

LAND FOR SALE  
JUNE 2024

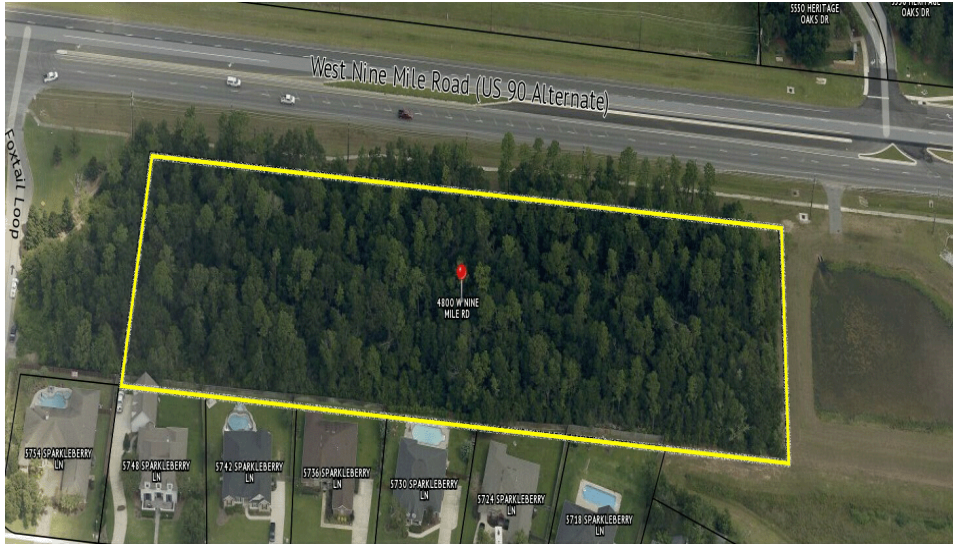
# 4800 BLK W NINE MILE

4800 BLK W NINE MILE ROAD  
PENSACOLA, FL

**stirling**







### OFFERING SUMMARY

Sale Price:	\$2,975,000
Lot Size:	4.954 Acres
Price / Acre:	\$600,525
Zoning:	LDMU

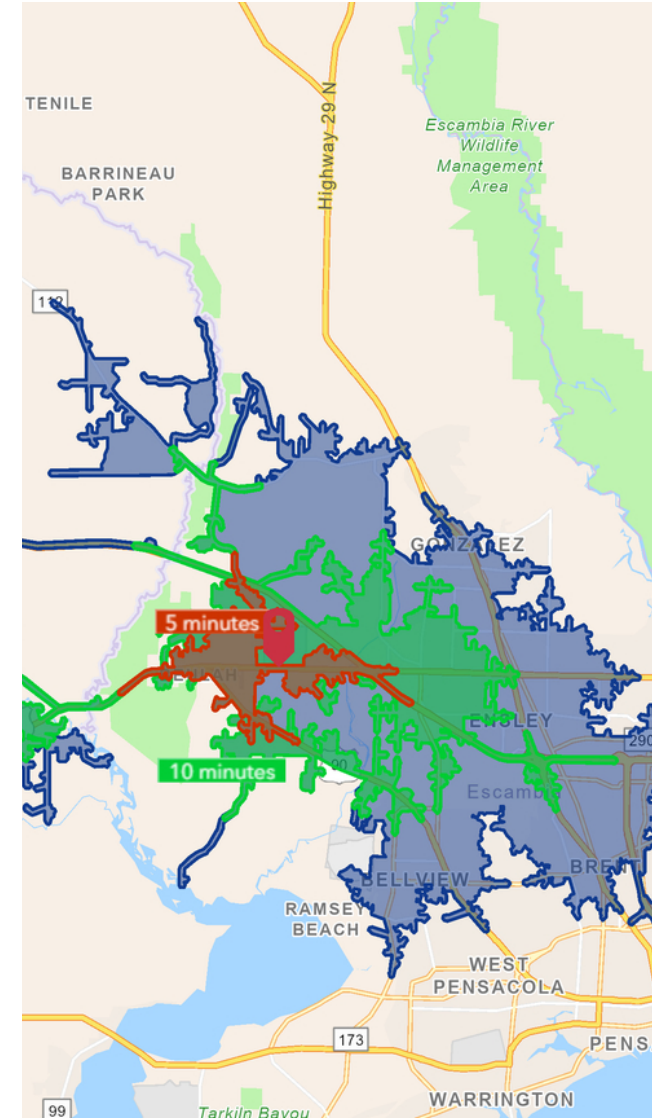
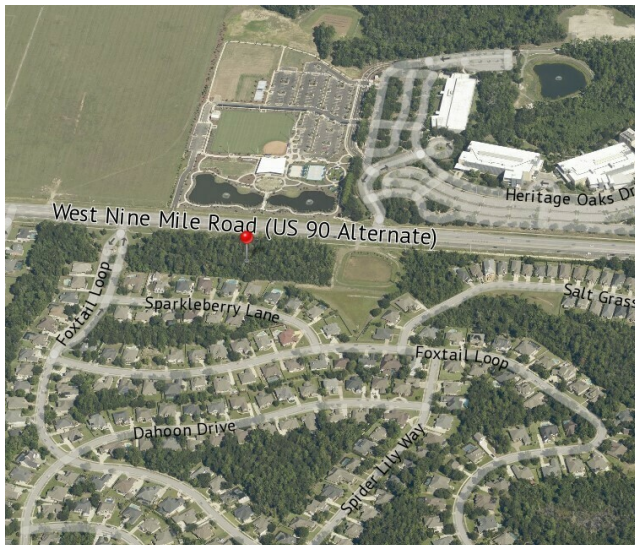
### PROPERTY OVERVIEW

