

FOR SALE

1511 CREIGHTON RD

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Pensacola, FL 32504

PRESENTED BY:

MEHDI MOEINI

Associate Advisor

O: 850.434.7500 | C: 850.380.0877

mehdi@svn.com

FL #SL3464565





OFFERING SUMMARY

SALE PRICE:	\$625,000
BUILDING SIZE:	5,400 SF
LOT SIZE:	0.709 Acres
PRICE / SF:	\$115.74
CAP RATE:	9.8%
NOI:	\$61,250
YEAR BUILT:	1970
RENOVATED:	2018
ZONING:	Store/Office

PROPERTY OVERVIEW

Mix use, Great investment property, income producing!
4 residential space and 3 business retail strip

PROPERTY HIGHLIGHTS

- Mixed-Use Property
- located in High Density Area
- Income Producing
- Strong Traffic Count

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF GLA
BARBER SHOP	1	700	\$14,400	12.96
BEAUTY SHOP	2	875	\$14,400	16.2
OFFICE	3	600	\$9,600	11.11
RESIDENTIAL	A	792	\$10,800	14.67
RESIDENTIAL	B	792	\$10,800	14.67
RESIDENTIAL	C	884	\$10,800	16.37
RESIDENTIAL	D	780	\$10,800	14.44
TOTALS/AVERAGES		5,423	\$81,600	

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Unit 1



Unit 3



Unit 2



Unit C & D



Unit A

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West Side Parking



East Side Parking



Front/ Street Parking



Entrance to Residential Units

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Back of Unit A & B

Unit C

Utility/ Storage for landlord

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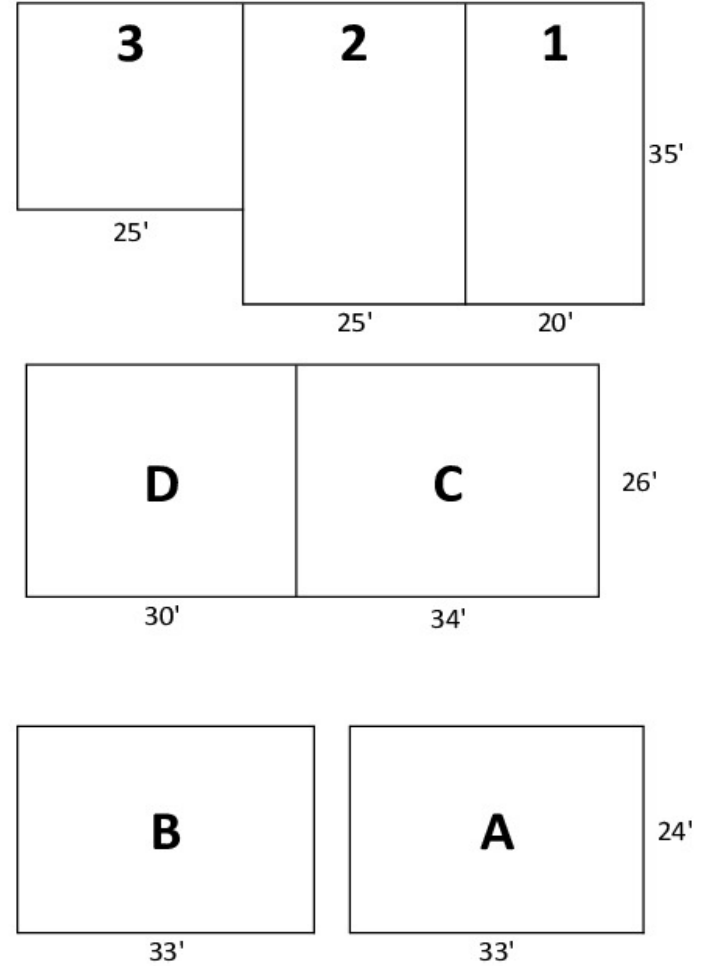
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1511 Creighton Rd Site Plan



