

LAND OFFERING FOR LEASE

0.6-1.3 Acres Creighton Road Ground Lease

1616 Creighton Rd Pensacola, FL 32504



Bay City Realty
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Interested parties will have the opportunity to conduct their own due diligence and inspections of the Property. Summaries of documents, including financial information, are provided only as overviews and should not be considered complete or authoritative analyses. All parties are strongly encouraged to review all materials independently and consult with their own legal, financial, and professional advisors.

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Property Description

Land available for lease from 0.5973 to 1.3 acres on Creighton Road, a high-traffic corridor in the heart of Pensacola. This property offers excellent visibility and convenient access, making it ideal for retail, service or other use. Located near major retailers, restaurants and established neighborhoods, the site benefits from strong daily traffic counts and steady growth in the surrounding area.

Whether you're looking to establish a new business or expand your footprint in Pensacola, this location provides the exposure and accessibility you need.

Location Description

Located in the heart of Pensacola's commercial corridor, Creighton Road offers unbeatable accessibility and visibility for both retail, office and medical users. Just off Davis Highway and minutes from I-110, the site is surrounded by a mix of national retailers, professional offices, and healthcare providers. The area sees steady daily traffic and serves a strong residential base, making it ideal for businesses seeking high exposure and convenience.

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Lease Rate	\$2,000.00 - 5,000.00 Per Month
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Location Information

Street Address	1616 Creighton Rd
City, State, Zip	Pensacola, FL 32504
County	Escambia
Side of the Street	North
Road Type	Highway
Nearest Highway	I10 1.5 miles

Property Information

Property Type	Land
Nearest Airport	Pensacola International Airport 2 miles
Zoning	COM
Lot Size	0.597-1.3026 Acres
APN #	311S302209000001
Traffic Count	25000
Traffic Count Street	Creighton Road



