



# OFFERING MEMORANDUM

## CORPORATE WOODS OFFICE PARK

5401 CORPORATE WOODS DR, PENSACOLA, FL 32504

2114 AIRPORT BLVD, PENSACOLA, FL 32504

2190 AIRPORT BLVD, PENSACOLA, FL 32504

**PRESENTED BY: DONALD NEAL, CCIM, SIOR**





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# OFFICE FOR SALE

## CORPORATE WOODS OFFICE PARK

5401 CORPORATE WOODS DR, PENSACOLA, FL 32504

NEAL & COMPANY, LLC

105 E. GARDEN ST. PENSACOLA, FL 32502 | 850.444.9994



### LISTING DETAILS

Total Available Space	<b>116,634 sf</b>
Asking Price	<b>\$27,500,000</b>
Listing Price Per SF	<b>\$235.78</b>
Cap Rate (Actual)	-
Investment	<b>NNN</b>
Vacant	<b>No</b>
Parking Spaces	<b>469</b>



### PROPERTY DETAILS

Building Class	<b>A</b>	Floors	<b>1</b>
Property Type	<b>Office</b>	Year Built	<b>1985</b>
Sub Type	<b>Mixed Use</b>	Primary Construction	<b>Tilt-up</b>
Zoning	<b>C-2</b>	Occupancy Type	<b>Multi-tenant</b>
Building Status	<b>Existing</b>	Parcels	<b>331s307106000002,33...</b>
Building Size	<b>116,634 SF</b>	Legal Owner	<b>Corporate Woods Six, LLC</b>
Land Size	<b>11.19 Acres / 487,536 SF</b>	Submarket	<b>Airport/Cordova</b>
Number of Buildings	<b>3</b>	County	<b>Escambia</b>



# PROPERTY DESCRIPTION



Pensacola's Premier suburban office park is now available for purchase. Corporate Woods Office Park is perfectly located in the Cordova trade area between Pensacola International Airport, Cordova Mall, Ascension/Sacred Heart Hospital, Pensacola State College as well as the medical, retail and financial center of the Pensacola MSA. The property features the following attributes;

## Buildings/Addresses (Offered as One Portfolio)

- Building 1: 5401 Corporate Woods Drive
- Building 2: 2190 Airport Blvd
- Building 3: 2114 Airport Blvd

Occupancy: 91.1% leased (Dec 2025)

Projected Occupancy: 85.8% leased (Jan 2026)

- 116,634 +/- SF of multi-tenant buildings.
- 2026 Net Income of \$1,712,213
- 11.15 +/- acre site with over 600 feet of frontage on busy Airport Blvd, plus frontage on College Blvd and Corporate Woods Dr.
- **85% medical office or medical-related tenants.**
- Professionally owned and managed with true NNN leases in place.
- Tilt-wall concrete construction with floor to ceiling windows.

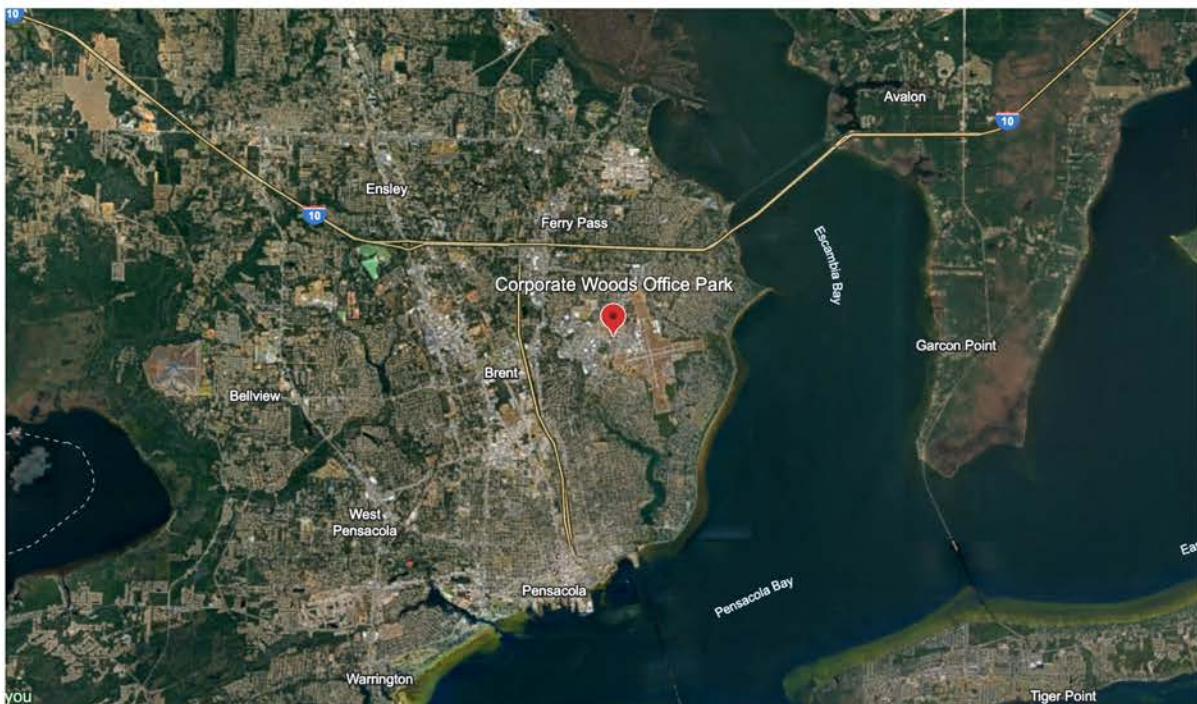
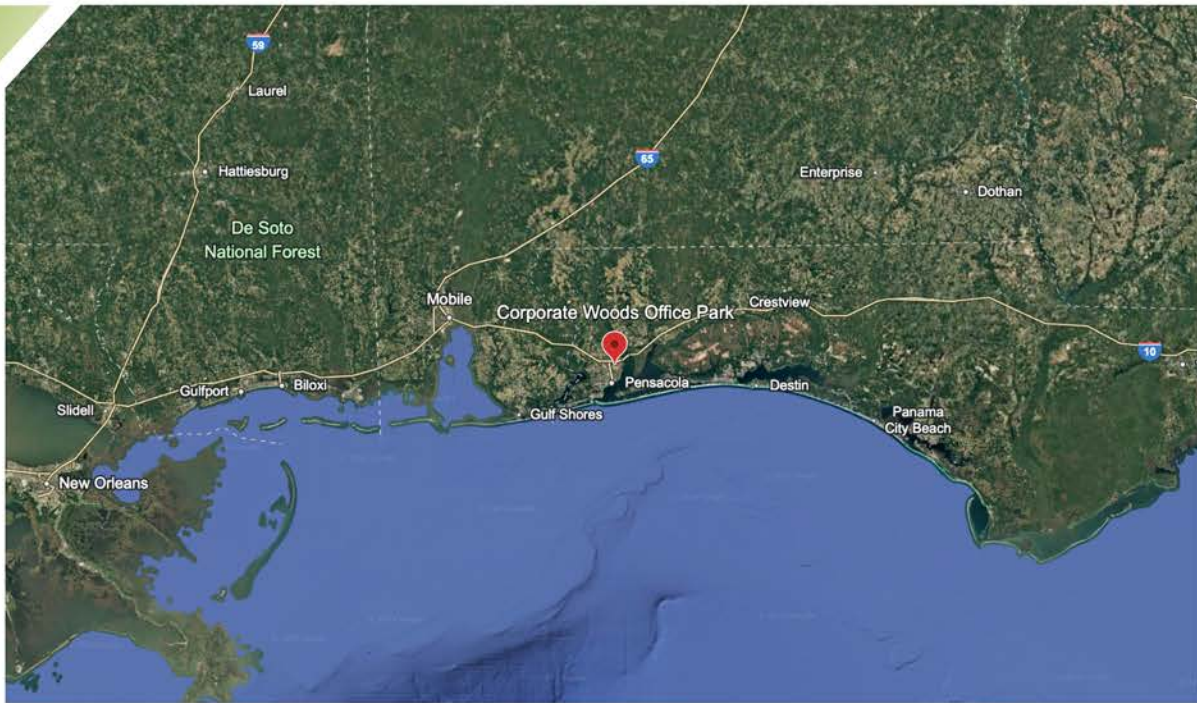


