

# STONE BROOK PLAZA

5624-5646 Woodbine Rd, Pace, FL 32571

Shopping Center  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



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# MATTHEWS™





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# EXECUTIVE OVERVIEW

**Stone Brook Plaza**

5624-5646 Woodbine Rd, Pace, FL 32571



# Executive Summary

**\$5,240,000**

Price

**\$256**

Price PSF

**\$316,099**

NOI

**6.03%**

Cap Rate

**±20,500**

Total GLA (SF)

## Investment Highlights

- **(Value-Add) Majority of Leases Turning Within the Next Year:** The property features an exceptionally short weighted average lease term (WALT) of approximately 0.2 years, providing investors near-term control over the rent roll. This structure allows for repositioning, tenant upgrades, and re-tenanting at current market rates rather than being locked into legacy leases.
- **Below-Market In-Place Rents with Mark-to-Market Upside:** In-place rents average approximately \$15 PSF, while comparable neighborhood retail in the broader Pensacola—Pace market supports higher asking rents. This gap presents a clear path to NOI growth through renewals, re-leasing, and tenant turnover.
- **Publix-Adjacent Location with Built-In Traffic Drivers:** Stone Brook Plaza is strategically positioned adjacent to a Publix-anchored shopping center, benefiting from consistent daily traffic and necessity-based consumer draw. This adjacency supports long-term tenant demand and enhances leasing velocity for small shop space.



# Investment Highlights

## Investment Highlights

- **All NNN Leases:** All of the tenants operate under triple-net (NNN) lease structures, providing reimbursement of taxes, insurance, and CAM expenses. This reduces landlord expense exposure and enhances operating efficiency.
- **Oversized Parcel with Long-Term Flexibility:** The property sits on an oversized parcel relative to its current footprint, offering future optionality for site reconfiguration, pad development, or enhanced circulation, subject to municipal approvals.
- **Strong Suburban Demographics with Continued Growth:** Pace is a rapidly growing suburban community within the Pensacola MSA, supported by residential expansion and commuter demand. Average household incomes exceed \$97,000 within a five-mile radius, reinforcing durable retail fundamentals.
- **Attractive Basis Relative to Replacement Cost:** The offering allows investors to acquire a well-located neighborhood retail asset at a basis below replacement cost while executing an active management strategy to drive future income growth.





Residential Homes  
Single Family

Ongoing Development Project  
Phase for Future Development

Lennar at Stonechase  
Gated Community | \$310,000 — \$405,000+

Stonebrook Golf Club  
Golf Course

Arcadia  
SENIOR LIVING  
Louisville



Pace Community Center  
Sports Plex & Rec Center



Woodbine Rd ± 14,500 VPD

Subject Property

Quinfette Rd ± 12,100 VPD



Publix  
New Construction





**Walmart**  
Neighborhood Market  
±2.4 Miles Away

**Publix**  
New Construction

**TSC TRACTOR SUPPLY CO**

**ANYTIME FITNESS**



**ExtraSpace Storage**

**PERDIDO**  
AUTO SPA

**Ronny's**  
CAR WASH

**Santa Rosa**  
MEDICAL CENTER

**SCOOTERS COFFEE**

**Subject Property**

@infette Rd  
£12,100 VPD

Woodbine Rd  
£14,500 VPD

**WHATABURGER**

**Santino's**  
PIZZA & GRINDERS



**Domino's**  
Pizza

# ASSET OVERVIEW

**Stone Brook Plaza**

5624-5646 Woodbine Rd, Pace, FL 32571



# Asset Overview

Name	Stone Brook Plaza
Address	5624-5646 Woodbine Rd
City	Pace
State	FL
APN	040-004289
Land Area	±4.34 AC
Year Built / Year Renovated	2002
Gross Leasable Area	±20,500 SF
Total Tenants	11
Current Occupancy	100%



