

# FOR SALE

## .58 Acres at 8190 Pensacola Blvd.

## Pensacola, FL



### Asking Price

- \$169,900

### Acreage

- .58

### Zoning

- HC/LI

### Property Description

- .58 acre vacant parcel zoned HC/LI.
- 107 feet of frontage on Pensacola Boulevard.
- 44,000 daily traffic count.



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

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,191	39,650	107,815
2010 Population	5,178	43,811	116,409
2018 Population	5,602	47,990	126,306
2023 Population	5,850	50,534	132,336
2000-2010 Annual Rate	-0.03%	1.00%	0.77%
2010-2018 Annual Rate	0.96%	1.11%	0.99%
2018-2023 Annual Rate	0.87%	1.04%	0.94%
2018 Male Population	48.3%	47.7%	47.3%
2018 Female Population	51.6%	52.3%	52.7%
2018 Median Age	41.1	39.0	37.6

In the identified area, the current year population is 126,306. In 2010, the Census count in the area was 116,409. The rate of change since 2010 was 0.99% annually. The five-year projection for the population in the area is 132,336 representing a change of 0.94% annually from 2018 to 2023. Currently, the population is 47.3% male and 52.7% female.

### Median Age

The median age in this area is 41.1, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	41.7%	64.0%	66.4%
2018 Black Alone	50.3%	26.2%	23.6%
2018 American Indian/Alaska Native Alone	1.2%	0.9%	0.8%
2018 Asian Alone	0.8%	3.3%	3.6%
2018 Pacific Islander Alone	0.1%	0.1%	0.2%
2018 Other Race	2.7%	1.8%	1.6%
2018 Two or More Races	3.2%	3.8%	3.8%
2018 Hispanic Origin (Any Race)	5.7%	5.9%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 18.3% 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 55.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	2,054	15,812	41,162
2010 Households	2,073	18,015	45,614
2018 Total Households	2,211	19,506	48,781
2023 Total Households	2,302	20,523	51,106
2000-2010 Annual Rate	0.09%	1.31%	1.03%
2010-2018 Annual Rate	0.78%	0.97%	0.82%
2018-2023 Annual Rate	0.81%	1.02%	0.94%
2018 Average Household Size	2.53	2.43	2.45

The household count in this area has changed from 45,614 in 2010 to 48,781 in the current year, a change of 0.82% annually. The five-year projection of households is 51,106, a change of 0.94% annually from the current year total. Average household size is currently 2.45, compared to 2.42 in the year 2010. The number of families in the current year is 30,825 in the specified area.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$37,285	\$45,518	\$46,496
2023 Median Household Income	\$44,190	\$52,483	\$52,912
2018-2023 Annual Rate	3.46%	2.89%	2.62%
<b>Average Household Income</b>			
2018 Average Household Income	\$49,885	\$61,393	\$62,102
2023 Average Household Income	\$59,185	\$72,076	\$72,996
2018-2023 Annual Rate	3.48%	3.26%	3.29%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$19,777	\$25,612	\$25,823
2023 Per Capita Income	\$23,406	\$29,937	\$30,071
2018-2023 Annual Rate	3.43%	3.17%	3.09%

**Households by Income**

Current median household income is \$46,496 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,912 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,102 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$72,996 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,823 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,071 in five years, compared to \$36,530 for all U.S. households

**Housing**

2000 Total Housing Units	2,237	17,177	44,607
2000 Owner Occupied Housing Units	1,445	10,676	27,596
2000 Renter Occupied Housing Units	609	5,136	13,566
2000 Vacant Housing Units	183	1,365	3,445
2010 Total Housing Units	2,358	20,219	50,696
2010 Owner Occupied Housing Units	1,468	11,484	29,182
2010 Renter Occupied Housing Units	605	6,531	16,432
2010 Vacant Housing Units	285	2,204	5,082
2018 Total Housing Units	2,495	21,503	53,634
2018 Owner Occupied Housing Units	1,481	11,531	28,874
2018 Renter Occupied Housing Units	731	7,975	19,907
2018 Vacant Housing Units	284	1,997	4,853
2023 Total Housing Units	2,589	22,347	55,749
2023 Owner Occupied Housing Units	1,579	12,417	31,179
2023 Renter Occupied Housing Units	722	8,107	19,927
2023 Vacant Housing Units	287	1,824	4,643

Currently, 53.8% of the 53,634 housing units in the area are owner occupied; 37.1%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 50,696 housing units in the area - 57.6% owner occupied, 32.4% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 2.54%. Median home value in the area is \$156,554, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.37% annually to \$184,785.



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