**Donald Neal, CCIM, SIOR**  
**MANAGING BROKER**

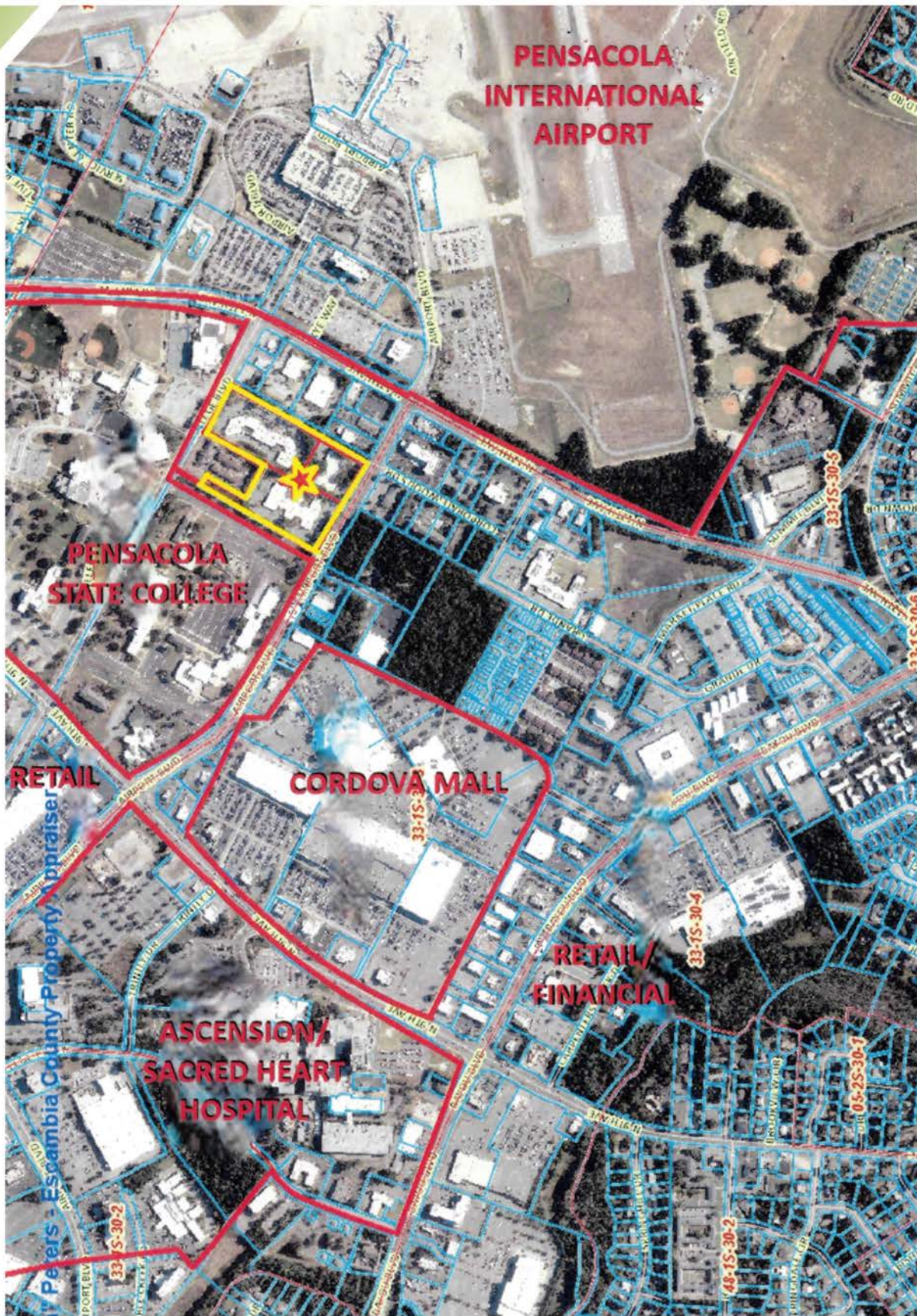
850.287.0871

neal@nealcommercial.com



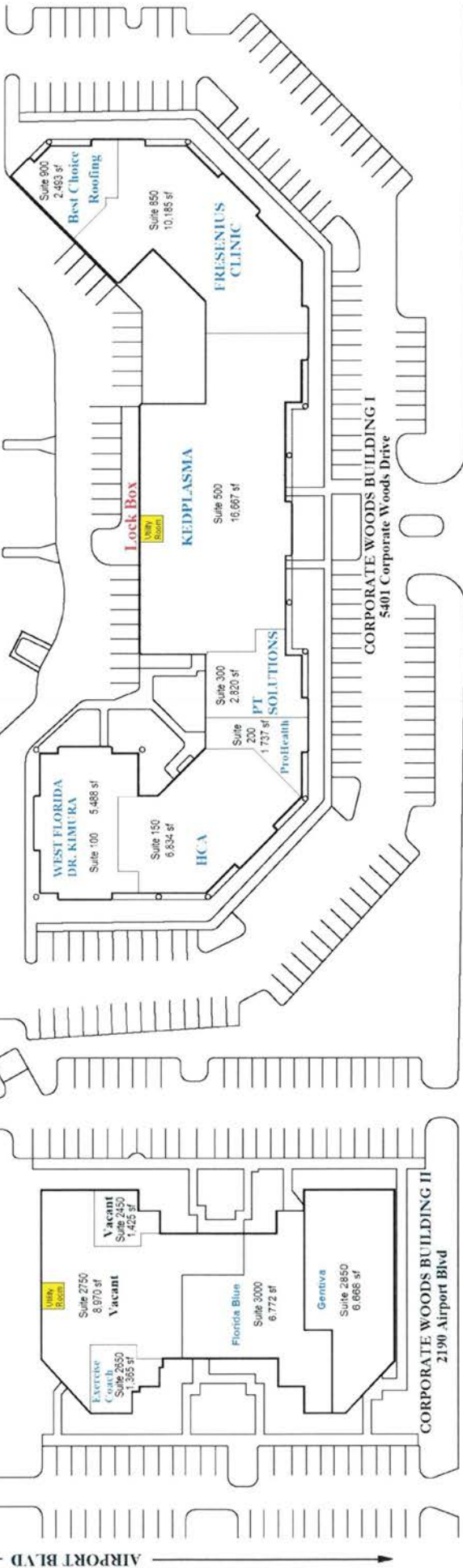
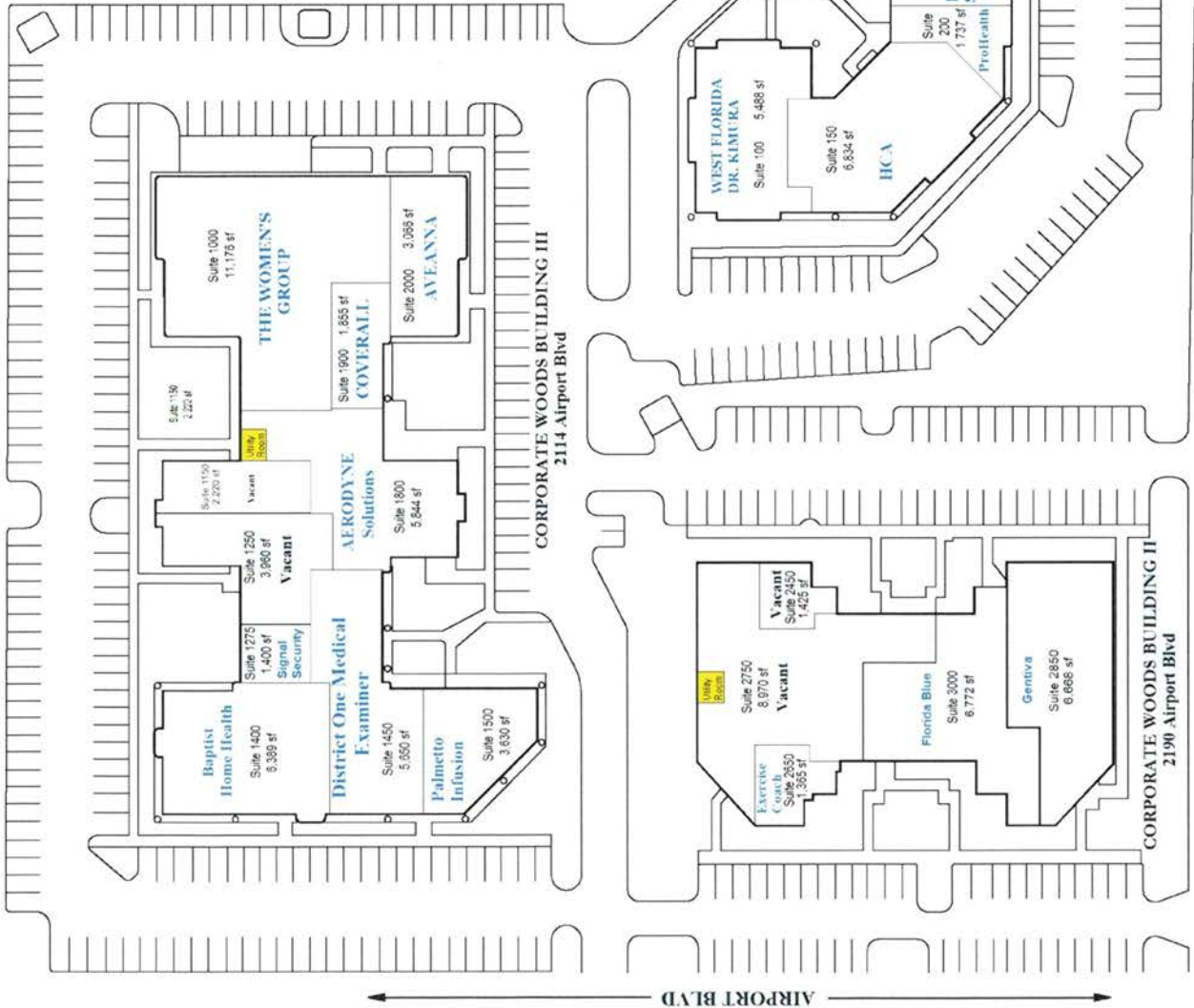








CORPORATE WOODS TENANT INFORMATION		
SUITE	TENANT NAME	SQUARE FOOTAGE
<b>Corporate Woods I</b>		
100	West Florida Medical (Dr. Kimura)	5,488
150	HCA Healthcare	6,834
200	ProHealth	1,737
300	PT Solutions of Pensacola	2,820
400	KEDPLASMA	16,667
850	Fresenius Medical Care	10,185
900	Best Choice Roofing	2,493
<b>Total Square Footage</b>		<b>46,224</b>
<b>Corporate Woods II</b>		
2450	VACANT	1,425
2650	Exercise Couch	1,365
2750	VACANT	8,970
2850	Gentiva	6,668
3000	Blue Cross & Blue Shield	6,772
<b>Total Square Footage</b>		<b>25,200</b>
<b>Corporate Woods III</b>		
1000	The Women's Group	11,176
1150	VACANT	2,220
1250	VACANT	3,980
1275	Signal Security	1,400
1400	Baptist Home Health	6,389
1450	District One Medical Examiners Office	5,670
1500	Palmetto Infusion	3,630
1800	Aerodyne Solutions Inc	5,844
1900	Coverall	1,855
2000	Avenna	3,066
<b>Total Square Footage</b>		<b>45,210</b>



