

SALE

5710 LILLIAN HWY
5710 Lillian Hwy Pensacola, FL 32506



PROPERTY DESCRIPTION

High Density Site Available in Unincorporated Escambia County, Pensacola. Located at a lighted intersection, the parcel is comprised of 4.6 Acres with 476 Ft of road frontage on Lillian Hwy and 390 Ft of road frontage on N 57th Ave. Escambia County's Land Development Code allows 25 Units Per Acre. Residential uses within the district include all forms of single-family, two-family and multifamily dwellings. Retail Sales with a gross floor area of 6000 sq. ft. or less per lot are permitted including medical marijuana dispensing facilities, sales of beer and wine. Maximum structure height is 150 Ft above the highest adjacent grade. Demographics within a 5-mile radius of the subject property include a Total Population of 131,322 and an Average Household Income of \$66,654. FLDOT reports an AADT of 8,200 and is located less than 1.5 miles to US Hwy 90, with Johnson Beach and NAS Pensacola 13 miles south.

PROPERTY HIGHLIGHTS

- Signalized Corner. Zoned HDMU. 25 Units/Acre. AADT of 8,200. 5 Mile Demographics: Total Pop. 131,322, Avg HHI \$66,654. Flood Zone X. 1.5 Miles to US Hwy 90.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	4.64 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,683	26,889	51,057
Total Population	8,840	68,017	131,322
Average HH Income	\$63,916	\$64,202	\$66,654

Melissa Glyptis Simpson
(850) 733-6532



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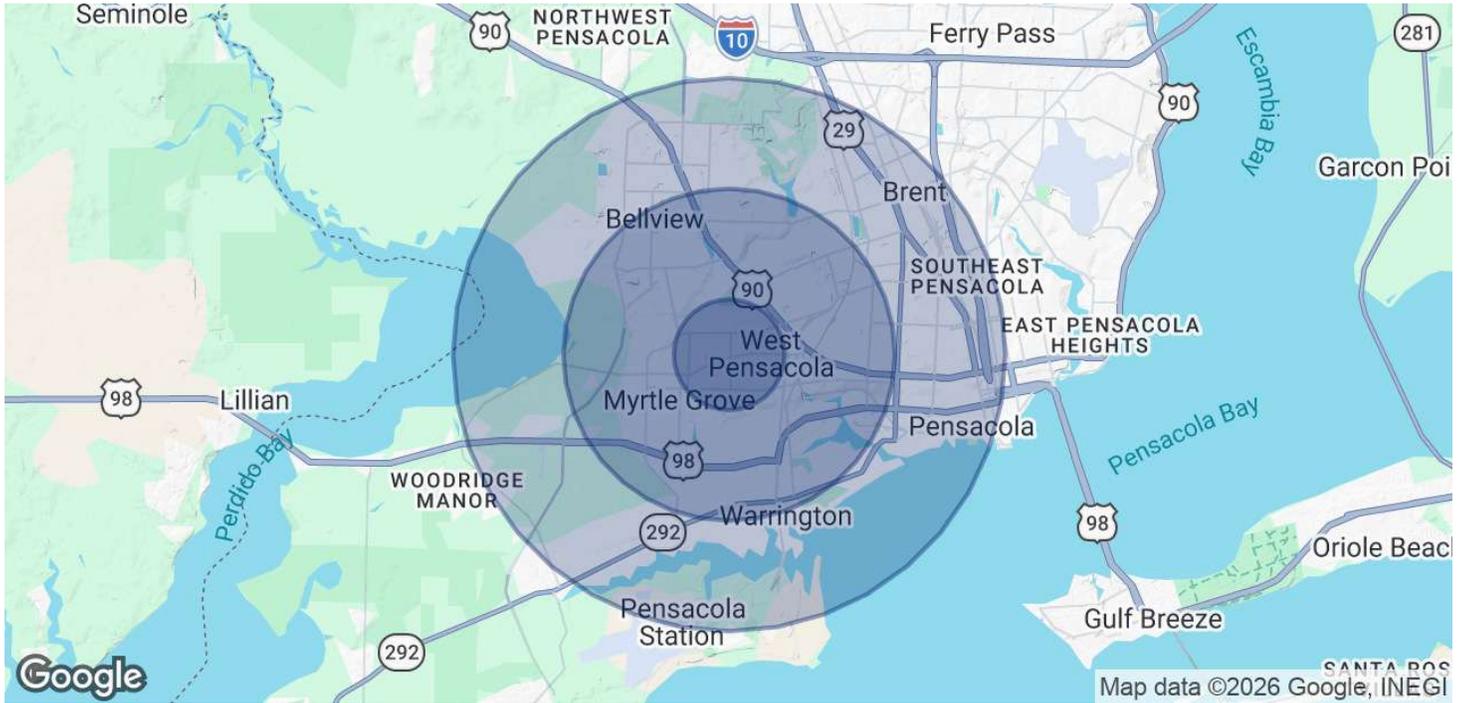


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,840	68,017	131,322
Average Age	41	39	40
Average Age (Male)	40	38	38
Average Age (Female)	43	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,683	26,889	51,057
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$63,916	\$64,202	\$66,654
Average House Value	\$174,201	\$198,217	\$229,117

Demographics data derived from AlphaMap

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