Stirling Properties is proud to present the 4800 Blk of W Nine Mile Road. The property boasts 1,183' of frontage directly on Nine Mile Road. It sits conveniently between Navy Federal Credit Union & the upscale Nature Trail neighborhood. Zoned LDMU - the property allows for a multitude of uses such as residential, retail sales/services, public & civic, recreation, entertainment and more. Average household income within 1 mile of over \$100,000.

### PROPERTY HIGHLIGHTS

- 4.95 AC
- 1,181 feet of frontage on nine mile
- Zoning: LDMU
- FLU: MU-S
- Rectangle Shape (1,181' x 264')





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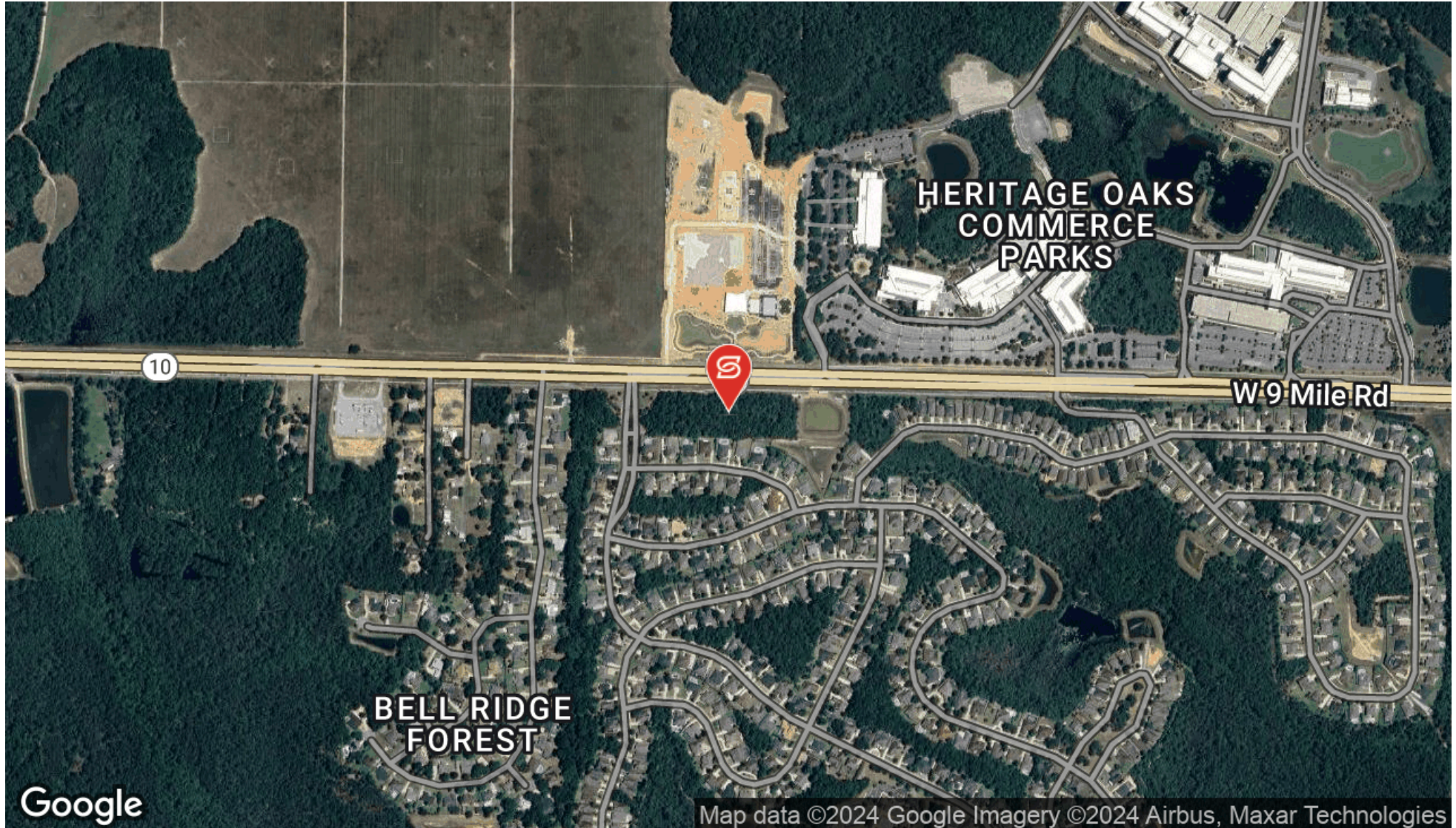
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	13,624	40,597	191,000
Average Age	43.9	43.4	39.0
Average Age (Male)	42.7	42.2	37.0
Average Age (Female)	44.8	44.7	40.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,724	16,880	81,608
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$89,701	\$76,304	\$58,830
Average House Value	\$252,653	\$198,006	\$146,309

2020 American Community Survey (ACS)

