

FOR SALE

Creighton Road and I-110
Pensacola, FL 32504

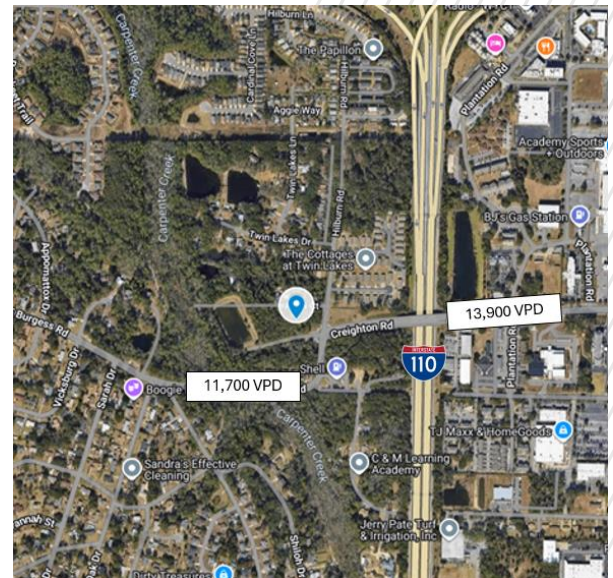


PROPERTY HIGHLIGHTS

Vacant +/- 2.54 AC commercial lot located at the northwest corner of the signalized intersection of Creighton Road and Hillburn Road. This site consists of two parcels and is surrounded by residential homes. There are numerous national retailers on the east side of I-110.

BUILDING SF	N/A
LAND SF	110,642
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	13,900 VPD

SIGNAGE TYPE	N/A
3-MILE (POP.)	58,348
5-MILE (POP.)	153,494
AVG HH. INCOME	\$79,437
SPACE USE	Commercial or Residential



JEFF SCHEIDEGGER

Account Manager
+1 314-384-8662
jeff.scheidegger@cushwake.com

JAMES LEWIS

Transaction Manager
+1 314-391-2757
james.lewis@cushwake.com

AMBER HIGHTOWER DEDEAUX

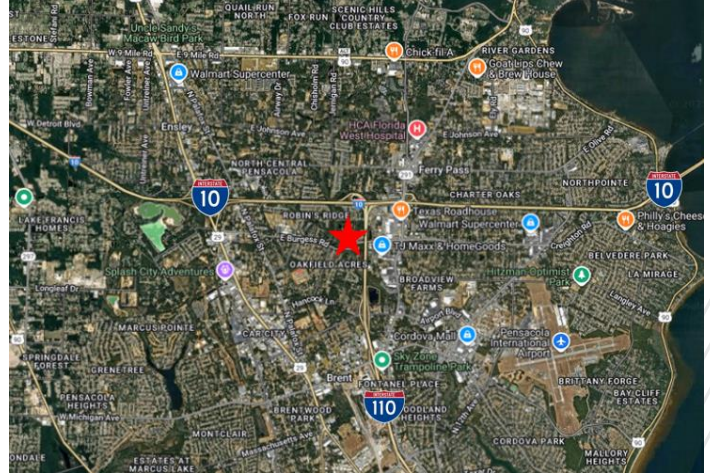
Florida Qualifying Broker
+1 251-344-1444
david@vallasrealty.com

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ADDITIONAL INFORMATION

Within a one-mile radius there are 8,088 residents and 3,615 households with a median age of 37.6. Within a three-mile radius there are 58,348 residents and 24,548 households with a median age of 36.



LEGAL INFORMATION

TAX PARCEL ID	29-1S-30-3201-000-000 & 29-1S-30-3201-000-001
2024 RE TAXES	\$5,502.30
ZONING	Commercial (Escambia County)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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