

City of Pensacola
Real Estate, Planning & Development Department
222 West Main Street
Pensacola, FL 32502

Dear Members of the City of Pensacola Real Estate, Planning & Development Team,
We are writing to express our interest in leasing, or potentially leasing with an option to
purchase, the City-owned property located at **101 West Main Street, Pensacola, Florida
32502.**

As long-time Pensacola residents and investors in the community, we are
committed to projects that activate downtown spaces in ways that are engaging, inclusive,
and reflective of the city's identity. Our vision for this property is to create a vibrant ground-
level destination that serves residents, visitors, and families alike.

As owners of the Pensacola Blue Wahoos, we envision a retail and experiential
space that includes Blue Wahoos merchandise, while also featuring merchandise and
memorabilia from other Pensacola sports organizations. The memorabilia component
would celebrate Pensacola's remarkable history of athletes, champions, and sports figures
across multiple disciplines, offering a compelling and educational experience for a wide
range of visitors.

From time to time, the space may also host limited athlete appearances or
community events, allowing fans the opportunity to meet local sports figures and further
engage with Pensacola's sports culture in a fun, approachable way.

In addition, the space may include a visitor-focused element highlighting Pensacola's
broader history, culture, and community pride, helping create an active and welcoming
environment that contributes positively to downtown foot traffic and street-level energy.

We believe this concept aligns well with the City's goals for activating publicly
owned real estate and enhancing the downtown experience. We would welcome the
opportunity to discuss lease terms, a potential lease-to-purchase structure, and how we
might work collaboratively with the City to bring this vision to life.

Thank you for your time and consideration. We look forward to the opportunity to
further discuss this property.

Respectfully,

2/5/2026

DocSigned by

Quint Studer
2023-02-05 10:48:18

Quint Studer

DocSigned by

Rishy Studer
2023-02-05 10:48:18

Rishy Studer