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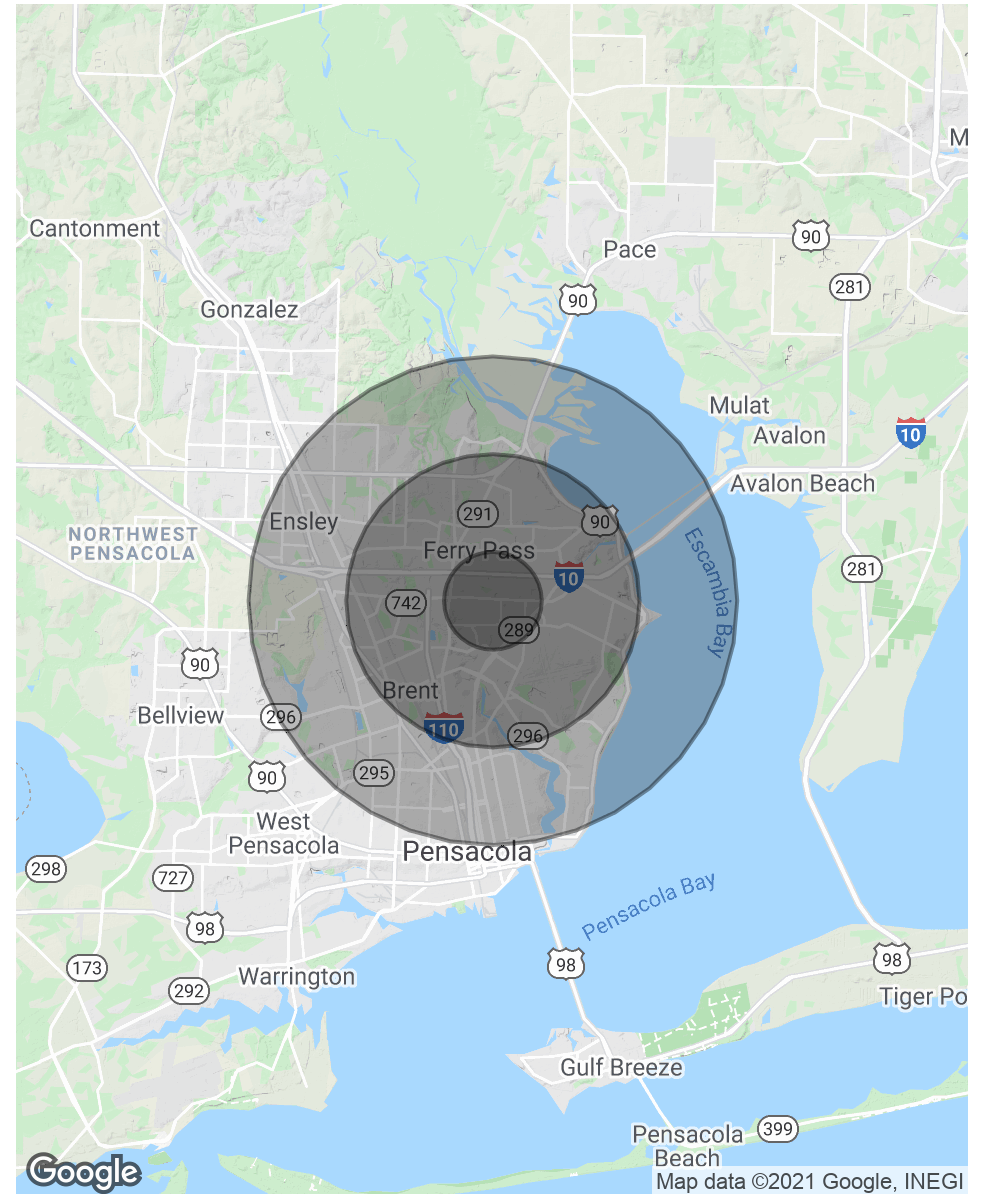
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,905	53,123	120,531
AVERAGE AGE	37.7	36.9	37.6
AVERAGE AGE (MALE)	34.5	34.7	35.9
AVERAGE AGE (FEMALE)	40.4	39.3	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,266	22,370	47,056
# OF PERSONS PER HH	2.1	2.4	2.6
AVERAGE HH INCOME	\$47,440	\$56,488	\$59,034
AVERAGE HOUSE VALUE		\$194,655	\$218,538

* Demographic data derived from 2010 US Census



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PENSACOLA, FL OVERVIEW

ECONOMY

The city has been referred to as “The Cradle of Naval Aviation” due to the prestigious Naval Air Station Pensacola. NASP was the first Naval Air Station commissioned by the US Navy in 1914. Tens of thousands of naval aviators have received training there including John H Glenn and Neil Armstrong, who became the first man to set foot on the moon. The Navy’s Flight Demonstration Squadron, the Blue Angels, is stationed there. The team has an exceptional following with 11 million+ viewers each year.

The largest employers in Pensacola are Navy Federal Credit Union (7,723 employees), Baptist Health Care (6,633 employees) and Sacred Heart Health Systems (4,800+ employees). One of the largest economic drivers in the city is tourism. With a top beach in the nation and annual festivals, there is no shortage of entertainment. In 2016, more than 2 million tourists visited Escambia County resulting in nearly \$800 million in direct visitor spending. Thanks to the powerful tourism in Pensacola, 22,300+ Escambia County citizens are employed by the hospitality industry.

RANK	COMPANY	EMPLOYEES
1	Navy Federal Credit Union	7723
2	Baptist Health Care	6633
3	Sacred Heart Health Systems	4820
4	Gulf Power Company	1774
5	West Florida Healthcare	1200
6	Ascend Performance Materials	888
7	Alorica	800
8	Innisfree Hotels	750
9	Santa Rosa Medical Center	521
10	Medical Center Clinic	500



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EDUCATION

Pensacola is home to two major four-year universities, Pensacola State College and University of West Florida. The main campus of Pensacola State College is located 5 miles southeast of the Property and is home to over 12,900 students. University of West Florida operates two campuses in the city, Downtown Pensacola and northeast Pensacola. The main campus, located 1 mile north of the Property, has a student enrollment of 12,850 students.

Public, primary and secondary schools in Pensacola are administered by the Escambia School District. The district operates 35 elementary schools, nine middle schools and seven high schools. There is a total of 40,000+ students and 5,300+ teachers within the organization.

TRANSPORTATION

Major air traffic in the Pensacola and greater northwest Florida area is handled by Pensacola International Airport. Pensacola International is the largest airport in Northwest Florida by passenger count and is the second busiest in all of North Florida, behind Jacksonville. As of 2019, airlines serving Pensacola International Airport include American Airlines, Delta, Frontier, Silver Airways, Southwest and United.



BLUE ANGELS — NAVAL AIR STATION PENSACOLA

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PROFESSIONAL BACKGROUND

My Mission at SVN | Southland Commercial is to build on shared values of responsibility, fairness, collaboration and agility. I am contractually obligated and ethically committed to putting my client's interests first by aggressively marketing to and cooperating with all brokers. I believe that our co-brokerage approach – accessing more brokers and more buyers – is one of the most effective business models in the industry and is the cornerstone of the SVN Difference. Creating maximum competition for each property translates to maximum value for our clients.

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