



**CAPITAL GROWTH**  
REAL ESTATE

# PENSACOLA, FLORIDA

2409 Creighton Road | Pensacola, FL 32504



**± 3.89 ACRES**

available

## CONTACT US:

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## PARCEL HIGHLIGHTS

- » 555' of highway frontage
- » +/-3.89 AC available for lease
- » - +/-20,200 VPD on Creighton Rd; +/-6,500 VPD on Tippin Avenue
- » Immediately adjacent to Walmart
- » Great for QSR, Coffee, Car Wash, C-Store, Etc.
- » Signalized access, with unencumbered visibility to daily needs traffic
- » 23,000 military and civilian personnel employed at NAS Pensacola
- » Signalized intersection, new construction development, monument signs.

## 3 MILE KEY FACTS



62,618  
population



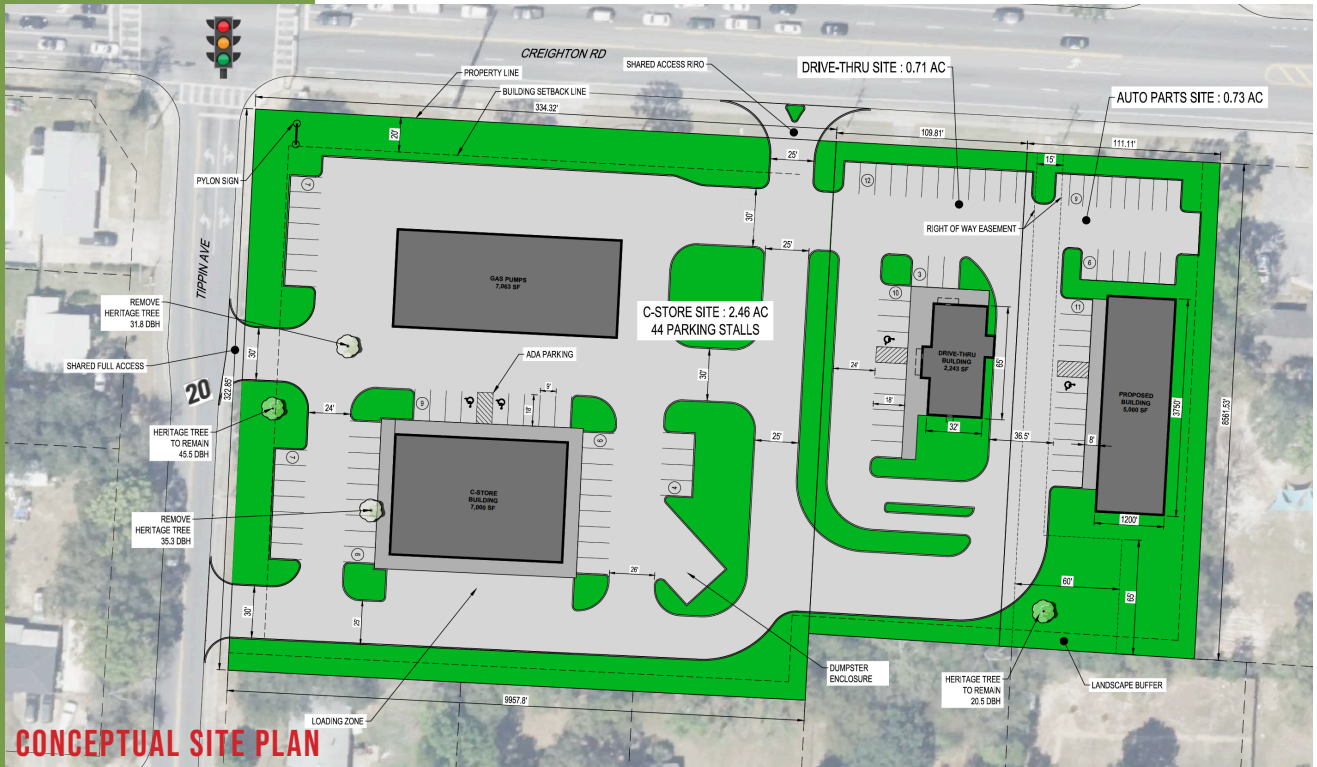
\$81,826  
average hh income



40%  
bachelors/grad degree

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## MARKET OVERVIEW

Pensacola is the home of the Naval Air Station (NAS), Pensacola and white-sand beaches, and therefore benefits from strong government and leisure and hospitality sectors. The government has a substantial presence in the metro area with more than 23,000 military and civilian personnel employed at NAS Pensacola. Job growth has largely outpaced the national average in Pensacola since 2014. As a result, unemployment is below the national statistic. The availability of jobs has brought new residents to the metro, evident by in-migration steadily increasing since 2014. The financial sector has outperformed in recent years. Total financial employment is about 35% above the pre-recession peak, and the sector grew by about 3.2% in the last 12 months. A significant portion of this growth can be traced back to Navy Federal Credit Union's ongoing expansion. Navy Federal announced it will double its workforce by 2020, which will bring its employment total to more than 10,000. Strong financial sector employment has helped incomes grow at nearly twice the rate of Pensacola's trailing 10-year average.



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