CORPORATE WOODS DRIVE

<b>RENT ROLL</b>	<b>CORPORATE WOODS I</b> <b>5401 Corporate Woods Drive (Suites #100 to 900)</b>
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<b>Tenant</b>	<b>NRA</b>	<b>% of Building</b>	<b>Lease Commences</b>
West Florida Medical Center Clinic	5,488	11.87%	1/1/2022
West Florida Call Center	6,834	14.78%	9/1/2025
ProHealth Group	1,737	3.76%	9/1/2025
PT Solutions of Pensacola, LLC	2,820	6.10%	10/1/2012
KedPlasma	16,667	36.06%	5/1/2003
Fresenius Medical Care-dialysis	10,185	22.03%	1/1/2000
Emerald Coast Roofing	2,493	5.39%	4/1/2024
<b>TOTAL LEASABLE</b>	<b>46,224</b>	<b>100.00%</b>	

<i>Notes:</i>
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<b>RENT ROLL</b>	<b>CORPORATE WOODS II</b> <b>2190 Airport Boulevard (Suites 2450 to 3000)</b>
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<b>Tenant</b>	<b>NRA</b>	<b>% of Building</b>	<b>Lease Commences</b>
VACANT	1,425	5.65%	
Exercise Coach, d/b/a BWCINC, Inc.	1,365	5.42%	6/1/2023
VACANT	8,970	35.60%	
Hospice of the Emerald Coast, Inc.	6,668	26.46%	11/1/2023
Blue Cross and Blue Shield of Florida	6,772	26.87%	6/1/1989
<b>TOTAL LEASABLE</b>	<b>25,200</b>	<b>100.00%</b>	

<i>Notes:</i>
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<b>RENT ROLL</b>	<b>CORPORATE WOODS III</b> <b>2114 Airport Boulevard (Suites 1000 to 2000)</b>
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<b>Tenant</b>	<b>NRA</b>	<b>% of Building</b>	<b>Lease Commences</b>
The Women's Group	11,176	24.72%	6/1/2013
VACANT	6,180	13.67%	
Signal Security Service	1,400	3.10%	10/1/2023
Baptist Home Health Care	6,389	14.13%	2/1/2023
District One Medical Examiner	5,670	12.54%	9/1/2021
Palmetto Infusion Services, Inc.	3,630	8.03%	9/1/2025
Aerodyne Solutions, Inc.	5,844	12.93%	3/1/2025
Coverall	1,855	4.10%	4/1/2018
Aveana Healthcare	3,066	6.78%	6/1/2021
<b>TOTAL LEASABLE</b>	<b>45,210</b>	<b>100.00%</b>	



# COMPARABLE OFFICE SALES

ADDRESS	DATE	PRICE	BLDG SF	\$/SF	TYPE
<b>INVESTMENT</b>					
1200 Gulf Breeze Pkwy	8/25	\$3,660,000	10,277	\$356.14	MOB
5100 N 12 <sup>th</sup> Ave.	12/21	\$9,597,900	23,513	\$408.20	MOB
5111 N 12 <sup>th</sup> Ave.	4/25	\$4,937,000	22,136	\$223.05	MOB
1151 Office Woods Dr.	6/22	\$2,250,000	8,960	\$251.12	OFFICE
5043 Bayou Blvd.	9	\$2,500,000	7,578	\$329.90	OFFICE
<b>VACANT/USER:</b>					
5041 N 12 <sup>th</sup> Ave.	6/22	\$6,055,500	27,880	\$217.20	OFFICE (SINGLE TENANT)
4451 Bayou Blvd.	12/24	\$4,550,000	20,808	\$218.67	MEDICAL CONVERSION (SINGLE TENANT)





















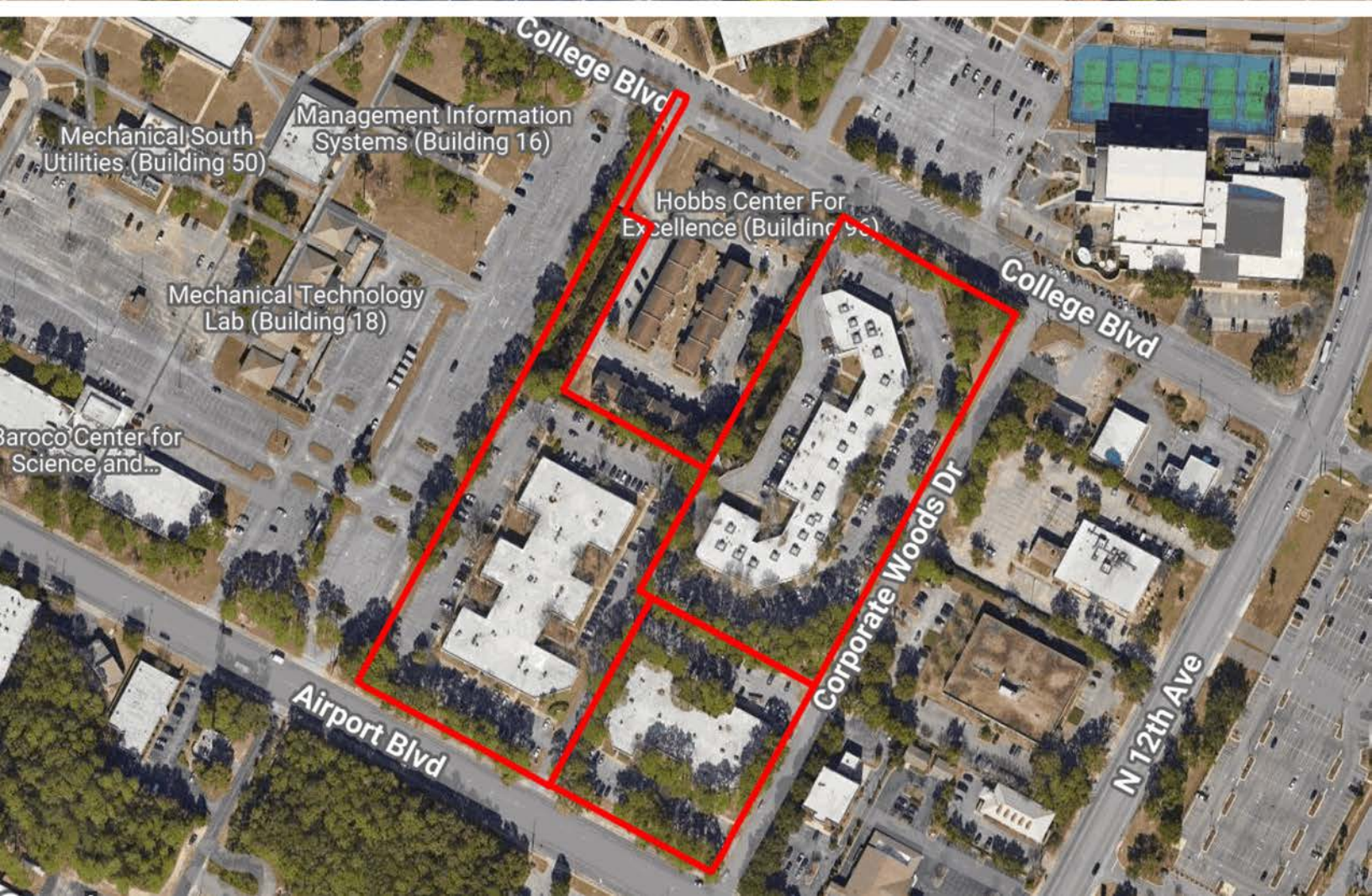














# ECONOMIC GROWTH

Pensacola has experienced steady, diversified economic growth over the past several decades, with especially strong momentum in the last few years. Several key sectors – tourism, military, healthcare, education, and small business development – have shaped the region's upward trajectory.

## ➤ Overall Economic Trends

- Pensacola's economy has grown consistently, supported by a strong labor force and a stable mix of industries. The Pensacola-Ferry Pass-Brent metro area shows steady employment levels, with total nonfarm employment hovering around 200,000+ jobs in 2025.
- The city's cost of living remains relatively affordable compared to national averages, which continues to attract new residents and businesses.



## ➤ Tourism: A Major Economic Engine

- Tourism has become one of Pensacola's most powerful growth drivers.
- In 2024, tourism generated over \$2 billion in economic impact, with 2.5 million visitors, marking a record high and a 2% increase from the previous year.
- This surge supports local jobs, hospitality businesses, and ongoing downtown revitalization.





# ECONOMIC GROWTH CONT.

## ➤ Business Expansion & Development

- Pensacola has made strategic investments in economic development, with the city's Economic Development Department actively recruiting and supporting businesses looking to expand or relocate to the area.
- The region markets itself as a "small city with big-city amenities," attracting entrepreneurs, remote workers, and innovative startups

### Major Companies Moving to Pensacola

- ST Engineering (VT Mobile Aerospace Engineering)
  - Industry: Aviation/ MRO
  - Type of Move: Relocating part of its Mobile, AL operations to Pensacola
  - Year: 2025
- Wawa (Multiple Locations)
  - Industry: Convenience Retail / Fuel
  - Type of Move: New market entry
  - Year: 2024
  - Notes: Filed plans for five stores in Escambia County.
- Costco (Under Development)
  - Industry: Big-box retail
  - Type of Move: New store development
  - Year: 2025

## ➤ Growth of Airport Traffic in Pensacola, FL

### Record Passenger Growth

Pensacola International Airport (PNS) has experienced major, sustained growth, culminating in a record-breaking year:



- Over 3 million passengers in Fiscal Year 2024
- This makes PNS the largest airport between Jacksonville and New Orleans
- Passenger traffic has grown 104% over the last 10 years

