

FOR SALE

Creighton Road and I-110
Pensacola. FL 32504



PROPERTY HIGHLIGHTS

2.54 acres located at the NW Corner of Creighton Rd and Hillburn Rd. .4 miles from the entrance to University Town Plaza (BJ's, Academy, Burlington, Conn's and JC Penney's).

| | | | |
|-----------------------|------------|----------------------|----------|
| BUILDING SF | N/A | SIGNAGE TYPE | |
| LAND SF | 104,108 | 1-MILE (POP.) | 9,076 |
| YEAR BUILT | N/A | 3-MILE (POP.) | 72,348 |
| PARKING | TBD | MED. INCOME | \$45,048 |
| TRAFFIC COUNTS | 12,600 VPD | SPACE USE | |



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Creighton Road and I-110 Pensacola, FL 32504

2.54 Acres-Near University Town Plaza

Located 0.4 miles west of University Town Plaza at a signaled intersection.

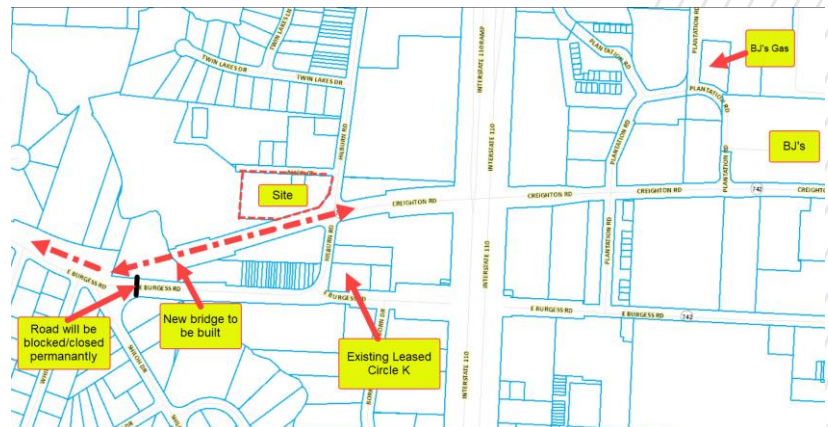
Once the bridge extending Creighton is completed (connecting to Burgess Rd, the traffic will double!

Property consists of two parcels.



LEGAL INFORMATION

| | |
|----------------------|-----------------------|
| TAX PARCEL ID | 29-1S-30-3201-000-000 |
| 2024 RE TAXES | \$5731.56 |
| ZONING | Commercial |



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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