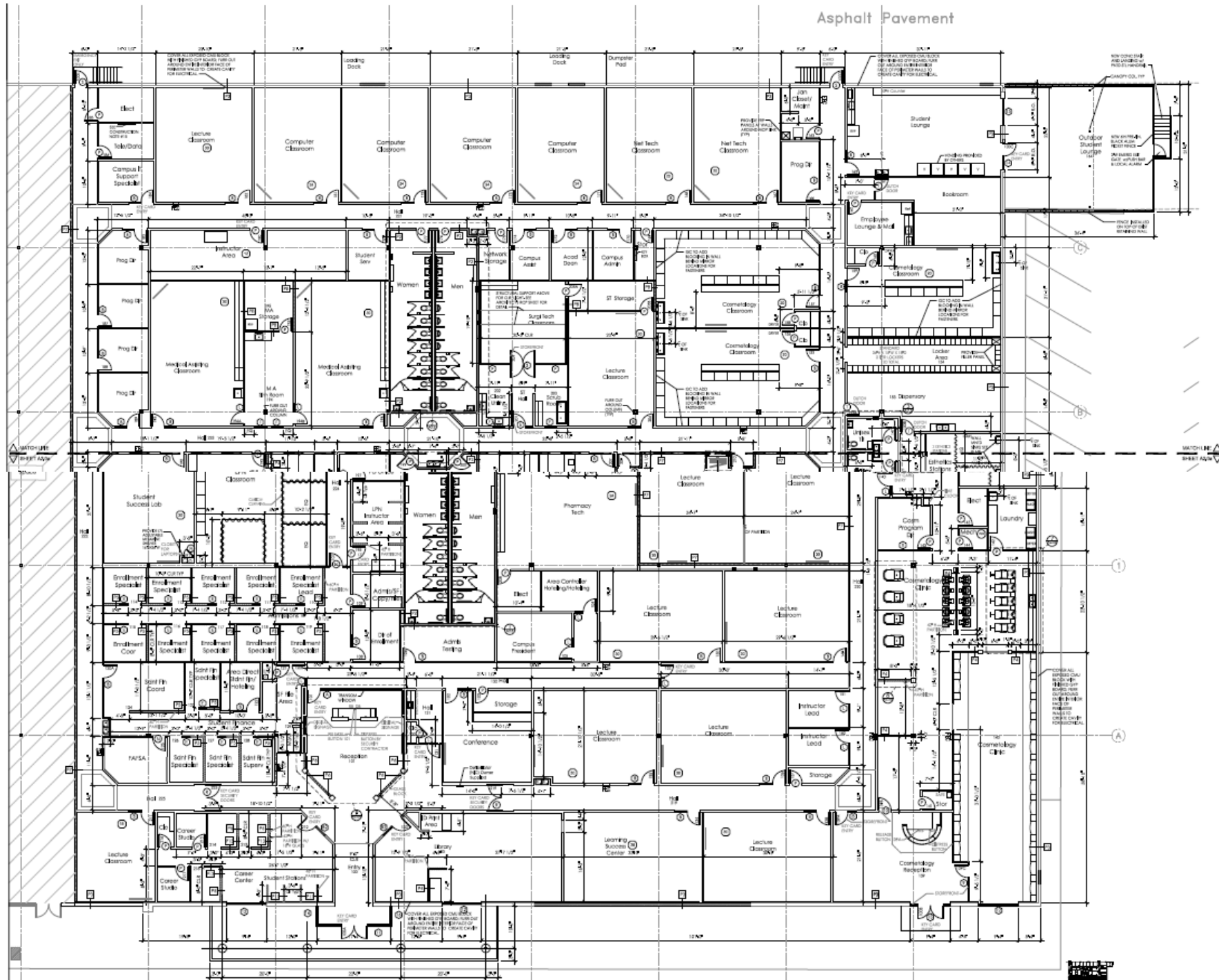
- The offering is on its own parcel within the 9 Mile Plaza shopping center. 9 Mile Plaza is a newly-renovated shopping center with new storefronts. Anchors include Winn-Dixie, Ollie's Bargain Outlet, Anytime Fitness and Family Dollar. (67,900 vehicles/day).
- Subject Property is a 45,000 former Virginia College constructed in 2015 with a \$ 3M+ upfit. In excellent condition throughout. Some FF&E conveys with the property.
- Building highlights include separate cosmetology school with separate entrance & lobby. Student & faculty lounges w/ patio, numerous private offices & workstations, and a comprehensive healthcare school.
- National inline tenants include Pizza Hut, T-Mobile, Marco's Pizza, Palm Beach Tan and others. Popeye's Chicken and Dunkin' Donuts occupy the center's outparcels.
- Located in one of Pensacola's primary retail and dining corridors
- Average daily traffic count of 39,000 VPD. Located at a signalized intersection.
- Draws from a large trade area, and is located just 3 miles from University of West Florida.