# Rent Roll

Unit #	Tenant	GLA (SF)	% of GLA	Term Commencement	Term Expiration	Term Remaining	Average Term Length	Annual Rent	Rent PSF Annually	Rent PSF Monthly	Monthly Rent	Lease Type	Market Rent	Options	Rental Increases
5622	Allstate	1,200 SF	5.85%	10/16/18	10/1/26	0.8 Years	1.0 Years	\$21,072	\$17.56	\$1.46	\$1,756	NNN	\$20.00	-	-
5624-5626	Exotic Nails	2,400 SF	11.70%	10/1/25	9/30/26	0.8 Years	1.0 Years	\$31,200	\$13.00	\$1.08	\$2,600	NNN	\$20.00	-	-
5628, 5630, 5632, 5634	Inline Fitness	4,000 SF	19.51%	2/1/20	12/1/27	1.9 Years	5.0 Years	\$58,619	\$14.65	\$1.22	\$4,885	NNN	\$20.00	-	-
5636	Five Star Dance	1,500 SF	7.32%	3/31/22	3/30/28	2.2 Years	6.0 Years	\$21,945	\$14.63	\$1.22	\$1,829	NNN	\$20.00	Two, 3-Year Options	5% Increases Each Option
5638	Five Point Trading	1,200 SF	5.85%	9/1/25	8/31/26	0.8 Years	1.0 Years	\$21,600	\$18.00	\$1.50	\$1,800	NNN	\$20.00	-	-
5640, 5641, 5642	El Jadida	3,500 SF	17.07%	11/1/25	10/31/26	0.8 Years	1.0 Years	\$50,388	\$14.40	\$1.20	\$4,199	NNN	\$20.00	Two, 1-Year Options	5% Increases Each Option
5644	Subway	1,500 SF	7.32%	6/8/02	6/27/28	2.4 Years	6.0 Years	\$28,883	\$19.26	\$1.60	\$2,407	NNN	\$20.00	Two, 3-Year Options	5% Increases Each Option
5646-4	Paradise Vapes	1,000 SF	4.88%	9/7/18	10/1/26	0.8 Years	1.0 Years	\$19,200	\$19.20	\$1.60	\$1,600	NNN	\$20.00	-	-
5646-3	Site for Sore Thighs	1,500 SF	7.32%	2/1/20	10/1/26	0.8 Years	1.0 Years	\$18,120	\$12.08	\$1.01	\$1,510	NNN	\$20.00	-	-
5646-2	Chopsticks	1,500 SF	7.32%	3/3/22	3/2/28	2.2 Years	6.0 Years	\$23,854	\$15.90	\$1.33	\$1,988	NNN	\$20.00	Two-3-Year Options	5% Increases Each Option
5646-1	Fusion Fine Wine & Spirits	1,200 SF	5.85%	8/4/23	8/31/26	0.6 Years	3.0 Years	\$29,424	\$24.52	\$2.04	\$2,452	NNN	\$20.00	-	-
<b>Occupied Total</b>	<b>17 Suites</b>	<b>20,500 SF</b>	<b>100.00%</b>	<b>WALT (Rent):</b>	<b>1.3 Years</b>		<b>2.8 Years</b>	<b>\$324,306</b>	<b>\$15.82</b>	<b>\$1.32</b>	<b>\$27,026</b>				
<b>Vacant Total</b>	<b>0 Suites</b>	<b>0 SF</b>	<b>0.00%</b>	<b>WALT (Area):</b>	<b>1.3 Years</b>			<b>\$0</b>	<b>\$0 PSF</b>	<b>\$0 PSF</b>	<b>\$0</b>				
<b>Total (100%)</b>	<b>17 Suites</b>	<b>20,500 SF</b>	<b>100.00%</b>					<b>\$324,306</b>	<b>\$15.82</b>	<b>\$1.32</b>	<b>\$27,026</b>				