**This is one of the strongest growth rates of any mid-sized airport in the Gulf Coast region.**



# ECONOMIC GROWTH CONT.



## Key Growth Metrics

### 1. Total Passengers

- FY 2024: 3,000,000+ passengers
- Weekly average: 58,000 passengers per week

### 2. Aircraft Activity

- 37,000+ commercial aircraft arrivals and departures in FY 2024

### 3. Long-Term Growth

- 104% increase in combined travelers+ flights over the past decade

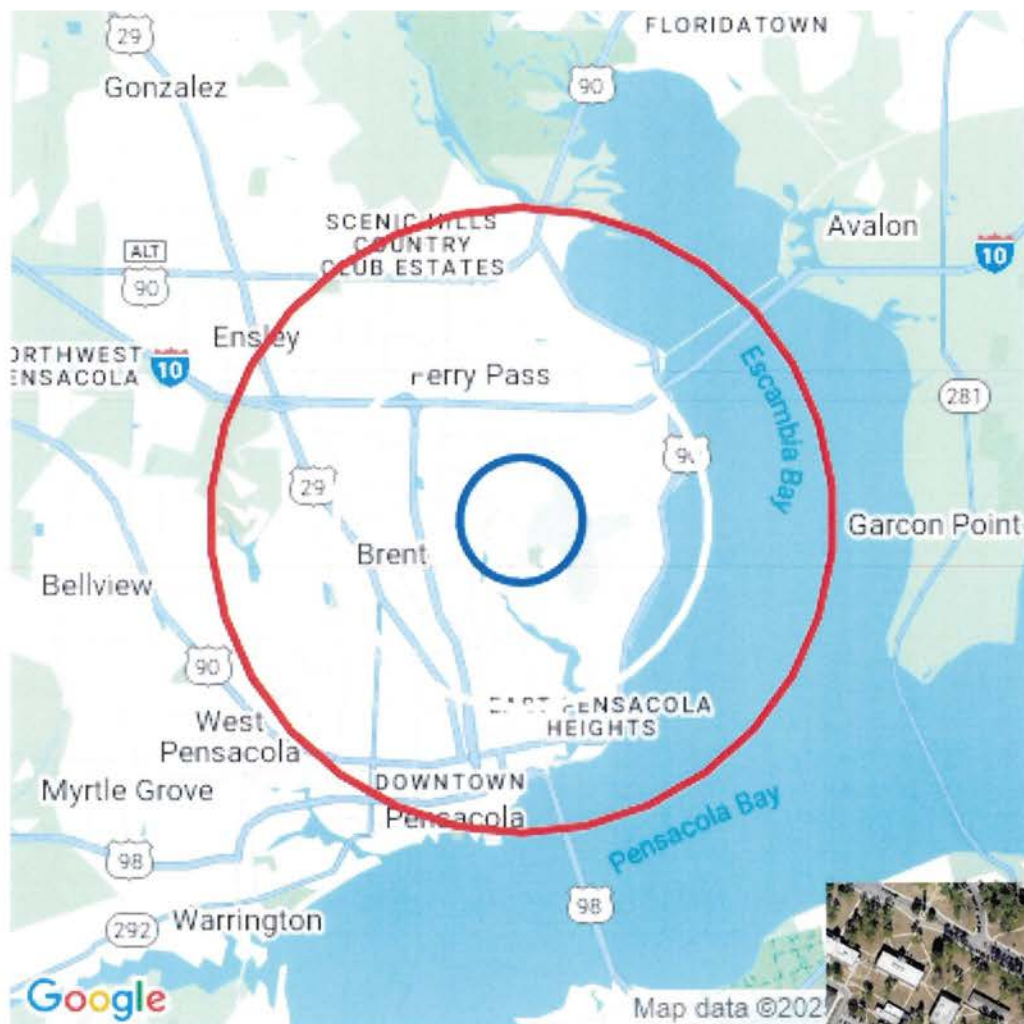


# 2114 AIRPORT BLVD

NEAL & COMPANY, LLC

105 E. GARDEN ST. PENSACOLA, FL 32502 | 850.444.9994

## DEMOGRAPHIC REPORT



### 2114 AIRPORT BLVD

#### POPULATION

Distance	Male	Female	Total
1- Mile	1,270	1,422	2,692
3- Mile	24,866	28,391	53,257
5- Mile	52,861	58,018	110,879



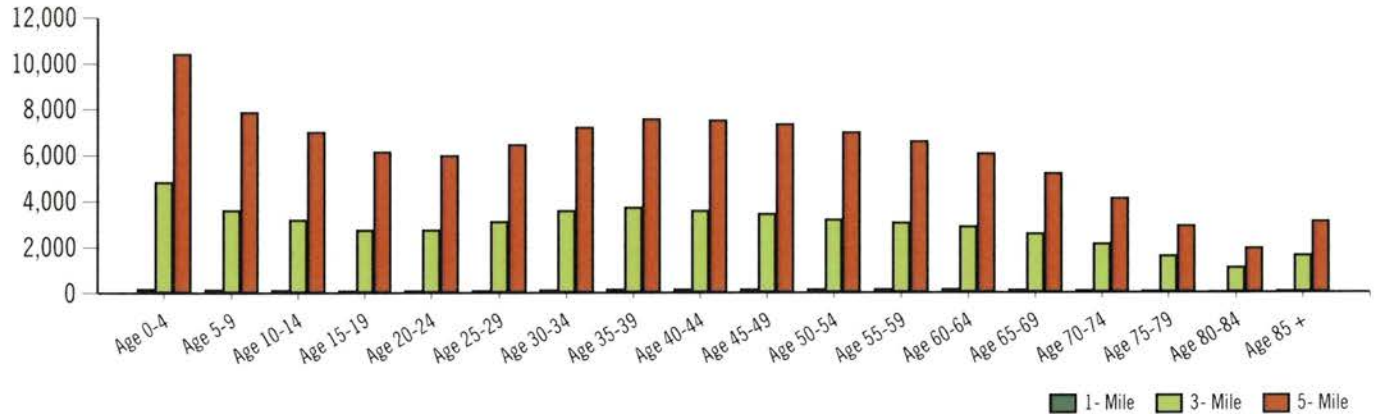


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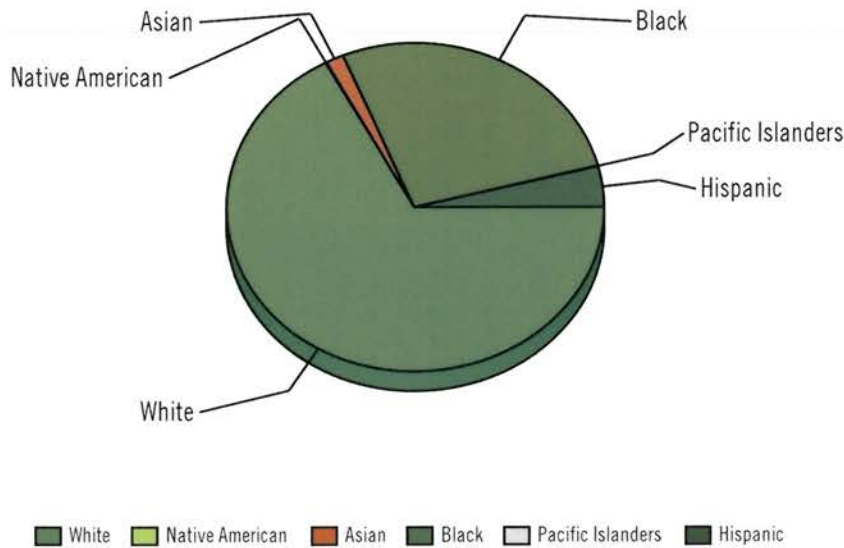
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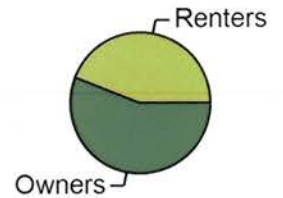
## POPULATION BY DISTANCE & AGE (2020)



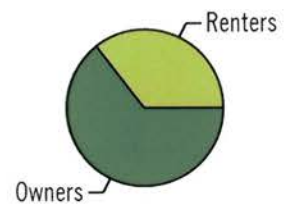
## ETHNICITY WITHIN 5 MILES



## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## EMPLOYMENT BY DISTANCE

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,249	70	1.57 %
3-Mile	23,877	1,088	3.50 %
5-Mile	47,523	2,413	4.45 %



# 2114 AIRPORT BLVD

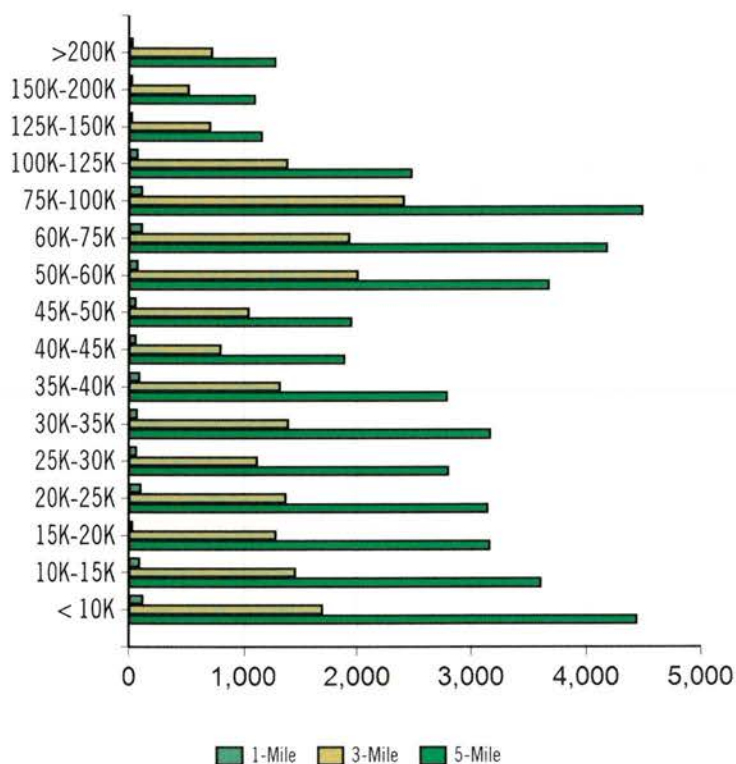
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## LABOR & INCOME

