

FOR SALE

3130 W. Fairfield Drive
Pensacola, FL

Price

- \$800,000

Zoning

- HC/LI

Area

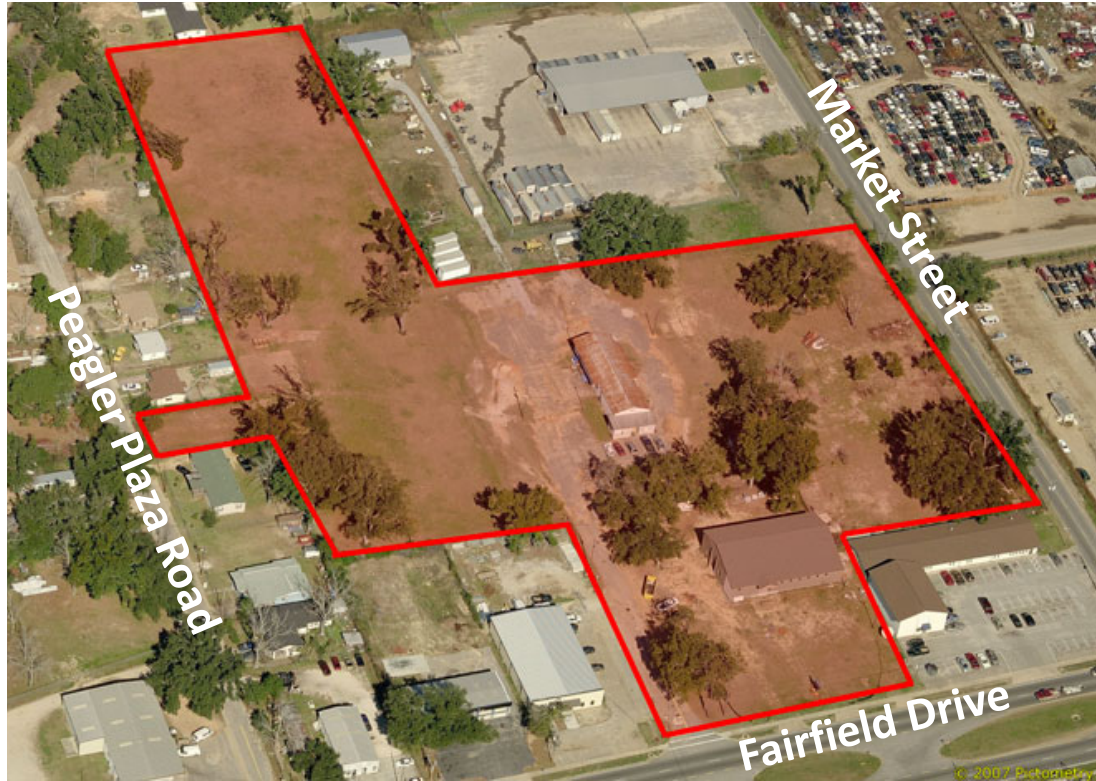
- 7.11 acres

Traffic Count

- 41,000

Square Feet

- 10,272



Property Description

- 7.11 acres off Fairfield Drive. Two buildings totaling 10,272 SF. First building is 6,160 SF church sanctuary plus 1,488 SF upstairs storage area, totaling 7,648 SF. Second building is 3,624 SF, of which 2,624 SF is warehouse space with an additional 1,000 SF of office space at front of building.
- Well suited for industrial or multifamily development.
- Incredible visibility with an average traffic count of 41,000.