# Reimbursements by Tenant

Suite	Tenant	Lease Type	GLA (SF)	PRS	Annual Expense Reimbursements				Total	\$PSF
					Taxes	Insurance	CAM	Management Fee		
5622	Allstate	NNN	1,200	5.85%	\$2,084	\$341	\$7,207	\$575	\$10,207	\$8.51
5624-5626	Exotic Nails	NNN	2,400	11.70%	\$4,168	\$682	\$14,414	\$1,150	\$20,414	\$8.51
5628, 5630, 5632, 5634	Inline Fitness	NNN	4,000	19.51%	\$6,946	\$1,140	\$24,023	\$1,914	\$34,023	\$8.51
5636	Five Star Dance	NNN	1,500	7.32%	\$2,605	\$427	\$9,009	\$718	\$12,759	\$8.51
5640	5 Flags Entertainment	NNN	1,200	5.85%	\$2,084	\$341	\$7,207	\$575	\$10,207	\$8.51
5640, 5641, 5642	El Jadida	NNN	3,500	17.07%	\$6,078	\$997	\$21,020	\$1,675	\$29,770	\$8.51
5644	Subway	NNN	1,500	7.32%	\$2,605	\$427	\$9,009	\$718	\$12,759	\$8.51
5646-4	Paradise Vapes	NNN	1,000	4.88%	\$1,736	\$285	\$6,005	\$479	\$8,505	\$8.51
5646-3	Site for Sore Thighs	NNN	1,500	7.32%	\$2,605	\$428	\$9,009	\$717	\$12,759	\$8.51
5646-2	Chopsticks	NNN	1,500	7.32%	\$2,605	\$427	\$9,009	\$718	\$12,759	\$8.51
5646	Fusion Fine Wine & Spirits	NNN	1,200	5.85%	\$2,084	\$342	\$7,207	\$574	\$10,207	\$8.51
<b>Total</b>	<b>17 Unit(s)</b>		<b>20,500</b>	<b>100.00%</b>	<b>\$35,600</b>	<b>\$5,837</b>	<b>\$123,119</b>	<b>\$9,813</b>	<b>\$174,369</b>	<b>\$8.51 PSF</b>

# FINANCIAL OVERVIEW

**Stone Brook Plaza**

5624-5646 Woodbine Rd, Pace, FL 32571



# Financial Overview

	Year 1	
INCOME	Total	PSF/Yr
Potential Base Rent	\$331,269	\$16.16
Available Space	\$0	\$0.00
<b>Gross Potential Rent</b>	<b>\$331,269</b>	<b>\$16.16</b>
<b>Expense Reimbursements</b>		
Real Estate Taxes	\$35,600	\$1.74
Insurance	\$5,837	\$0.28
CAM	\$123,119	\$6.01
<b>Total Expense Reimbursements</b>	<b>\$174,369</b>	<b>\$8.51</b>
<b>Gross Potential Income</b>	<b>\$505,638</b>	<b>\$24.67</b>
Vacancy Factor (3.0% of GPI)	(\$15,169)	(\$0.74)
<b>Effective Gross Revenue</b>	<b>\$490,469</b>	<b>\$23.93</b>
<b>EXPENSES</b>		
Real Estate Taxes	\$35,599	\$1.74
Insurance	\$5,842	\$0.28
CAM	\$123,120	\$6.01
Management Fee (2.0% of EGR)	\$9,809	\$0.48
<b>Total Operating Expenses</b>	<b>\$174,370</b>	<b>\$8.51</b>
<b>Net Operating Income</b>	<b>\$316,099</b>	<b>\$15.42</b>

CAM Expense Breakdown		
CAM	Current	Per SF
Repairs & Maintenance	\$73,906	\$3.61
Landscaping	\$3,105	\$0.15
Trash Removal	\$13,496	\$0.66
Water & Sewer	\$5,899	\$0.29
Electric	\$7,321	\$0.36
Other Operating Expense	\$0	\$0.00
Other Taxes	\$19,393	\$0.95
General & Administrative	\$0	\$0.00
<b>Total CAM</b>	<b>\$123,120</b>	<b>\$6.01</b>