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	3	3	49	43	91	174	36	53	189	258	142	34	92
3-Mile	84	74	1,259	964	902	2,759	987	776	2,866	6,903	2,918	920	1,630
5-Mile	246	128	3,436	2,146	1,540	5,341	1,987	1,233	5,463	12,882	5,703	2,086	3,732

### HOUSEHOLD INCOME



Radius	Median Household Income
1-Mile	\$50,551.33
3-Mile	\$49,305.02
5-Mile	\$45,564.59

Radius	Average Household Income
1-Mile	\$57,499.67
3-Mile	\$57,222.17
5-Mile	\$54,256.64

Radius	Aggregate Household Income
1-Mile	\$72,583,892.25
3-Mile	\$1,270,512,789.65
5-Mile	\$2,481,960,167.05

### EDUCATION

	1-Mile	3-mile	5-mile
Pop > 25	1,896	36,004	73,342
High School Grad	357	7,727	17,940
Some College	461	8,046	16,816
Associates	151	3,033	5,779
Bachelors	452	7,711	13,037
Masters	173	3,397	5,028
Prof. Degree	41	920	1,676
Doctorate	26	218	478

### TAPESTRY

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	35 %	81 %	90 %
Teen's	22 %	66 %	78 %
Expensive Homes	0 %	21 %	25 %
Mobile Homes	14 %	31 %	55 %
New Homes	9 %	13 %	68 %
New Households	42 %	83 %	107 %
Military Households	123 %	227 %	235 %
Households with 4+ Cars	9 %	49 %	43 %
Public Transportation Users	8 %	23 %	42 %
Young Wealthy Households	13 %	74 %	43 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



# 2114 AIRPORT BLVD

NEAL&amp; COMPANY, LLC

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## EXPENDITURES

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	55,587,318		945,762,132		1,937,286,744	
<b>Average annual household</b>	44,098		43,609		42,629	
<b>Food</b>	5,851	13.27 %	5,758	13.20 %	5,653	13.26 %
Food at home	3,896		3,849		3,793	
Cereals and bakery products	554		546		538	
Cereals and cereal products	198		195		192	
Bakery products	355		350		345	
Meats poultry fish and eggs	792		781		775	
Beef	184		180		179	
Pork	142		141		140	
Poultry	150		148		148	
Fish and seafood	128		125		124	
Eggs	64		63		63	
Dairy products	389		382		375	
Fruits and vegetables	784		774		760	
Fresh fruits	114		113		111	
Processed vegetables	152		151		149	
Sugar and other sweets	143		141		139	
Fats and oils	124		122		120	
Miscellaneous foods	728		723		712	
Nonalcoholic beverages	337		334		330	
Food away from home	1,955		1,909		1,860	
Alcoholic beverages	299		299		289	
<b>Housing</b>	16,213	36.77 %	16,124	36.97 %	15,853	37.19 %
Shelter	9,752		9,689		9,530	
Owned dwellings	5,551		5,501		5,334	
Mortgage interest and charges	2,722		2,695		2,600	
Property taxes	1,874		1,854		1,797	
Maintenance repairs	955		950		936	
Rented dwellings	3,460		3,467		3,496	
Other lodging	739		720		699	
Utilities fuels	3,894		3,894		3,841	
Natural gas	361		356		350	
Electricity	1,583		1,587		1,574	
Fuel oil	147		147		143	
Telephone services	1,198		1,200		1,181	
Water and other public services	603		602		592	
<b>Household operations</b>	1,068	2.42 %	1,058	2.43 %	1,030	2.42 %
Personal services	294		290		278	
Other household expenses	773		767		752	
Housekeeping supplies	559		552		544	
Laundry and cleaning supplies	154		152		150	
Other household products	321		317		311	
Postage and stationery	84		82		82	
Household furnishings	938		929		906	
Household textiles	71		70		69	
Furniture	204		200		195	
Floor coverings	23		22		22	
Major appliances	126		128		126	
Small appliances	84		82		81	
Miscellaneous	427		423		410	
<b>Apparel and services</b>	1,215	2.76 %	1,179	2.70 %	1,157	2.71 %
Men and boys	231		223		216	
Men 16 and over	190		185		177	
Boys 2 to 15	41		38		38	
Women and girls	446		431		427	



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## EXPENDITURES CONT.

Women 16 and over	374	360	356
Girls 2 to 15	72	71	70
Children under 2	87	86	86

## EXPENDITURES (CONTINUED)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	55,587,318		945,762,132		1,937,286,744	
<b>Average annual household</b>	44,098		43,609		42,629	
<b>Transportation</b>	6,040	13.70 %	5,970	13.69 %	5,822	13.66 %
Vehicle purchases	1,371		1,323		1,268	
Cars and trucks new	685		657		626	
Cars and trucks used	655		632		610	
Gasoline and motor oil	1,954		1,948		1,913	
Other vehicle expenses	2,292		2,296		2,246	
Vehicle finance charges	146		150		145	
Maintenance and repairs	801		787		771	
Vehicle insurance	1,062		1,083		1,062	
Vehicle rental leases	282		274		265	
Public transportation	421		403		393	
<b>Health care</b>	3,445	7.81 %	3,444	7.90 %	3,353	7.87 %
Health insurance	2,294		2,295		2,244	
Medical services	689		691		662	
Drugs	348		345		336	
Medical supplies	112		111		109	
<b>Entertainment</b>	2,576	5.84 %	2,554	5.86 %	2,478	5.81 %
Fees and admissions	460		443		426	
Television radios	954		961		944	
Pets toys	950		932		904	
Personal care products	571		561		548	
Reading	52		50		49	
Education	1,141		1,076		1,064	
Tobacco products	396		397		395	
<b>Miscellaneous</b>	695	1.58 %	694	1.59 %	684	1.60 %
<b>Cash contributions</b>	1,161		1,184		1,159	
<b>Personal insurance</b>	4,438		4,311		4,118	
Life and other personal insurance	144		144		140	
Pensions and Social Security	4,294		4,167		3,978	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,003	4,044	-7.49 %	1,443	2,201	2,329	1,674	1,271
3-Mile	2020	26,420	26,873	-4.47 %	8,455	15,757	16,981	9,439	7,201
5-Mile	2020	47,765	49,296	-5.98 %	16,284	27,314	28,068	19,697	14,367
1-Mile	2023	4,369	4,044	1.23 %	1,574	2,403	2,509	1,860	863
3-Mile	2023	28,858	26,873	4.51 %	9,228	17,213	18,197	10,661	5,097
5-Mile	2023	52,159	49,296	2.64 %	17,746	29,870	30,276	21,883	10,527

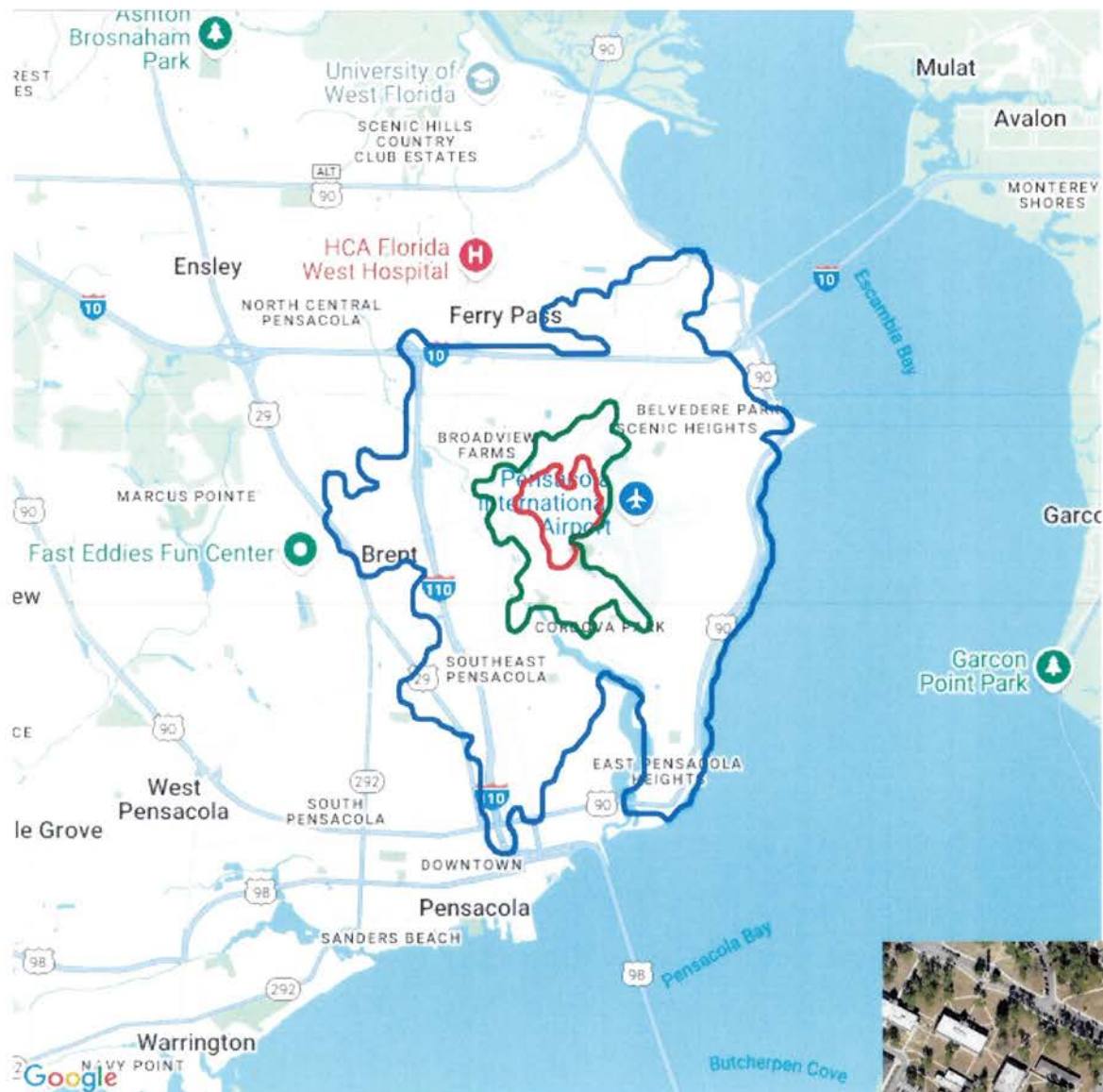


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## DEMOGRAPHIC REPORT



### 2114 AIRPORT BLVD

#### POPULATION

Distance	Male	Female	Total
3- Minute	369	441	811
5- Minute	2,541	2,906	5,447
10 Minute	27,753	30,968	58,721



