

FOR SALE

5028-5051 Mobile Hwy
Pensacola, FL 32506



Asking Price

- \$499,900

Zoning

- Commercial

Acreage

- 1.94

Average Daily Traffic

- 38,500

Property Description

- 1,164 square foot former Veterinary Clinic property available for sale. Adjacent acreage is available.
- Access easement with cell tower lease to be excluded from sale, which has been reduced from total acreage.
- Located 138 feet from lighted intersection at Massachusetts Avenue and Mobile Highway.
- Adjacent to the Osceola Golf Course and just north of new Aldi grocery store development.



For more information:
Troy Stephenson
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	8.3%	10.1%	12.1%
Median Household Income			
2020 Median Household Income	\$47,437	\$42,621	\$42,539
2025 Median Household Income	\$50,351	\$44,845	\$44,974
2020-2025 Annual Rate	1.20%	1.02%	1.12%
Average Household Income			
2020 Average Household Income	\$46,552	\$56,317	\$59,108
2025 Average Household Income	\$61,001	\$61,556	\$64,864
2020-2025 Annual Rate	1.72%	1.79%	1.88%
Per Capita Income			
2020 Per Capita Income	\$21,876	\$21,673	\$23,036
2025 Per Capita Income	\$23,727	\$23,595	\$25,232
2020-2025 Annual Rate	1.64%	1.71%	1.84%

Households by Income

Current median household income is \$42,539 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$44,974 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$59,108 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$64,864 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$23,036 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,232 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	289	232	197
2000 Total Housing Units	2,799	27,870	57,452
2000 Owner Occupied Housing Units	1,737	16,909	32,515
2000 Renter Occupied Housing Units	964	8,484	19,227
2000 Vacant Housing Units	98	2,477	5,710
2010 Total Housing Units	3,089	29,683	59,715
2010 Owner Occupied Housing Units	1,726	16,169	31,253
2010 Renter Occupied Housing Units	1,061	9,645	20,688
2010 Vacant Housing Units	302	3,869	7,774
2020 Total Housing Units	3,205	30,884	62,643
2020 Owner Occupied Housing Units	1,690	15,367	29,681
2020 Renter Occupied Housing Units	1,241	11,692	25,357
2020 Vacant Housing Units	274	3,825	7,605
2025 Total Housing Units	3,283	31,576	64,378
2025 Owner Occupied Housing Units	1,750	15,829	30,674
2025 Renter Occupied Housing Units	1,262	11,926	26,089
2025 Vacant Housing Units	271	3,821	7,615

Currently, 47.4% of the 62,643 housing units in the area are owner occupied; 40.5%, renter occupied; and 12.1% 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 59,715 housing units in the area - 52.3% owner occupied, 34.6% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 2.15%. Median home value in the area is \$122,800, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 4.04% annually to \$149,664.



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	1 mile	3 miles	5 miles
Population			
2000 Population	6,923	66,481	137,258
2010 Population	7,098	66,942	134,879
2020 Population	7,544	70,670	143,370
2025 Population	7,782	72,651	147,922
2000-2010 Annual Rate	0.25%	0.07%	-0.17%
2010-2020 Annual Rate	0.60%	0.53%	0.60%
2020-2025 Annual Rate	0.62%	0.55%	0.63%
2020 Male Population	47.3%	48.2%	48.6%
2020 Female Population	52.7%	51.8%	51.4%
2020 Median Age	35.3	36.6	37.5

In the identified area, the current year population is 143,370. In 2010, the Census count in the area was 134,879. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 147,922 representing a change of 0.63% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	51.9%	54.9%	54.0%
2020 Black Alone	35.2%	33.1%	34.8%
2020 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2020 Asian Alone	5.2%	4.5%	4.3%
2020 Pacific Islander Alone	0.3%	0.3%	0.2%
2020 Other Race	2.1%	1.8%	1.8%
2020 Two or More Races	4.6%	4.6%	4.2%
2020 Hispanic Origin (Any Race)	6.8%	6.1%	6.3%

Persons of Hispanic origin represent 6.3% 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 63.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	46	50	55
2000 Households	2,701	25,393	51,742
2010 Households	2,787	25,814	51,941
2020 Total Households	2,931	27,059	55,038
2025 Total Households	3,012	27,755	56,763
2000-2010 Annual Rate	0.31%	0.16%	0.04%
2010-2020 Annual Rate	0.49%	0.46%	0.57%
2020-2025 Annual Rate	0.55%	0.51%	0.62%
2020 Average Household Size	2.56	2.54	2.45

The household count in this area has changed from 51,941 in 2010 to 55,038 in the current year, a change of 0.57% annually. The five-year projection of households is 56,763, a change of 0.62% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 33,926 in the specified area.



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