# Assumptions

## Cash Flow Assumptions

	<b>\$20 NNN</b>
Renewal Probability	75%
Term	5 Years
Market Rent PSF	\$20.00
Rental Escalations	3% Annual*
Expense Recovery Method	NNN
<b>Tenant Improvements</b>	
New	\$25.00 PSF
Renewal	\$5.00 PSF
Weighted Average	\$10.00 PSF
<b>Leasing Commissions</b>	
New	6.00%
Renewal	3.00%
Weighted Average	3.75%
Downtime	9 Months

## Property Assumptions

### Analysis Period

Commencement Date	January 1, 2026
End Date	December 31, 2035
<b>Term</b>	<b>10 Years</b>
<b>Vacancy &amp; Credit Loss</b>	<b>3.00%</b>
<b>General Inflation</b>	<b>3.00%</b>
<b>Management Fee (% of EGR)</b>	<b>2.00%</b>
<b>Capital Reserves</b>	<b>\$0.25 PSF</b>
<b>Operating Expense Source</b>	Provided Assumptions
<b>Property Tax Source</b>	Provided Assumptions

# 10-Year Cash Flow

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	
Gross Rental Income Per SF	\$24.67	\$24.71	\$27.30	\$31.10	\$32.03	\$33.00	\$30.46	\$33.63	\$34.90	\$37.01	\$38.12	
Effective Gross Revenue Per SF	\$23.93	\$24.15	\$27.03	\$30.17	\$31.07	\$32.01	\$29.78	\$33.11	\$34.00	\$35.90	\$36.97	
Total Operating Expense Per SF	\$8.51	\$8.75	\$9.06	\$9.38	\$9.66	\$9.95	\$10.18	\$10.53	\$10.85	\$11.19	\$11.53	
Average Occupancy	100.00%	89.84%	93.43%	100.00%	100.00%	100.00%	89.84%	96.34%	97.15%	100.00%	100.00%	
<b>Gross Revenue</b>												
Potential Base Rent	\$331,269	\$388,232	\$414,833	\$445,387	\$458,749	\$472,511	\$486,686	\$499,794	\$514,235	\$529,219	\$545,095	
Absorption and Turnover Vacancy	\$0	(\$42,917)	(\$28,556)	\$0	\$0	\$0	(\$49,752)	(\$18,448)	(\$14,779)	\$0	\$0	
Scheduled Base Rent	\$331,269	\$345,315	\$386,277	\$445,387	\$458,749	\$472,511	\$436,934	\$481,346	\$499,456	\$529,219	\$545,095	
Reimbursement Revenue	\$174,370	\$161,169	\$173,474	\$192,189	\$197,955	\$203,893	\$187,495	\$208,062	\$216,074	\$229,433	\$236,316	
Gross Rental Income	\$505,639	\$506,484	\$559,751	\$637,576	\$656,704	\$676,404	\$624,429	\$689,408	\$715,530	\$758,652	\$781,411	
General Vacancy - 3.00%	(\$15,169)	(\$11,349)	(\$5,729)	(\$19,127)	(\$19,701)	(\$20,292)	(\$13,899)	(\$10,735)	(\$18,453)	(\$22,760)	(\$23,442)	
<b>Effective Gross Income</b>	<b>\$490,470</b>	<b>\$495,135</b>	<b>\$554,022</b>	<b>\$618,449</b>	<b>\$637,003</b>	<b>\$656,112</b>	<b>\$610,530</b>	<b>\$678,673</b>	<b>\$697,077</b>	<b>\$735,892</b>	<b>\$757,969</b>	
<b>Operating Expenses</b>												
	PSF											
RET	\$1.74	\$35,599	\$36,667	\$37,767	\$38,900	\$40,067	\$41,269	\$42,507	\$43,782	\$45,096	\$46,449	\$47,842
INS	\$0.28	\$5,842	\$6,017	\$6,198	\$6,384	\$6,575	\$6,772	\$6,976	\$7,185	\$7,400	\$7,622	\$7,851
CAM	\$6.01	\$123,120	\$126,814	\$130,618	\$134,537	\$138,573	\$142,730	\$147,012	\$151,422	\$155,965	\$160,644	\$165,463
Management Fee (2.0% of EGR)	\$0.48	\$9,809	\$9,903	\$11,080	\$12,369	\$12,740	\$13,122	\$12,211	\$13,573	\$13,941	\$14,718	\$15,159
<b>Total Operating Expenses</b>	<b>\$8.51</b>	<b>\$174,370</b>	<b>\$179,401</b>	<b>\$185,663</b>	<b>\$192,190</b>	<b>\$197,955</b>	<b>\$203,893</b>	<b>\$208,706</b>	<b>\$215,962</b>	<b>\$222,402</b>	<b>\$229,433</b>	<b>\$236,315</b>
Per SF. Monthly	\$0.71											
<b>Net Operating Income</b>		<b>\$316,100</b>	<b>\$315,734</b>	<b>\$368,359</b>	<b>\$426,259</b>	<b>\$439,048</b>	<b>\$452,219</b>	<b>\$401,824</b>	<b>\$462,711</b>	<b>\$474,675</b>	<b>\$506,459</b>	<b>\$521,654</b>
<b>NOI Growth (CAGR)</b>		-	-0.12%	7.95%	10.48%	8.56%	7.42%	4.08%	5.59%	5.21%	5.38%	-