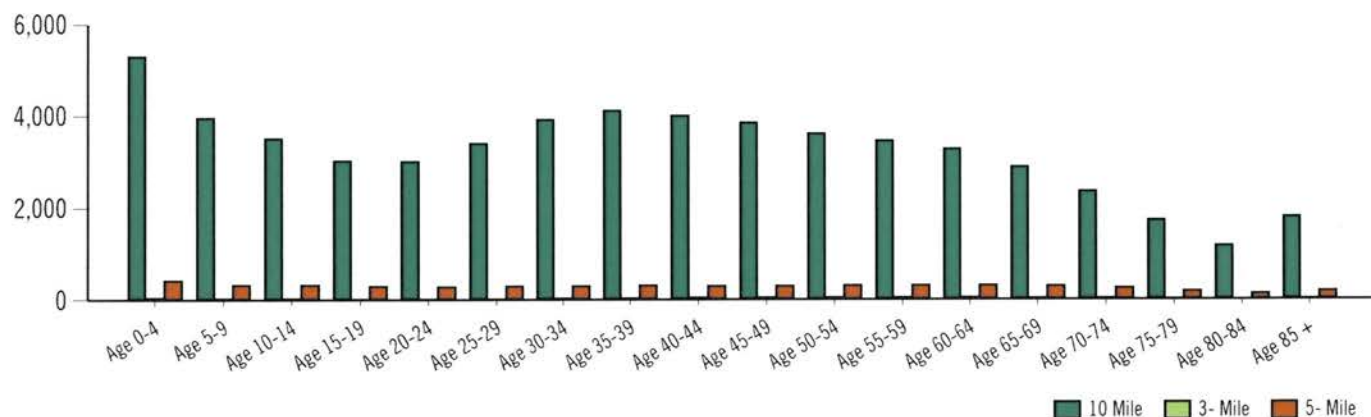


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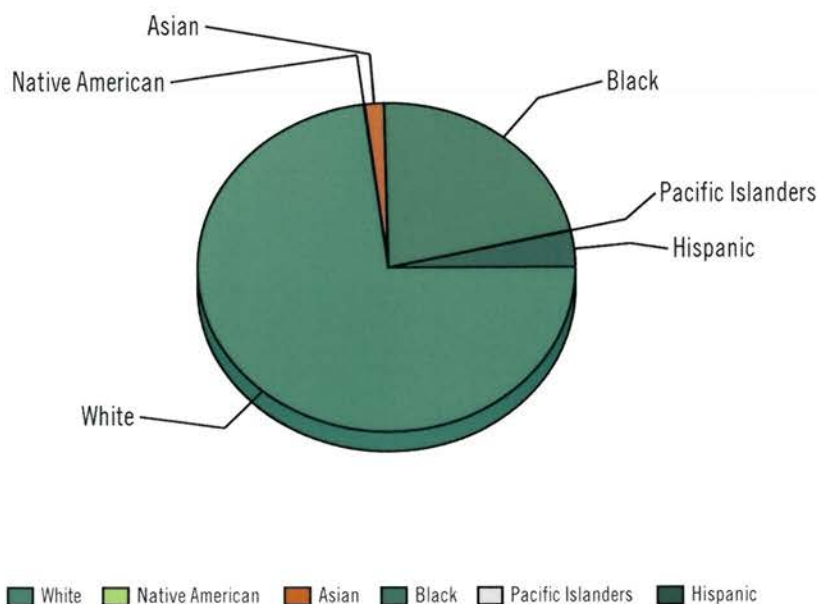
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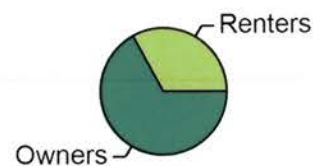
## POPULATION BY DISTANCE & AGE (2020)



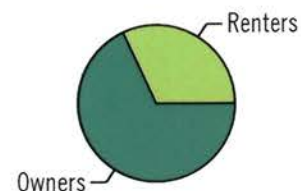
## ETHNICITY WITHIN 5 MINUTES



## Home Ownership 3 Minute



## Home Ownership 5 Minute



## Home Ownership 10 Minute



## EMPLOYMENT BY DISTANCE

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	366	22	1.63 %
5-Minute	2,490	101	1.13 %
10-Minute	26,279	1,211	3.54 %



# 2114 AIRPORT BLVD

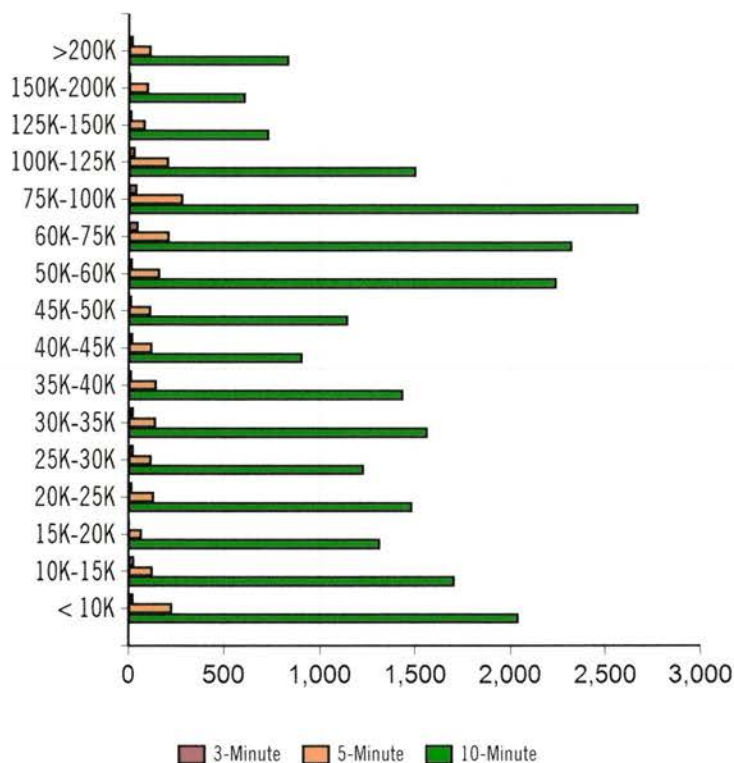
NEAL &amp; COMPANY, LLC

105 E. GARDEN ST. PENSACOLA, FL 32502 | 850.444.9994

## LABOR & INCOME

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	1	7	1	33	54	16	12	51	68	38	7	40
5-Minute	5	5	113	94	208	327	84	105	379	512	270	67	176
10-Minute	83	76	1,401	1,093	964	3,009	999	819	3,271	7,484	3,276	1,115	1,770

### HOUSEHOLD INCOME



Radius	Median Household Income
10-Minute	\$49,866.02
5-Minute	\$50,985.92
3-Minute	\$63,031.00

Radius	Average Household Income
10-Minute	\$57,992.76
5-Minute	\$64,192.50
3-Minute	\$68,109.50

Radius	Aggregate Household Income
3-Minute	\$26,093,447.31
5-Minute	\$162,734,526.51
10-Minute	\$1,418,038,452.65

### EDUCATION

	3-Minute	5-Minute	10-Minute
Pop > 25	597	3,717	39,815
High School Grad	86	635	8,560
Some College	146	826	8,698
Associates	42	266	3,340
Bachelors	178	1,014	8,520
Masters	70	383	3,654
Prof. Degree	15	143	1,052
Doctorate	13	34	245

### TAPESTRY

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	34 %	30 %	82 %
Teen's	20 %	25 %	64 %
Expensive Homes	0 %	11 %	22 %
Mobile Homes	4 %	7 %	24 %
New Homes	16 %	6 %	18 %
New Households	41 %	31 %	84 %
Military Households	114 %	87 %	224 %
Households with 4+ Cars	4 %	10 %	44 %
Public Transportation Users	2 %	6 %	24 %
Young Wealthy Households	0 %	72 %	63 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



# 2114 AIRPORT BLVD

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## EXPENDITURES

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	17,975,244		113,007,518		1,054,000,273	
<b>Average annual household</b>	47,246		45,901		43,965	
<b>Food</b>	6,187	13.10 %	6,037	13.15 %	5,798	13.19 %
Food at home	4,058		3,971		3,865	
Cereals and bakery products	575		564		549	
Cereals and cereal products	205		202		196	
Bakery products	370		362		352	
Meats poultry fish and eggs	814		809		783	
Beef	189		188		181	
Pork	147		144		141	
Poultry	154		153		149	
Fish and seafood	132		132		126	
Eggs	66		65		64	
Dairy products	407		397		384	
Fruits and vegetables	821		802		778	
Fresh fruits	120		118		114	
Processed vegetables	158		155		152	
Sugar and other sweets	149		145		141	
Fats and oils	129		126		122	
Miscellaneous foods	764		741		726	
Nonalcoholic beverages	348		340		335	
Food away from home	2,129		2,065		1,932	
Alcoholic beverages	336		321		303	
<b>Housing</b>	17,107	36.21 %	16,751	36.49 %	16,224	36.90 %
Shelter	10,329		10,097		9,756	
Owned dwellings	6,093		5,833		5,557	
Mortgage interest and charges	3,042		2,864		2,730	
Property taxes	2,053		1,977		1,871	
Maintenance repairs	997		992		954	
Rented dwellings	3,411		3,449		3,465	
Other lodging	825		814		733	
Utilities fuels	4,031		3,970		3,905	
Natural gas	376		369		357	
Electricity	1,617		1,607		1,590	
Fuel oil	155		154		148	
Telephone services	1,248		1,221		1,204	
Water and other public services	634		618		605	
<b>Household operations</b>	1,154	2.44 %	1,119	2.44 %	1,068	2.43 %
Personal services	327		310		294	
Other household expenses	826		809		773	
Housekeeping supplies	586		575		554	
Laundry and cleaning supplies	159		155		152	
Other household products	341		332		319	
Postage and stationery	86		87		82	
Household furnishings	1,007		987		939	
Household textiles	77		75		71	
Furniture	220		222		203	
Floor coverings	25		26		23	
Major appliances	131		130		129	
Small appliances	87		90		82	
Miscellaneous	465		441		427	
<b>Apparel and services</b>	1,277	2.70 %	1,248	2.72 %	1,187	2.70 %
Men and boys	245		238		224	
Men 16 and over	204		195		185	
Boys 2 to 15	41		42		38	
Women and girls	461		462		435	



# 2114 AIRPORT BLVD

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## EXPENDITURES CONT.

