

FOR SALE

**804 N New Warrington Road
Pensacola, FL 32506**



Asking Price

\$199,000

Zoning

- COM

Acreage

- .28

Square Feet

- 1,960 office space
- 2,090 unfinished storage space

Property Description

- Former Pensacola Veterinary Hospital. 1,960 square feet of conditioned office space and 2,090 unfinished space. This site features a gated courtyard. Suitable for a dog kennel or pet grooming, nursery or garden center, repair services, and a variety of retail sales.
- Owner financing available with 10% down payment at 6% interest over a 20 year term with no prepayment penalty.
- Traffic count: 5,300 on North New Warrington Road, 31,500 on New Warrington Road.



For more information:
Troy Stepherson
850.748.4152

All information deemed correct but not warranted. Measurements are approximate and should be verified.

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	12.3%	13.2%	15.4%
Median Household Income			
2019 Median Household Income	\$30,308	\$36,311	\$40,326
2024 Median Household Income	\$33,770	\$40,393	\$45,585
2019-2024 Annual Rate	2.19%	2.15%	2.48%
Average Household Income			
2019 Average Household Income	\$40,035	\$48,884	\$56,245
2024 Average Household Income	\$47,054	\$56,152	\$64,935
2019-2024 Annual Rate	3.28%	2.81%	2.92%
Per Capita Income			
2019 Per Capita Income	\$16,067	\$19,193	\$22,289
2024 Per Capita Income	\$18,786	\$21,947	\$25,496
2019-2024 Annual Rate	3.18%	2.72%	2.73%

Households by Income

Current median household income is \$40,326 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$45,585 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$56,245 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$64,935 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$22,289 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$25,496 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	196	183	158
2000 Total Housing Units	4,449	32,851	55,525
2000 Owner Occupied Housing Units	2,190	17,271	30,975
2000 Renter Occupied Housing Units	1,856	11,941	18,781
2000 Vacant Housing Units	403	3,639	5,769
2010 Total Housing Units	4,502	33,507	57,122
2010 Owner Occupied Housing Units	1,883	15,690	29,284
2010 Renter Occupied Housing Units	1,853	12,775	20,014
2010 Vacant Housing Units	766	5,042	7,824
2019 Total Housing Units	4,680	35,190	60,000
2019 Owner Occupied Housing Units	1,618	14,334	27,242
2019 Renter Occupied Housing Units	2,255	15,875	25,083
2019 Vacant Housing Units	807	4,981	7,675
2024 Total Housing Units	4,804	36,331	61,909
2024 Owner Occupied Housing Units	1,732	15,269	28,831
2024 Renter Occupied Housing Units	2,250	16,067	25,414
2024 Vacant Housing Units	822	4,995	7,664

Currently, 45.4% of the 60,000 housing units in the area are owner occupied; 41.8%, renter occupied; and 12.8% 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 57,122 housing units in the area - 51.3% owner occupied, 35.0% renter occupied, and 13.7% vacant. The annual rate of change in housing units since 2010 is 2.21%. Median home value in the area is \$126,981, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.83% annually to \$160,756.



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	1 mile	3 miles	5 miles
Population			
2000 Population	9,535	76,405	137,938
2010 Population	9,084	73,221	131,404
2019 Population	9,559	78,371	140,047
2024 Population	9,879	81,449	145,165
2000-2010 Annual Rate	-0.48%	-0.42%	-0.48%
2010-2019 Annual Rate	0.55%	0.74%	0.69%
2019-2024 Annual Rate	0.66%	0.77%	0.72%
2019 Male Population	47.8%	48.9%	49.9%
2019 Female Population	52.2%	51.1%	50.1%
2019 Median Age	35.8	36.5	36.0

In the identified area, the current year population is 140,047. In 2010, the Census count in the area was 131,404. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 145,165 representing a change of 0.72% annually from 2019 to 2024. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 35.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	55.2%	50.4%	55.7%
2019 Black Alone	32.1%	38.2%	33.3%
2019 American Indian/Alaska Native Alone	1.2%	0.8%	0.8%
2019 Asian Alone	3.9%	4.1%	4.1%
2019 Pacific Islander Alone	0.3%	0.3%	0.3%
2019 Other Race	2.6%	1.9%	1.8%
2019 Two or More Races	4.7%	4.4%	4.2%
2019 Hispanic Origin (Any Race)	7.3%	6.5%	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 62.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	30	42	53
2000 Households	4,046	29,212	49,757
2010 Households	3,736	28,465	49,298
2019 Total Households	3,873	30,209	52,325
2024 Total Households	3,982	31,336	54,245
2000-2010 Annual Rate	-0.79%	-0.26%	-0.09%
2010-2019 Annual Rate	0.39%	0.64%	0.65%
2019-2024 Annual Rate	0.56%	0.74%	0.72%
2019 Average Household Size	2.46	2.47	2.43

The household count in this area has changed from 49,298 in 2010 to 52,325 in the current year, a change of 0.65% annually. The five-year projection of households is 54,245, a change of 0.72% annually from the current year total. Average household size is currently 2.43, compared to 2.41 in the year 2010. The number of families in the current year is 31,651 in the specified area.



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