# 10-Year Cash Flow Cont.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36
<b>Capital Expenditures</b>											
Tenant Improvements	\$0	\$128,750	\$47,741	\$38,245	\$0	\$0	\$149,257	\$55,344	\$44,337	\$0	\$0
Leasing Commissions	\$0	\$51,266	\$19,010	\$15,229	\$0	\$0	\$59,432	\$22,037	\$17,654	\$0	\$0
Capital Reserves	\$5,125	\$5,279	\$5,437	\$5,600	\$5,768	\$5,941	\$6,120	\$6,303	\$6,492	\$6,687	\$6,888
<b>Total Capital Expenditures</b>	<b>\$5,125</b>	<b>\$185,295</b>	<b>\$72,188</b>	<b>\$59,074</b>	<b>\$5,768</b>	<b>\$5,941</b>	<b>\$214,809</b>	<b>\$83,684</b>	<b>\$68,483</b>	<b>\$6,687</b>	<b>-</b>
<b>Unlevered Cash Flow</b>											
Unlevered Cash Flow	\$310,975	\$130,439	\$296,171	\$367,185	\$433,280	\$446,278	\$187,015	\$379,027	\$406,192	\$499,772	-
Interest Payment	(\$178,725)	(\$175,547)	(\$172,164)	(\$168,564)	(\$164,732)	(\$160,653)	(\$156,312)	(\$151,692)	(\$146,775)	(\$141,541)	-
Debt Payment	(\$49,415)	(\$52,593)	(\$55,976)	(\$59,576)	(\$63,409)	(\$67,487)	(\$71,828)	(\$76,448)	(\$81,365)	(\$86,599)	-
<b>Levered Cash Flow</b>	<b>\$82,835</b>	<b>(\$97,701)</b>	<b>\$68,031</b>	<b>\$139,045</b>	<b>\$205,140</b>	<b>\$218,138</b>	<b>(\$41,125)</b>	<b>\$150,887</b>	<b>\$178,052</b>	<b>\$271,632</b>	<b>-</b>
<b>DSCR</b>											
DSCR	1.39x	1.38x	1.61x	1.87x	1.92x	1.98x	1.76x	2.03x	2.08x	2.22x	-
<b>Debt Yield</b>											
Debt Yield	10.97%	10.96%	12.78%	14.79%	15.23%	15.69%	13.94%	16.06%	16.47%	17.57%	-
<b>Levered C-O-C</b>											
Levered C-O-C	3.51%	-4.14%	2.89%	5.90%	8.70%	9.25%	-1.74%	6.40%	7.55%	11.52%	-
<b>Cap Rate</b>											
Cap Rate	6.03%	6.03%	7.03%	8.13%	8.38%	8.63%	7.67%	8.83%	9.06%	9.67%	-
<b>Break-Even Ratio</b>											
Break-Even Ratio	10%	28%	5%	4%	4%	3%	32%	11%	9%	1%	-