Women 16 and over	391	391	364
Girls 2 to 15	70	71	71
Children under 2	91	88	86

### Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	17,975,244		113,007,518		1,054,000,273	
<b>Average annual household</b>	47,246		45,901		43,965	
<b>Transportation</b>	6,444	13.64 %	6,240	13.59 %	6,014	13.68 %
Vehicle purchases	1,495		1,416		1,338	
Cars and trucks new	766		711		667	
Cars and trucks used	691		672		637	
Gasoline and motor oil	2,057		1,992		1,958	
Other vehicle expenses	2,431		2,378		2,307	
Vehicle finance charges	165		154		152	
Maintenance and repairs	847		828		792	
Vehicle insurance	1,113		1,104		1,084	
Vehicle rental leases	305		291		277	
Public transportation	460		452		410	
<b>Health care</b>	3,687	7.80 %	3,551	7.74 %	3,463	7.88 %
Health insurance	2,429		2,362		2,304	
Medical services	764		716		698	
Drugs	374		354		347	
Medical supplies	119		117		112	
<b>Entertainment</b>	2,794	5.91 %	2,663	5.80 %	2,576	5.86 %
Fees and admissions	526		497		452	
Television radios	1,002		973		964	
Pets toys	1,021		978		940	
Personal care products	609		593		566	
Reading	54		54		51	
Education	1,224		1,251		1,097	
Tobacco products	399		392		397	
<b>Miscellaneous</b>	764	1.62 %	741	1.61 %	701	1.59 %
<b>Cash contributions</b>	1,263		1,235		1,191	
<b>Personal insurance</b>	5,098		4,820		4,393	
Life and other personal insurance	161		154		146	
Pensions and Social Security	4,937		4,666		4,246	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	354	372	-2.79 %	138	187	244	110	136
5-Minute	2020	2,228	2,268	-14.80 %	726	1,338	1,554	673	682
10-Minute	2020	22,057	23,032	-269.02 %	7,404	12,867	14,245	7,812	6,831
3-Minute	2023	381	372	1.26 %	148	202	256	124	105
5-Minute	2023	2,416	2,268	13.10 %	787	1,452	1,648	768	477
10-Minute	2023	23,951	23,032	70.23 %	8,031	13,980	15,190	8,761	5,051



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2114 Airport Blvd, Pensacola, FL 32504

CITY, STATE

Pensacola, FL

POPULATION

58,721

AVG. HH SIZE

2.23

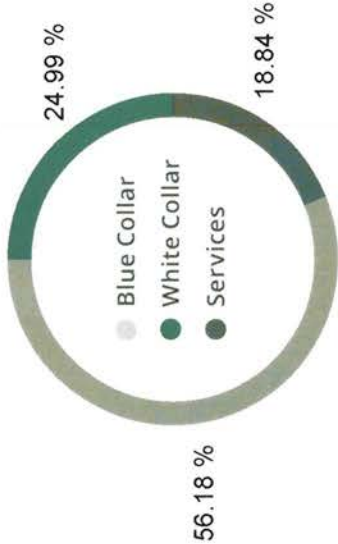
MEDIAN HH INCOME

\$49,866

HOME OWNERSHIP

Renters:	8,749
Owners:	15,024

EMPLOYMENT



44.75 %  
Employed

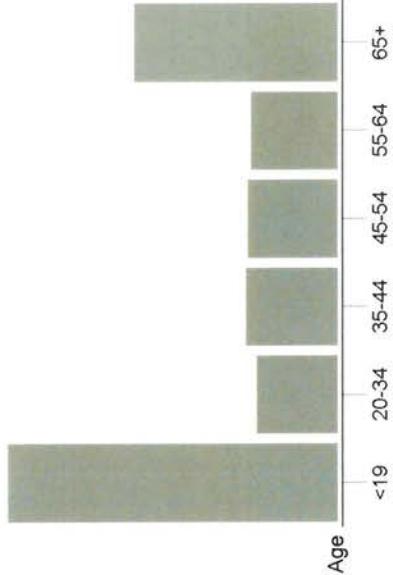
2.06 %  
Unemployed

EDUCATION

High School Grad:	21.50 %
Some College:	21.85 %
Associates:	8.39 %
Bachelors:	40.37 %

GENDER & AGE

47.26 %  
52.74 %



RACE & ETHNICITY

White:	78.19 %
Asian:	1.02 %
Native American:	0.06 %
Pacific Islanders:	0.00 %
African-American:	14.72 %
Hispanic:	3.29 %
Two or More Races:	2.71 %

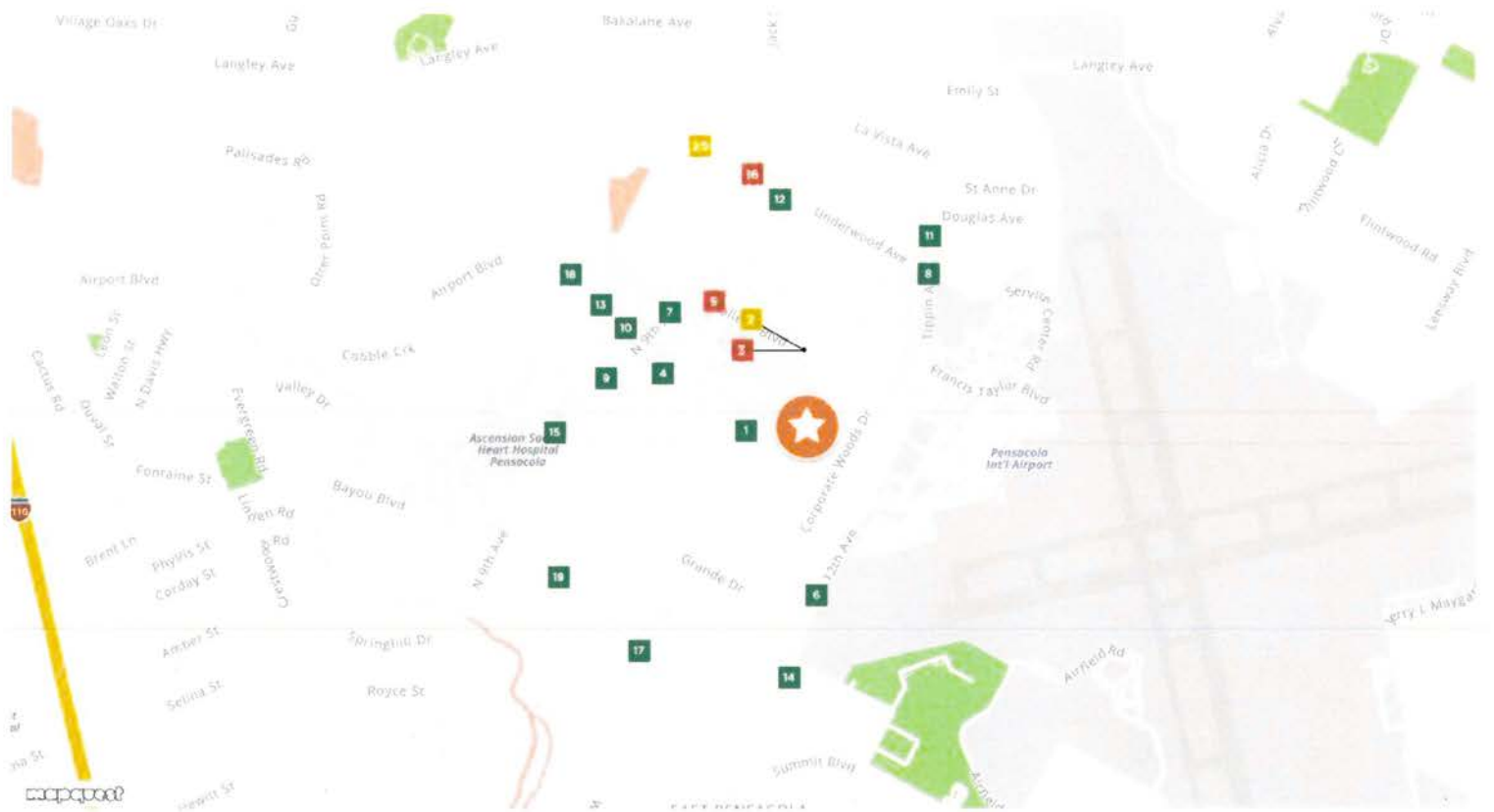


# 2114 AIRPORT BLVD

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## TRAFFIC COUNTS



Airport Boulevard <span>1</span>	
Airport Blvd	
Year: 2022	15,800
Year: 2021	18,600
Year: 2020	18,800