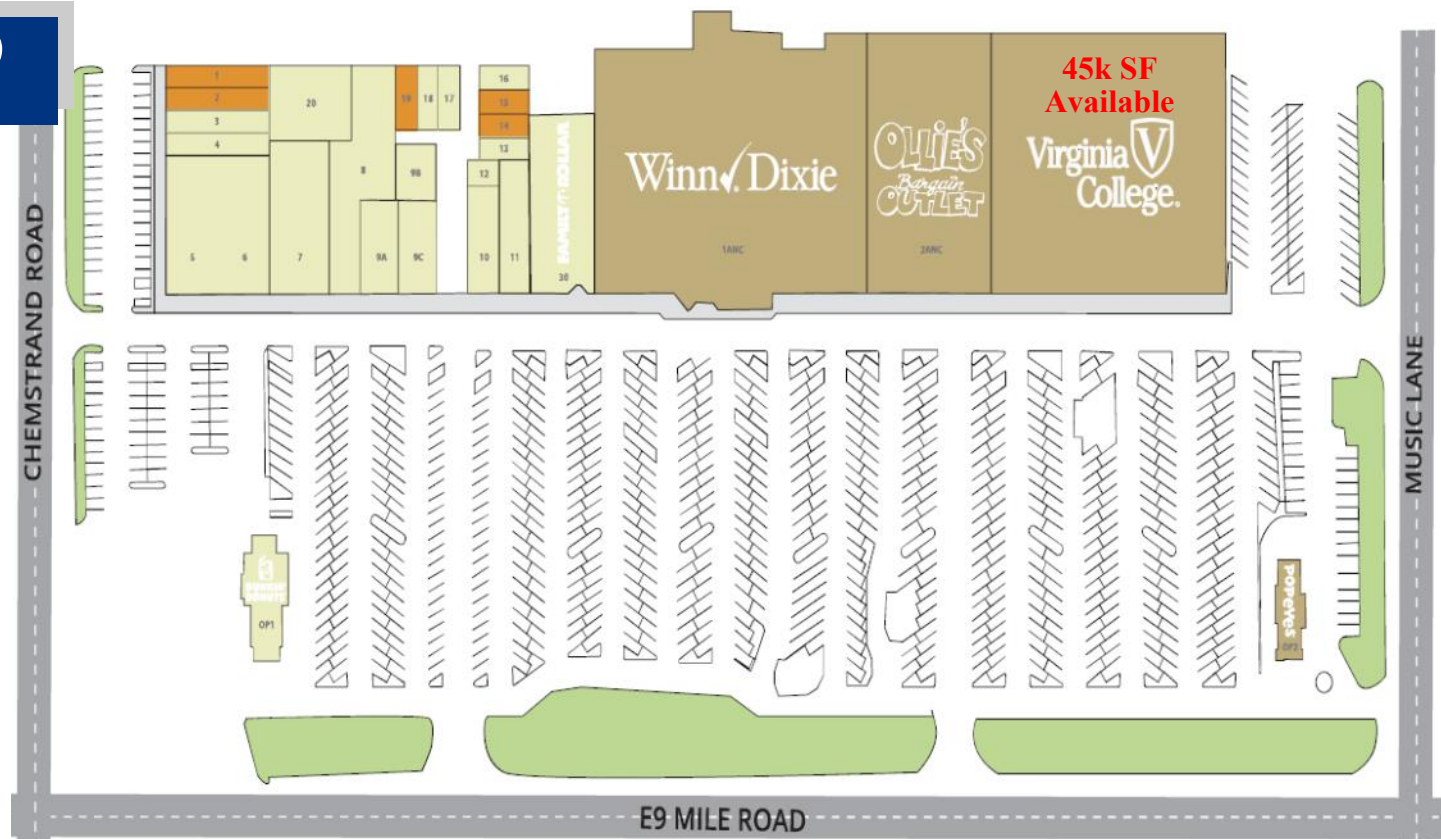
**Main Lobby/Reception**



# Floorplan



# Site Plan 2019



## Cosmetology School







## Healthcare & Nursing School







## Typical Classrooms & Faculty Offices

