

# FOR LEASE

2032 Creighton Rd., Ste. A  
Pensacola, FL 32504



## Asking Price

- \$13/PSF, Triple Net Lease

## Square Feet

- 2,567

## Zoning

- R-2

## Property Description

- Seven office spaces total, one of which is executive office space. Additionally, one of the office spaces could serve as a conference room.
- Large storage/networking room that could convert to an office.
- Full kitchen/break room.
- Additional parking available at rear and side of building.
- Existing tenants include Humana health insurance and Allstate insurance providers.




For more information:  
Fred Gunther, CCIM,  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,446	59,259	114,988
2010 Population	8,151	58,215	113,536
2020 Population	8,417	61,853	121,274
2025 Population	8,598	63,695	125,154
2000-2010 Annual Rate	-0.35%	-0.18%	-0.13%
2010-2020 Annual Rate	0.31%	0.59%	0.65%
2020-2025 Annual Rate	0.43%	0.59%	0.63%
2020 Male Population	47.2%	47.0%	47.9%
2020 Female Population	52.8%	53.0%	52.1%
2020 Median Age	38.6	38.1	38.9

In the identified area, the current year population is 121,274. In 2010, the Census count in the area was 113,536. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 125,154 representing a change of 0.63% annually from 2020 to 2025. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	68.0%	71.9%	63.5%
2020 Black Alone	21.5%	17.8%	27.5%
2020 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2020 Asian Alone	3.1%	3.9%	3.2%
2020 Pacific Islander Alone	0.2%	0.2%	0.1%
2020 Other Race	2.6%	1.8%	1.6%
2020 Two or More Races	3.7%	3.7%	3.5%
2020 Hispanic Origin (Any Race)	8.2%	6.7%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.6 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	46	78	77
2000 Households	3,796	24,159	45,942
2010 Households	3,672	24,637	46,365
2020 Total Households	3,758	26,115	49,377
2025 Total Households	3,829	26,892	50,938
2000-2010 Annual Rate	-0.33%	0.20%	0.09%
2010-2020 Annual Rate	0.23%	0.57%	0.62%
2020-2025 Annual Rate	0.38%	0.59%	0.62%
2020 Average Household Size	2.21	2.21	2.29

The household count in this area has changed from 46,365 in 2010 to 49,377 in the current year, a change of 0.62% annually. The five-year projection of households is 50,938, a change of 0.62% annually from the current year total. Average household size is currently 2.29, compared to 2.28 in the year 2010. The number of families in the current year is 28,374 in the specified area.



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	16.6%	14.1%	14.6%
<b>Median Household Income</b>			
2020 Median Household Income	\$39,428	\$51,958	\$49,377
2025 Median Household Income	\$40,933	\$54,091	\$52,043
2020-2025 Annual Rate	0.75%	0.81%	1.06%
<b>Average Household Income</b>			
2020 Average Household Income	\$57,839	\$73,406	\$71,873
2025 Average Household Income	\$61,790	\$80,317	\$79,304
2020-2025 Annual Rate	1.33%	1.82%	1.99%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$26,266	\$31,086	\$29,494
2025 Per Capita Income	\$28,001	\$33,988	\$32,503
2020-2025 Annual Rate	1.29%	1.80%	1.96%

**Households by Income**

Current median household income is \$49,377 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$52,043 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$71,873 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$79,304 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,494 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,503 in five years, compared to \$37,691 for all U.S. households

**Housing**

2020 Housing Affordability Index	145	169	162
2000 Total Housing Units	4,088	26,109	50,187
2000 Owner Occupied Housing Units	2,018	14,721	29,039
2000 Renter Occupied Housing Units	1,778	9,438	16,904
2000 Vacant Housing Units	292	1,950	4,244
2010 Total Housing Units	4,273	27,491	52,310
2010 Owner Occupied Housing Units	1,865	14,323	27,905
2010 Renter Occupied Housing Units	1,807	10,314	18,460
2010 Vacant Housing Units	601	2,854	5,945
2020 Total Housing Units	4,404	28,954	55,268
2020 Owner Occupied Housing Units	1,634	13,528	26,355
2020 Renter Occupied Housing Units	2,124	12,587	23,022
2020 Vacant Housing Units	646	2,839	5,891
2025 Total Housing Units	4,474	29,737	56,845
2025 Owner Occupied Housing Units	1,677	13,869	27,045
2025 Renter Occupied Housing Units	2,152	13,023	23,894
2025 Vacant Housing Units	645	2,845	5,907

Currently, 47.7% of the 55,268 housing units in the area are owner occupied; 41.7%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 52,310 housing units in the area - 53.3% owner occupied, 35.3% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 2.47%. Median home value in the area is \$172,454, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.12% annually to \$201,071.



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