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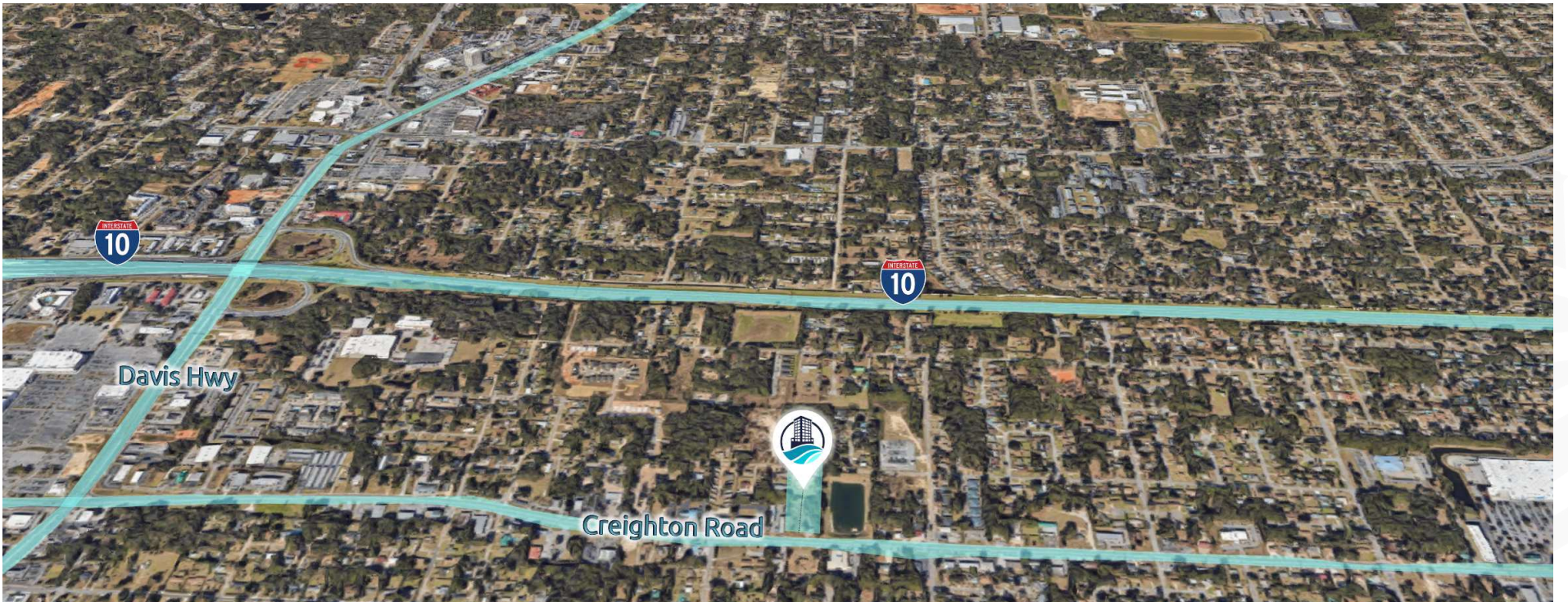
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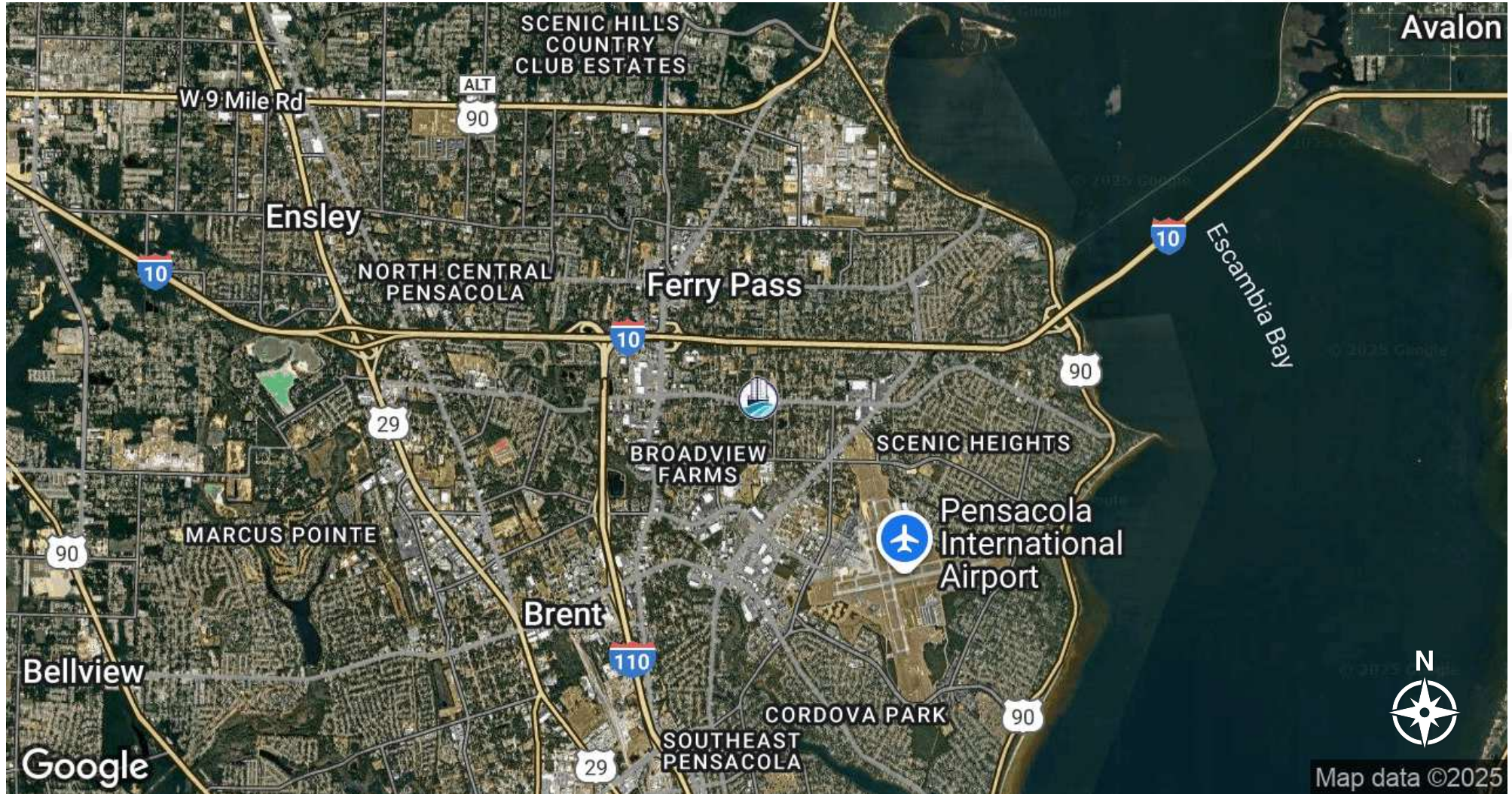




