

FOR LEASE

2032 Creighton Rd.,
Pensacola, FL 32504



Asking Price

- \$15/PSF, Triple Net Lease

Square Feet

- 4,220

Zoning

- R-2

Property Description

- Class "A" office space.
- Current offices for Humana who will be vacating at the end of September.
- Existing tenants include Allstate insurance providers and Fairway Independent Mortgage Corporation.
- Pass through costs are estimated at \$3.08/psf.



For more information:
Fred Gunther, CCIM,
or Troy Stepherson
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	1 mile	3 miles	5 miles
Population			
2000 Population	8,446	59,230	116,080
2010 Population	8,151	58,189	114,720
2021 Population	8,408	61,654	122,373
2026 Population	8,574	63,301	125,990
2000-2010 Annual Rate	-0.35%	-0.18%	-0.12%
2010-2021 Annual Rate	0.28%	0.52%	0.58%
2021-2026 Annual Rate	0.39%	0.53%	0.58%
2021 Male Population	47.2%	47.0%	47.9%
2021 Female Population	52.8%	53.0%	52.1%
2021 Median Age	39.0	38.4	39.3

In the identified area, the current year population is 122,373. In 2010, the Census count in the area was 114,720. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 125,990 representing a change of 0.58% annually from 2021 to 2026. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	67.8%	71.8%	63.5%
2021 Black Alone	21.7%	17.9%	27.5%
2021 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2021 Asian Alone	3.0%	3.8%	3.2%
2021 Pacific Islander Alone	0.3%	0.2%	0.1%
2021 Other Race	2.7%	1.9%	1.6%
2021 Two or More Races	3.8%	3.7%	3.5%
2021 Hispanic Origin (Any Race)	8.3%	6.8%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 18.9% 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 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	40	70	68
2000 Households	3,796	24,148	46,343
2010 Households	3,672	24,626	46,824
2021 Total Households	3,766	26,109	49,935
2026 Total Households	3,839	26,842	51,456
2000-2010 Annual Rate	-0.33%	0.20%	0.10%
2010-2021 Annual Rate	0.22%	0.52%	0.57%
2021-2026 Annual Rate	0.38%	0.56%	0.60%
2021 Average Household Size	2.20	2.20	2.29

The household count in this area has changed from 46,824 in 2010 to 49,935 in the current year, a change of 0.57% annually. The five-year projection of households is 51,456, a change of 0.60% 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 28,711 in the specified area.



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

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	19.3%	16.2%	16.8%
Median Household Income			
2021 Median Household Income	\$38,852	\$51,801	\$49,868
2026 Median Household Income	\$43,979	\$56,662	\$54,542
2021-2026 Annual Rate	2.51%	1.81%	1.81%
Average Household Income			
2021 Average Household Income	\$54,406	\$70,969	\$69,425
2026 Average Household Income	\$61,233	\$79,961	\$78,399
2021-2026 Annual Rate	2.39%	2.41%	2.46%
Per Capita Income			
2021 Per Capita Income	\$24,807	\$30,204	\$28,574
2026 Per Capita Income	\$27,925	\$34,037	\$32,260
2021-2026 Annual Rate	2.40%	2.42%	2.46%

Households by Income

Current median household income is \$49,868 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$54,542 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$69,425 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$78,399 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,574 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,260 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index	123	146	142
2000 Total Housing Units	4,088	26,098	50,614
2000 Owner Occupied Housing Units	2,018	14,712	29,401
2000 Renter Occupied Housing Units	1,778	9,436	16,942
2000 Vacant Housing Units	292	1,950	4,271
2010 Total Housing Units	4,273	27,480	52,804
2010 Owner Occupied Housing Units	1,865	14,313	28,312
2010 Renter Occupied Housing Units	1,807	10,313	18,512
2010 Vacant Housing Units	601	2,854	5,980
2021 Total Housing Units	4,409	29,022	55,997
2021 Owner Occupied Housing Units	1,597	13,279	26,308
2021 Renter Occupied Housing Units	2,170	12,830	23,627
2021 Vacant Housing Units	643	2,913	6,062
2026 Total Housing Units	4,483	29,757	57,539
2026 Owner Occupied Housing Units	1,674	13,857	27,555
2026 Renter Occupied Housing Units	2,165	12,985	23,901
2026 Vacant Housing Units	644	2,915	6,083

Currently, 47.0% of the 55,997 housing units in the area are owner occupied; 42.2%, renter occupied; and 10.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 52,804 housing units in the area - 53.6% owner occupied, 35.1% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2010 is 2.64%. Median home value in the area is \$199,649, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.81% annually to \$240,706.



For more information:

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