# TENANT OVERVIEWS

**Stone Brook Plaza**

5624-5646 Woodbine Rd, Pace, FL 32571



# Tenant Overviews



**In-Line Fitness** is a community-focused gym and fitness center located in Pace, Florida, offering accessible, full-service workout facilities to members of all experience levels. Situated on Woodbine Road, this fitness facility distinguishes itself with a friendly, non-intimidating atmosphere and a variety of amenities designed to support individual health goals. Members enjoy 24/7 access to strength training, cardio equipment, personal training services, and a range of group classes including yoga, HIIT, and other popular workouts.

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**Allstate**

**Allstate** is a leading American publicly traded property and casualty insurance company, widely recognized for its broad portfolio of personal and commercial insurance products, including auto, homeowners, renters, life, and business coverage. Founded in 1931 and headquartered in Northbrook, Illinois, Allstate is distinguished by its long-standing brand presence and iconic slogan, "You're in good hands," reflecting its commitment to providing financial protection and peace of mind to millions of customers across the United States and Canada.

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**CHOPSTICKS**

**Chopsticks Chinese Restaurant** is a locally operated dining establishment offering classic Chinese-American cuisine in a casual, family-friendly setting. Located in Pace, Florida, the restaurant serves a variety of traditional dishes such as fried rice, lo mein, and popular stir-fry options, catering to dine-in, takeout, and delivery customers. Known for its convenient service and familiar menu selections, Chopsticks has established itself as a dependable choice for residents seeking affordable and satisfying Asian-inspired meals. With a steady neighborhood following and a focus on consistency and value, Chopsticks contributes to the local retail mix as a reliable foodservice tenant well-suited for community-centered retail centers.

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**Exotic Nails & Spa** is a locally owned and operated full-service nail salon located in Pace, Florida, serving the greater Milton area with a comprehensive range of nail and spa services. Known for its clean, welcoming atmosphere and personalized customer care, the salon has built a loyal client base through consistent quality and service. The business offers a variety of treatments including manicures, pedicures, acrylic and dip powder nails, nail art, and waxing, catering to both routine maintenance and custom beauty needs.

# Tenant Overviews



**Five Star Dance Centre, LLC** is a dance instruction studio offering training in a variety of disciplines, including ballet, jazz, hip-hop, and contemporary styles. Serving students of all ages and skill levels, the studio focuses on technique, performance development, and confidence-building through structured classes, recitals, and competitive opportunities.

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**Subway** is a globally recognized quick-service restaurant franchise specializing in customizable sandwiches, wraps, and salads. Founded in 1965, the brand is known for its emphasis on fresh ingredients, made-to-order meals, and healthier fast-food alternatives, serving a broad customer base through convenient and efficient service.

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**Fusion Fine Wine & Spirits** is a retail beverage store providing a curated selection of wines, liquors, and specialty spirits from domestic and international producers. The store focuses on quality, variety, and customer guidance, serving both everyday consumers and enthusiasts seeking premium or unique selections.

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**5 Flags Brewing Company** is a locally owned craft brewery based in Pensacola, Florida, known for producing a diverse selection of small-batch beers that range from traditional styles to innovative, seasonal creations. Established with a focus on quality, creativity, and community engagement, the brewery offers a welcoming taproom experience complemented by rotating food offerings and live events. 5 Flags Brewing Company has built a strong regional following by emphasizing craftsmanship, locally inspired flavors, and a commitment to the growing Gulf Coast craft beer scene.

# Tenant Overviews



**Bar-Celona** is a locally owned restaurant and bar concept inspired by Spanish and Mediterranean cuisine, offering a diverse menu of tapas, small plates, and chef-driven entrees alongside a curated selection of wines, craft cocktails, and imported beers. The establishment emphasizes a social dining experience, encouraging shared plates and a vibrant atmosphere that blends casual dining with an upscale, modern aesthetic. Known for its distinctive flavors, hospitality, and lively ambiance, Bar-Celona serves as both a neighborhood dining destination and a gathering place for evening entertainment.