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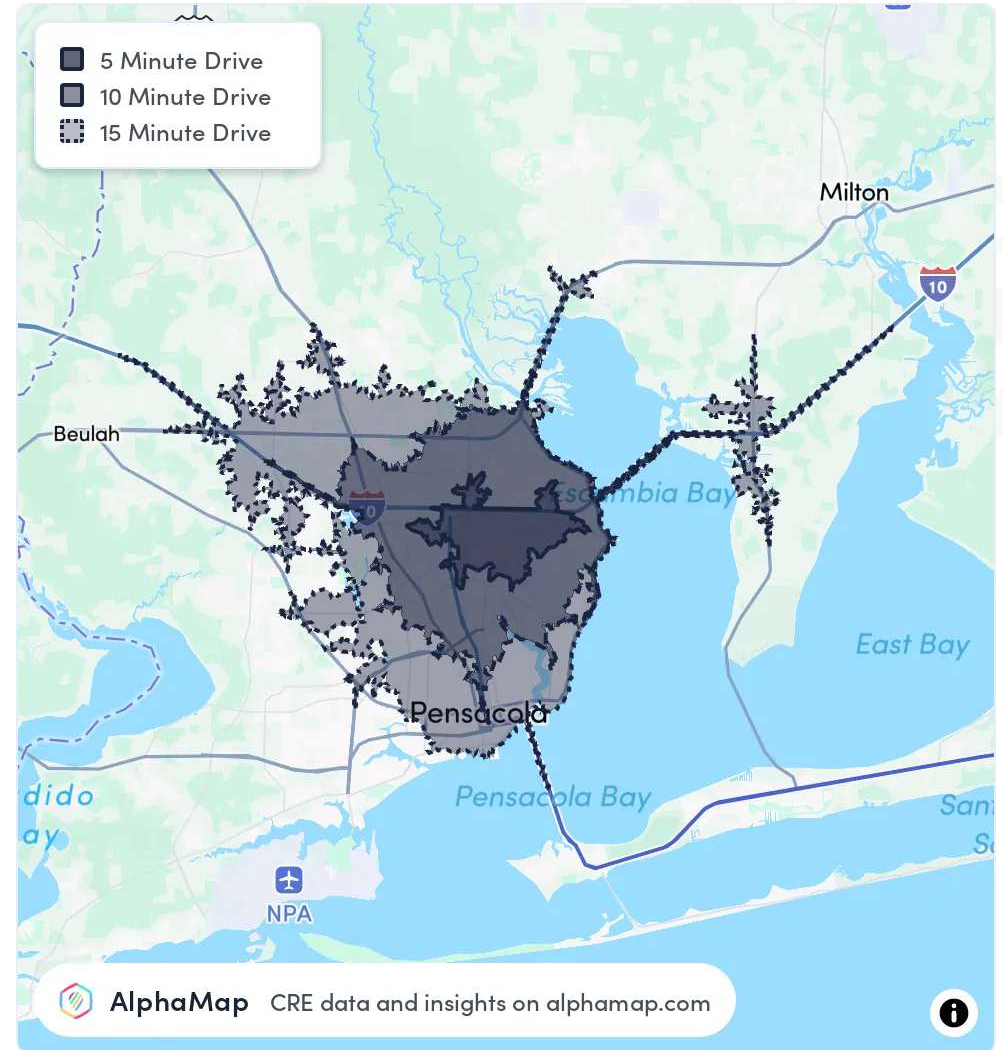
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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	16,014	75,314	134,219
Average Age	41	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	43	43

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	7,235	30,785	55,507
Persons per HH	2.2	2.4	2.4
Average HH Income	\$70,634	\$78,969	\$76,884
Average House Value	\$263,118	\$266,330	\$269,607
Per Capita Income	\$32,106	\$32,903	\$32,035

Map and demographics data derived from AlphaMap



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About Us



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
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Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
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Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.