North 12th Avenue <span>6</span>	
Office Woods Dr	
Year: 2022	27,500
Year: 2021	22,000
Year: 2020	25,500

Tippin Avenue <span>11</span>	
Executive Plz Rd	
Year: 2024	21,300
Year: 2009	19,900
Year: 2005	21,000

Underwood Avenue <span>16</span>	
North 9th Avenue	
Year: 2024	4,100

College Boulevard <span>2</span>	
Corporate Woods	
Year: 2021	6,400
Year: 2020	6,400
Year: 2019	6,600

North 9th Avenue <span>7</span>	
College Blvd	
Year: 2024	27,500
Year: 2005	36,000
Year: 1998	31,500

North 9th Avenue <span>12</span>	
Underwood Ave	
Year: 2022	24,500
Year: 2021	27,000
Year: 2020	27,000

Bayou Boulevard <span>17</span>	
Askew Dr	
Year: 2022	23,000
Year: 2021	27,000
Year: 2020	25,500

College Boulevard <span>3</span>	
Corporate Woods Dr	
Year: 2022	5,000
Year: 2009	6,200

Tippin Avenue <span>8</span>	
Underwood Ave	
Year: 2022	20,300
Year: 2021	18,500
Year: 2020	20,300

Airport Boulevard <span>13</span>	
Airport Boulevard	
Year: 2024	29,500

Airport Boulevard <span>18</span>	
Carmel Heights R	
Year: 2022	29,500
Year: 2021	25,000
Year: 2020	27,000

Airport Boulevard <span>4</span>	
Airport Boulevard	
Year: 2024	17,500

North 9th Avenue <span>9</span>	
Trinity Dr	
Year: 2024	30,000
Year: 2005	35,799
Year: 1998	26,000

North 12th Avenue <span>14</span>	
Summit Blvd	
Year: 2024	25,000
Year: 2009	26,000
Year: 2005	30,000

Bayou Boulevard <span>19</span>	
Askew Dr	
Year: 2024	24,000
Year: 2009	23,500
Year: 2005	26,000

College Boulevard <span>5</span>	
College Boulevard	
Year: 2024	4,400

Airport Blvd <span>10</span>	
750	
Year: 2018	29,000
Year: 2009	25,500
Year: 2005	27,500

North 9th Avenue <span>15</span>	
Trinity Dr	
Year: 2022	26,000
Year: 2021	31,500
Year: 2020	31,000

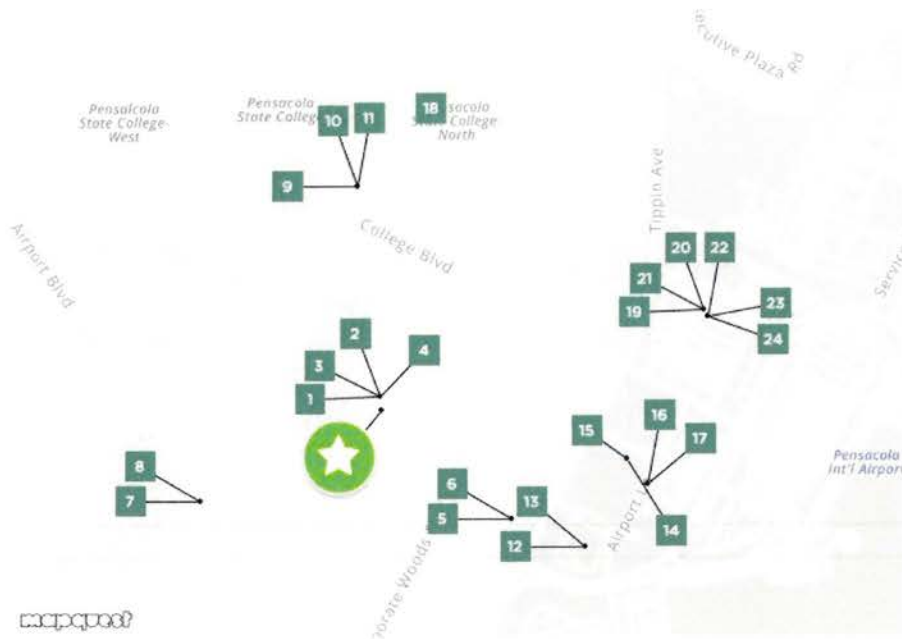
Underwood Ave <span>20</span>	
Lanier Dr	
Year: 2009	5,100
Year: 2005	6,900



# 2114 AIRPORT BLVD

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## EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at:  
<https://www.epa.gov/enviro/frs-query-page>

<b>HEWLETT PACKARD CO</b> 2114 AIRPORT BLVD STE 1500 PENSACOLA, FL 32504 Tracked since 6/7/2011 Registry ID #110005620373	1	<b>HEWLETT PACKARD CO</b> 2114 AIRPORT BLVD STE 1500 PENSACOLA, FL 32504 4/24/2008 #110005620373	2	<b>HEWLETT PACKARD CO</b> 2114 AIRPORT BLVD STE 1500 PENSACOLA, FL 32504 4/24/2008 #110005620373	3
<b>HEWLETT PACKARD CO</b> 2114 AIRPORT BLVD STE 1500 PENSACOLA, FL 32504 Tracked since 11/23/2007 Registry ID #110005620373	4	<b>HARPER-MORRIS MEMORIAL CHAPEL</b> 2276 AIRPORT BLVD PENSACOLA, FL 32504 8/18/2015 #110039024506	5	<b>HARPER-MORRIS MEMORIAL CHAPEL</b> 2276 AIRPORT BLVD PENSACOLA, FL 32504 5/29/2011 #110039024506	6
<b>CORDOVA LANES</b> 2111 AIRPORT BLVD PENSACOLA, FL 32504 Tracked since 4/24/2008 Registry ID #110007417544	7	<b>CORDOVA LANES</b> 2111 AIRPORT BLVD PENSACOLA, FL 32504 11/23/2007 #110007417544	8	<b>PENSACOLA JR COLLEGE</b> 1000 COLLEGE BLVD PENSACOLA, FL 32504 4/24/2008 #110002532055	9
<b>PENSACOLA JR COLLEGE</b> 1000 COLLEGE BLVD PENSACOLA, FL 32504 Tracked since 11/23/2007 Registry ID #110002532055	10	<b>PENSACOLA JR COLLEGE</b> 1000 COLLEGE BLVD PENSACOLA, FL 32504 12/4/2008 #110002532055	11	<b>CORDOVA MOB</b> UNKNOWN PENSACOLA, FL 32504 12/7/2015 #110067022778	12
<b>CORDOVA MOB</b> UNKNOWN PENSACOLA, FL 32504 Tracked since 7/5/2016 Registry ID #110067022778	13	<b>DELTA AIR LINES PENSACOLA</b> 2430 AIRPORT BLVD PENSACOLA, FL 32504 11/23/2007 #110007414565	14	<b>DELTA AIR LINES PENSACOLA</b> 2430 AIRPORT BLVD PENSACOLA, FL 32504 4/24/2008 #110007414565	15
<b>HYATT PLACE</b> NEC 12TH AVE & AIRPORT BLVD PENSACOLA, FL 32503 Tracked since 5/29/2011 Registry ID #110040322095	16	<b>HYATT PLACE</b> NEC 12TH AVE & AIRPORT BLVD PENSACOLA, FL 32503 8/18/2015 #110040322095	17	<b>PJC - SOFTBALL FIELD</b> 1000 COLLEGE BLVD PENSACOLA, FL 32504 12/4/2008 #110037327336	18



# 2114 AIRPORT BLVD

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<b>PENSACOLA INTERNATIONAL AIRPORT ARMY RESERVE PARKING</b> <b>19</b> 1200 COLLEGE BLVD PENSACOLA, FL 32504 Tracked since 7/5/2016      Registry ID #110054100682	<b>PENSACOLA INTERNATIONAL AIRPORT ARMY RESERVE</b> <b>20</b> 1200 COLLEGE BLVD PENSACOLA, FL 32504 10/30/2012      #110054100682	<b>ARMORY</b> <b>21</b> 1200 COLLEGE BLVD PENSACOLA, FL 32504 8/1/2012      #110046296469
<b>350TH CA BDE CMD - P</b> <b>22</b> 1200 COLLEGE BLVD PENSACOLA, FL 32504 Tracked since 6/7/2011      Registry ID #110005650517	<b>350TH CA BDE CMD - P</b> <b>23</b> 1200 COLLEGE BLVD PENSACOLA, FL 32504 4/23/2008      #110005650517	<b>350TH CA BDE CMD - P</b> <b>24</b> 1200 COLLEGE BLVD PENSACOLA, FL 32504 12/21/2009      #110005650517
<b>350TH CA BDE CMD - P</b> <b>25</b> 1200 COLLEGE BLVD PENSACOLA, FL 32504 Tracked since 4/24/2008      Registry ID #110005650517	<b>PENSACOLA REGIONAL AIRPORT - RENTAL CAR</b> <b>26</b> SERVICE CENTER RD PENSACOLA, FL 32504 4/24/2008      #110035663421	<b>PENSACOLA REGIONAL</b> <b>27</b> UNKNOWN PENSACOLA, FL 00000 4/14/2015      #110037995783
<b>LONGHORN STEAKHOUSE</b> <b>28</b> 5500 N 9TH AVE PENSACOLA, FL 32504 Tracked since 12/7/2015      Registry ID #110067030135	<b>LONGHORN STEAKHOUSE</b> <b>29</b> 5500 N 9TH AVE PENSACOLA, FL 32504 7/5/2016      #110067030135	<b>PENSACOLA REGIONAL AIRPORT MAINTENANCE</b> <b>30</b> PENSACOLA REGIONAL AIRPORT PENSACOLA, FL 32504 4/23/2008      #110035531779



**Donald Neal, CCIM, SIOR**  
**MANAGING BROKER**

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neal@nealcommercial.com



