

FOR SALE

7900 Block Lillian Hwy.
Pensacola, FL 32506



Asking Price

- \$35,000

Zoning

- Commercial

Acreage

- .23

Property Description

- .23 acre vacant commercial outparcel adjacent to shopping center. Tenant mix includes Grocery Outlet, Dirt Cheap, Subway, Chef King III, Liquor Paradise, Family Dollar. Outparcel mix includes Cazadores Mexican, a commercial icemaker and Metro PCS.
- 400 feet from the intersection of Lillian Highway and Fairfield Drive.
- 15,200 daily traffic count.



For more information:
Fred Gunther, CCIM or
Troy Stepherson
850.433.0666

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	1 mile	3 miles	5 miles
Population			
2000 Population	6,368	45,934	106,295
2010 Population	6,271	45,746	105,316
2019 Population	6,791	48,209	112,722
2024 Population	7,100	49,826	117,179
2000-2010 Annual Rate	-0.15%	-0.04%	-0.09%
2010-2019 Annual Rate	0.86%	0.57%	0.74%
2019-2024 Annual Rate	0.89%	0.66%	0.78%
2019 Male Population	48.4%	49.2%	48.6%
2019 Female Population	51.6%	50.8%	51.4%
2019 Median Age	40.2	35.5	36.8

In the identified area, the current year population is 112,722. In 2010, the Census count in the area was 105,316. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 117,179 representing a change of 0.78% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	67.7%	62.4%	58.1%
2019 Black Alone	18.2%	23.5%	29.5%
2019 American Indian/Alaska Native Alone	0.5%	0.8%	0.8%
2019 Asian Alone	5.9%	5.6%	4.7%
2019 Pacific Islander Alone	0.1%	0.3%	0.2%
2019 Other Race	2.6%	2.2%	1.9%
2019 Two or More Races	4.9%	5.2%	4.8%
2019 Hispanic Origin (Any Race)	6.8%	7.4%	6.5%

Persons of Hispanic origin represent 6.5% 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 62.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	47	46	51
2000 Households	2,540	17,385	40,021
2010 Households	2,564	17,585	41,199
2019 Total Households	2,742	18,330	43,696
2024 Total Households	2,852	18,888	45,299
2000-2010 Annual Rate	0.09%	0.11%	0.29%
2010-2019 Annual Rate	0.73%	0.45%	0.64%
2019-2024 Annual Rate	0.79%	0.60%	0.72%
2019 Average Household Size	2.45	2.51	2.51

The household count in this area has changed from 41,199 in 2010 to 43,696 in the current year, a change of 0.64% annually. The five-year projection of households is 45,299, a change of 0.72% annually from the current year total. Average household size is currently 2.51, compared to 2.48 in the year 2010. The number of families in the current year is 27,902 in the specified area.

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Mortgage Income			
2019 Percent of Income for Mortgage	15.5%	13.8%	14.3%
Median Household Income			
2019 Median Household Income	\$43,832	\$42,623	\$42,285
2024 Median Household Income	\$50,930	\$48,607	\$47,996
2019-2024 Annual Rate	3.05%	2.66%	2.57%
Average Household Income			
2019 Average Household Income	\$54,882	\$54,660	\$55,966
2024 Average Household Income	\$63,633	\$63,007	\$64,164
2019-2024 Annual Rate	3.00%	2.88%	2.77%
Per Capita Income			
2019 Per Capita Income	\$22,013	\$21,074	\$21,882
2024 Per Capita Income	\$25,395	\$24,140	\$24,982
2019-2024 Annual Rate	2.90%	2.75%	2.69%

Households by Income

Current median household income is \$42,285 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$47,996 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$55,966 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$64,164 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$21,882 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,982 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	155	175	169
2000 Total Housing Units	2,763	18,966	44,308
2000 Owner Occupied Housing Units	1,741	10,799	25,552
2000 Renter Occupied Housing Units	799	6,586	14,469
2000 Vacant Housing Units	223	1,581	4,287
2010 Total Housing Units	2,956	20,132	47,389
2010 Owner Occupied Housing Units	1,739	10,571	24,833
2010 Renter Occupied Housing Units	825	7,014	16,366
2010 Vacant Housing Units	392	2,547	6,190
2019 Total Housing Units	3,116	20,816	49,686
2019 Owner Occupied Housing Units	1,697	9,730	23,420
2019 Renter Occupied Housing Units	1,046	8,599	20,276
2019 Vacant Housing Units	374	2,486	5,990
2024 Total Housing Units	3,225	21,361	51,261
2024 Owner Occupied Housing Units	1,778	10,286	24,880
2024 Renter Occupied Housing Units	1,074	8,602	20,419
2024 Vacant Housing Units	373	2,473	5,962

Currently, 47.1% of the 49,686 housing units in the area are owner occupied; 40.8% are renter occupied; and 12.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 47,389 housing units in the area - 52.4% owner occupied, 34.5% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 2.13%. Median home value in the area is \$123,628, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.63% annually to \$155,020.

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