



Asking Price

- **\$899,900 For Sale**

Zoning

- Commercial

Square Feet

- 12,496

Acreage

- .92

Property Description

- High visibility, vacant building. Former Direct Buy.
- Total of 12,496 square feet, of which 8,540 is conditioned and partially built out, a 1,700 square foot mezzanine area, and 2,256 square foot warehouse space with a roll-up door.
- Entire building insulated with spray foam.
- 21,500 daily traffic count.



For more information:
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FOR SALE

3920 W Navy Blvd. Pensacola, FL 32507

	1 mile	3 miles	5 miles
Population			
2000 Population	9,146	61,836	129,713
2010 Population	8,951	58,138	120,717
2019 Population	9,303	62,226	128,875
2024 Population	9,573	64,729	133,663
2000-2010 Annual Rate	-0.22%	-0.61%	-0.72%
2010-2019 Annual Rate	0.42%	0.74%	0.71%
2019-2024 Annual Rate	0.57%	0.79%	0.73%
2019 Male Population	49.9%	48.7%	50.1%
2019 Female Population	50.1%	51.3%	49.9%
2019 Median Age	31.3	36.6	35.3

In the identified area, the current year population is 128,875. In 2010, the Census count in the area was 120,717. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 133,663 representing a change of 0.73% annually from 2019 to 2024. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 31.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	53.8%	51.4%	55.0%
2019 Black Alone	33.4%	37.1%	33.9%
2019 American Indian/Alaska Native Alone	1.0%	0.8%	0.8%
2019 Asian Alone	4.2%	4.0%	4.1%
2019 Pacific Islander Alone	0.2%	0.2%	0.3%
2019 Other Race	2.7%	2.1%	1.8%
2019 Two or More Races	4.6%	4.4%	4.2%
2019 Hispanic Origin (Any Race)	7.7%	6.4%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 18.6% 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 63.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	31	42	51
2000 Households	3,680	24,589	45,686
2010 Households	3,498	23,585	44,810
2019 Total Households	3,591	25,020	47,659
2024 Total Households	3,683	25,977	49,454
2000-2010 Annual Rate	-0.51%	-0.42%	-0.19%
2010-2019 Annual Rate	0.28%	0.64%	0.67%
2019-2024 Annual Rate	0.51%	0.75%	0.74%
2019 Average Household Size	2.42	2.39	2.44

The household count in this area has changed from 44,810 in 2010 to 47,659 in the current year, a change of 0.67% annually. The five-year projection of households is 49,454, a change of 0.74% annually from the current year total. Average household size is currently 2.44, compared to 2.42 in the year 2010. The number of families in the current year is 28,763 in the specified area.

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Mortgage Income			
2019 Percent of Income for Mortgage	12.7%	13.7%	15.1%
Median Household Income			
2019 Median Household Income	\$32,518	\$35,115	\$39,318
2024 Median Household Income	\$36,046	\$39,050	\$44,301
2019-2024 Annual Rate	2.08%	2.15%	2.42%
Average Household Income			
2019 Average Household Income	\$41,675	\$48,508	\$54,807
2024 Average Household Income	\$49,134	\$56,095	\$63,261
2019-2024 Annual Rate	3.35%	2.95%	2.91%
Per Capita Income			
2019 Per Capita Income	\$16,610	\$19,788	\$21,685
2024 Per Capita Income	\$19,379	\$22,785	\$24,772
2019-2024 Annual Rate	3.13%	2.86%	2.70%

Households by Income

Current median household income is \$39,318 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$44,301 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$54,807 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$63,261 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$21,685 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,772 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	188	177	161
2000 Total Housing Units	4,207	27,893	51,116
2000 Owner Occupied Housing Units	1,838	13,988	28,201
2000 Renter Occupied Housing Units	1,842	10,600	17,485
2000 Vacant Housing Units	527	3,305	5,430
2010 Total Housing Units	4,128	28,167	52,197
2010 Owner Occupied Housing Units	1,531	12,554	26,144
2010 Renter Occupied Housing Units	1,967	11,031	18,666
2010 Vacant Housing Units	630	4,582	7,387
2019 Total Housing Units	4,265	29,577	54,931
2019 Owner Occupied Housing Units	1,285	11,302	24,275
2019 Renter Occupied Housing Units	2,306	13,718	23,384
2019 Vacant Housing Units	674	4,557	7,272
2024 Total Housing Units	4,369	30,569	56,730
2024 Owner Occupied Housing Units	1,386	12,045	25,728
2024 Renter Occupied Housing Units	2,297	13,933	23,726
2024 Vacant Housing Units	686	4,592	7,276

Currently, 44.2% of the 54,931 housing units in the area are owner occupied; 42.6%, renter occupied; and 13.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 52,197 housing units in the area - 50.1% owner occupied, 35.8% renter occupied, and 14.2% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$121,638, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.97% annually to \$155,041.

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