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**Fifth Element Massage & Wellness** is a health and wellness practice specializing in therapeutic massage and holistic bodywork services designed to promote relaxation, recovery, and overall well-being. The business offers a range of treatments that may include deep tissue massage, Swedish massage, sports therapy, and customized wellness sessions tailored to individual client needs. With a focus on professional care, stress relief, and restorative health, Fifth Element Massage & Wellness provides a tranquil, client-centered environment that supports both physical and mental rejuvenation.

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**Paradise Vapers (Vape Shop/CBD)** is a specialty retail store offering electronic cigarettes, vape devices, e-liquids, and related accessories. The shop caters to both beginner and experienced users, emphasizing product variety, customer service, and knowledgeable staff within a regulated retail environment.

# MARKET OVERVIEW

**Stone Brook Plaza**

5624-5646 Woodbine Rd, Pace, FL 32571



# Pace, FL

## Market Demographics



**25,630**

Total Population

**\$84,900**

Median HH Income

**8,992**

# of Households

**85.4%**

Homeownership Rate

**10,590**

Employed Population

**55.5%**

% Bachelor's Degree

**37.3**

Median Age

**\$271,000**

Median Property Value

## Local Market Overview

Pace, Florida, situated just northeast of Pensacola in Santa Rosa County, has transformed from a rural outpost into a dynamic suburban hub. The community offers a well-balanced mix of residential comfort and commercial accessibility, supported by ongoing development in retail, healthcare, and education. With convenient access to major highways and proximity to Escambia Bay, Pace has become an attractive destination for homebuyers, tenants, and businesses seeking growth outside urban cores.

The area benefits from its close connection to Pensacola's economic and cultural resources, including major employers, military bases, and regional infrastructure. Local investment continues to strengthen Pace's position as a key growth corridor in the Florida Panhandle. A blend of new construction, expanding commercial centers, and improved public amenities has enhanced the community's long-term appeal for residents and investors alike.

## Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	21,220	35,693	154,380
2025 Population	22,682	37,729	155,779
2030 Population Projection	25,987	43,155	169,423
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	7,519	12,873	60,869
2025 Households	7,991	13,540	60,901
2030 Household Projections	9,176	15,524	66,135
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$107,197	\$99,651	\$84,591

# Economic Drivers

## Pace's Strategic Location Fuels Growth

Positioned as a Gateway Between Pensacola and Santa Rosa County's Employment Hubs

### Economic Drivers

Pace's economy benefits strongly from its strategic location in northwest Florida, offering easy access to Pensacola's broader employment base and key transportation corridors such as U.S. Highway 90. Its proximity to Pensacola International Airport and military installations supports workforce mobility, logistics operations, and business connectivity across the Gulf Coast region. This positioning underpins steady job growth and makes Pace an attractive area for residents who commute for work while enjoying lifestyle advantages outside the urban core.

### Primary Industries

- Health care & social assistance
- Retail trade
- Construction
- Logistics & distribution

### Top Employers

- Baptist Healthcare Systems
- Walmart Stores
- Santa Rosa Medical Center
- Santa Rosa County School District
- Publix Super Markets

### Recent Developments

- Access to Pensacola International Airport & major highways
- Proximity to military installations and large regional employers
- Growing retail & commercial services along U.S. 90 and surrounding corridors

Santa Rosa County, the broader economic region that includes Pace, contributes a significant and steadily expanding share of economic output in the Florida Panhandle. Total gross domestic product for the county, measuring the combined market value of all goods and services produced, has exceeded \$7 billion annually, reflecting consistent growth over recent years and underscoring the area's economic momentum. This output is supported by a diversified local base of service-providing activities, government services, and goods-producing industries, which together help sustain regional economic resilience.

