



### Asking Price

- \$995,000 or  
\$7,069/month

### Zoning

- HDMU

### Acreage

- 0.34

### Square Footage

- 2,925

### Property Highlights

- Medical Office Building to be built on a currently vacant parcel near the intersection of University Parkway and Nine Mile Road.
- The land only is also available for \$165,000.
- Located approximately 100 yards South of Panera Bread.
- Over 25,500 vehicles daily.



For more information:  
Fred Gunther, CCIM  
850.433.0666

# EXECUTIVE SUMMARY

9021 University Pky, Pensacola, Florida, 32514

Rings: 1, 3, 5 mile radii

Latitude: 30.526313053  
Longitude: -87.2213706

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,422	45,393	96,065
2010 Population	7,603	48,372	98,675
2013 Population	7,595	48,793	99,089
2018 Population	7,703	50,018	101,095
2000-2010 Annual Rate	1.70%	0.64%	0.27%
2010-2013 Annual Rate	-0.03%	0.27%	0.13%
2013-2018 Annual Rate	0.28%	0.50%	0.40%
2013 Male Population	46.3%	47.3%	47.4%
2013 Female Population	53.7%	52.7%	52.6%
2013 Median Age	33.8	35.8	37.3

In the identified area, the current year population is 99,089. In 2010, the Census count in the area was 98,675. The rate of change since 2010 was 0.13% annually. The five-year projection for the population in the area is 101,095 representing a change of 0.40% annually from 2013 to 2018. Currently, the population is 47.4% male and 52.6% female.

## Median Age

The median age in this area is 37.3, compared to U.S. median age of 37.3.

## Race and Ethnicity

2013 White Alone	76.8%	71.4%	71.2%
2013 Black Alone	14.7%	19.8%	20.6%
2013 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2013 Asian Alone	2.5%	2.8%	2.8%
2013 Pacific Islander Alone	0.0%	0.1%	0.1%
2013 Other Race	1.9%	2.0%	1.5%
2013 Two or More Races	3.4%	3.2%	3.1%
2013 Hispanic Origin (Any Race)	6.3%	6.4%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 17.4% 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 50.6 in the identified area, compared to 62.1 for the U.S. as a whole.

## Households

2000 Households	3,086	19,261	37,892
2010 Households	3,798	20,610	39,951
2013 Total Households	3,808	20,822	40,215
2018 Total Households	3,892	21,435	41,232
2000-2010 Annual Rate	2.10%	0.68%	0.53%
2010-2013 Annual Rate	0.08%	0.32%	0.20%
2013-2018 Annual Rate	0.44%	0.58%	0.50%
2013 Average Household Size	1.83	2.23	2.31

The household count in this area has changed from 39,951 in 2010 to 40,215 in the current year, a change of 0.20% annually. The five-year projection of households is 41,232, a change of 0.50% annually from the current year total. Average household size is currently 2.31, compared to 2.32 in the year 2010. The number of families in the current year is 24,252 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2013 Median Household Income	\$34,269	\$36,828	\$39,507
2018 Median Household Income	\$38,619	\$42,257	\$46,813
2013-2018 Annual Rate	2.42%	2.79%	3.45%
<b>Average Household Income</b>			
2013 Average Household Income	\$47,915	\$50,479	\$55,891
2018 Average Household Income	\$55,053	\$59,220	\$65,523
2013-2018 Annual Rate	2.82%	3.25%	3.23%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$24,267	\$22,101	\$23,389
2018 Per Capita Income	\$27,984	\$25,928	\$27,425
2013-2018 Annual Rate	2.89%	3.25%	3.24%

## Households by Income

Current median household income is \$39,507 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$46,813 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$55,891 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$65,523 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$23,389 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$27,425 in five years, compared to \$32,073 for all U.S. households

## Housing

2000 Total Housing Units	3,512	20,935	41,023
2000 Owner Occupied Housing Units	1,476	11,035	24,406
2000 Owner Occupied Housing Units	1,610	8,226	13,485
2000 Vacant Housing Units	426	1,674	3,132
2010 Total Housing Units	4,225	23,348	44,633
2010 Owner Occupied Housing Units	1,235	11,059	24,864
2010 Renter Occupied Housing Units	2,563	9,551	15,087
2010 Vacant Housing Units	427	2,738	4,682
2013 Total Housing Units	4,277	23,763	45,357
2013 Owner Occupied Housing Units	1,123	10,473	23,741
2013 Renter Occupied Housing Units	2,685	10,349	16,474
2013 Vacant Housing Units	469	2,941	5,142
2018 Total Housing Units	4,309	24,294	46,314
2018 Owner Occupied Housing Units	1,171	11,034	24,792
2018 Renter Occupied Housing Units	2,721	10,401	16,440
2018 Vacant Housing Units	417	2,859	5,082

Currently, 52.3% of the 45,357 housing units in the area are owner occupied; 36.3%, renter occupied; and 11.3% 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 44,633 housing units in the area - 55.7% owner occupied, 33.8% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 0.72%. Median home value in the area is \$137,859, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 4.89% annually to \$175,025.



For more information:

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