For more information:

Fred Gunther, CCIM

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FOR SALE

3130 & 3118 Fairfield Drive Pensacola, FL

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$24,152	\$29,767	\$36,491
2021 Median Household Income	\$22,540	\$29,238	\$38,549
2016-2021 Annual Rate	-1.37%	-0.36%	1.10%
Average Household Income			
2016 Average Household Income	\$33,688	\$43,142	\$51,918
2021 Average Household Income	\$35,137	\$46,255	\$56,462
2016-2021 Annual Rate	0.85%	1.40%	1.69%
Per Capita Income			
2016 Per Capita Income	\$13,124	\$18,617	\$22,104
2021 Per Capita Income	\$13,529	\$19,611	\$23,728
2016-2021 Annual Rate	0.61%	1.03%	1.43%

Current median household income is \$36,491 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$38,549 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$51,918 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$56,462 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,104 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$23,728 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,515	30,996	66,737
2000 Owner Occupied Housing Units	1,849	16,549	37,405
2000 Renter Occupied Housing Units	1,208	11,058	22,667
2000 Vacant Housing Units	458	3,389	6,665
2010 Total Housing Units	3,528	31,350	68,955
2010 Owner Occupied Housing Units	1,525	14,848	35,656
2010 Renter Occupied Housing Units	1,403	11,890	24,249
2010 Vacant Housing Units	600	4,612	9,050
2016 Total Housing Units	3,702	32,448	71,445
2016 Owner Occupied Housing Units	1,419	13,750	33,313
2016 Renter Occupied Housing Units	1,636	13,702	28,210
2016 Vacant Housing Units	646	4,995	9,923
2021 Total Housing Units	3,891	33,706	74,231
2021 Owner Occupied Housing Units	1,452	14,114	34,226
2021 Renter Occupied Housing Units	1,757	14,384	29,652
2021 Vacant Housing Units	682	5,208	10,353

Currently, 46.6% of the 71,445 housing units in the area are owner occupied; 39.5%, renter occupied; and 13.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 68,955 housing units in the area - 51.7% owner occupied, 35.2% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 1.59%. Median home value in the area is \$113,573, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.35% annually to \$140,549.

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3130 & 3118 Fairfield Drive Pensacola, FL

	1 mile	3 miles	5 miles
Population			
2000 Population	8,301	74,332	153,301
2010 Population	7,833	70,438	149,554
2016 Population	8,282	74,018	156,519
2021 Population	8,746	77,103	163,183
2000-2010 Annual Rate	-0.58%	-0.54%	-0.25%
2010-2016 Annual Rate	0.90%	0.80%	0.73%
2016-2021 Annual Rate	1.10%	0.82%	0.84%
2016 Male Population	46.7%	48.4%	48.5%
2016 Female Population	53.3%	51.6%	51.5%
2016 Median Age	33.8	35.8	37.1

In the identified area, the current year population is 156,519. In 2010, the Census count in the area was 149,554. The rate of change since 2010 was 0.73% annually. The five-year projection for the population in the area is 163,183 representing a change of 0.84% annually from 2016 to 2021. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	26.7%	46.3%	58.2%
2016 Black Alone	66.1%	44.3%	31.8%
2016 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2016 Asian Alone	1.7%	3.3%	3.7%
2016 Pacific Islander Alone	0.3%	0.3%	0.2%
2016 Other Race	1.2%	1.5%	1.6%
2016 Two or More Races	3.2%	3.5%	3.7%
2016 Hispanic Origin (Any Race)	4.1%	5.5%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,057	27,606	60,072
2010 Households	2,928	26,738	59,905
2016 Total Households	3,056	27,453	61,522
2021 Total Households	3,209	28,498	63,878
2000-2010 Annual Rate	-0.43%	-0.32%	-0.03%
2010-2016 Annual Rate	0.69%	0.42%	0.43%
2016-2021 Annual Rate	0.98%	0.75%	0.75%
2016 Average Household Size	2.61	2.45	2.39

The household count in this area has changed from 59,905 in 2010 to 61,522 in the current year, a change of 0.43% annually. The five-year projection of households is 63,878, a change of 0.75% annually from the current year total. Average household size is currently 2.39, compared to 2.36 in the year 2010. The number of families in the current year is 36,621 in the specified area.