**\$7B+**

Regional Gross Domestic Product

**±3.5 Miles**

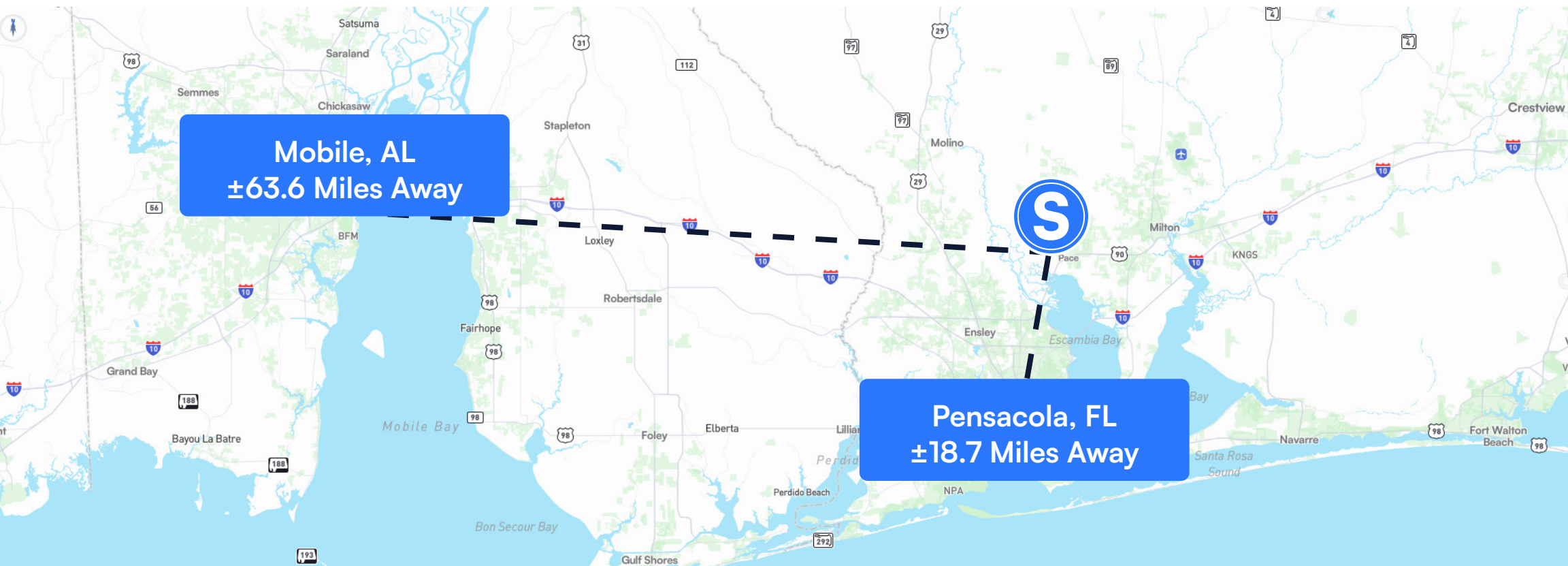
Distance to Downtown Pace



# Proximity to Pensacola, FL & Mobile, AL

Pace, FL benefits from a prime geographic position situated between two dynamic Gulf Coast markets—Mobile, AL and Pensacola, FL—making it a natural **corridor for regional traffic and retail activity**. Situated along U.S. Highway 90 and just minutes from Interstate 10, Pace captures **consistent commuter flow and cross-market travel between the larger metro areas**. This strategic location not only ensures **high visibility and accessibility** for retail centers, but also attracts consumers from a broad trade area seeking convenient shopping, dining, and service options.

The proximity to Pensacola's economic and military hubs and Mobile's industrial strength positions Pace as a retail gateway for both locals and regional travelers. With **continuous population growth in Santa Rosa County and significant residential development** in surrounding communities, Pace serves as a central commercial node. This consistent influx of daily traffic, both local and regional, creates a strong foundation for sustained tenant performance and long-term retail demand.



# STONE BROOK PLAZA

5624-5646 Woodbine Rd, Pace, FL 32571

# MATTHEWS™

## Exclusively Listed By



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5624-5646 Woodbine Rd, Pace, FL 32571** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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