

FOR SALE: Income Producing Property

3616 Creighton Rd. Pensacola, FL 32504

PROPERTY SUMMARY



Property Description

3.64 ± acre site improved with the removal of the retail building, a 1,512 SF house, and two manufactured homes bringing in a total income of \$2,700.00 per month. The property is located in a great area for rental properties within a mature neighborhood known as Scenic Heights.

Surrounding land uses are dominated by both multifamily and single family residential with supporting uses ranging from a neighborhood pub (O'Reilly's), an office/warehouse park, retail uses to schools and churches. The property has roughly 294' along Creighton Road, a 9,300 AADT count, two lane paved roadway with a bike lane and 438.53' along Woodchuck Avenue, a two-lane paved secondary roadway.

The property is currently being used as a hair salon within the retail building and single family residential within the three other structures. Current leases are month to month and could easily be increased in the future. There are also two additional established mobile home lots on the subject property.

Offering Summary

Sale Price:	\$458,000
Lot Size:	3.64 Acres
Building Size:	3,132 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,030	15,792	36,175
Total Population	9,024	34,922	87,525
Average HH Income	\$59,787	\$65,074	\$64,589

Bill Ogburn

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ADDITIONAL PHOTOS



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LOCATION MAP



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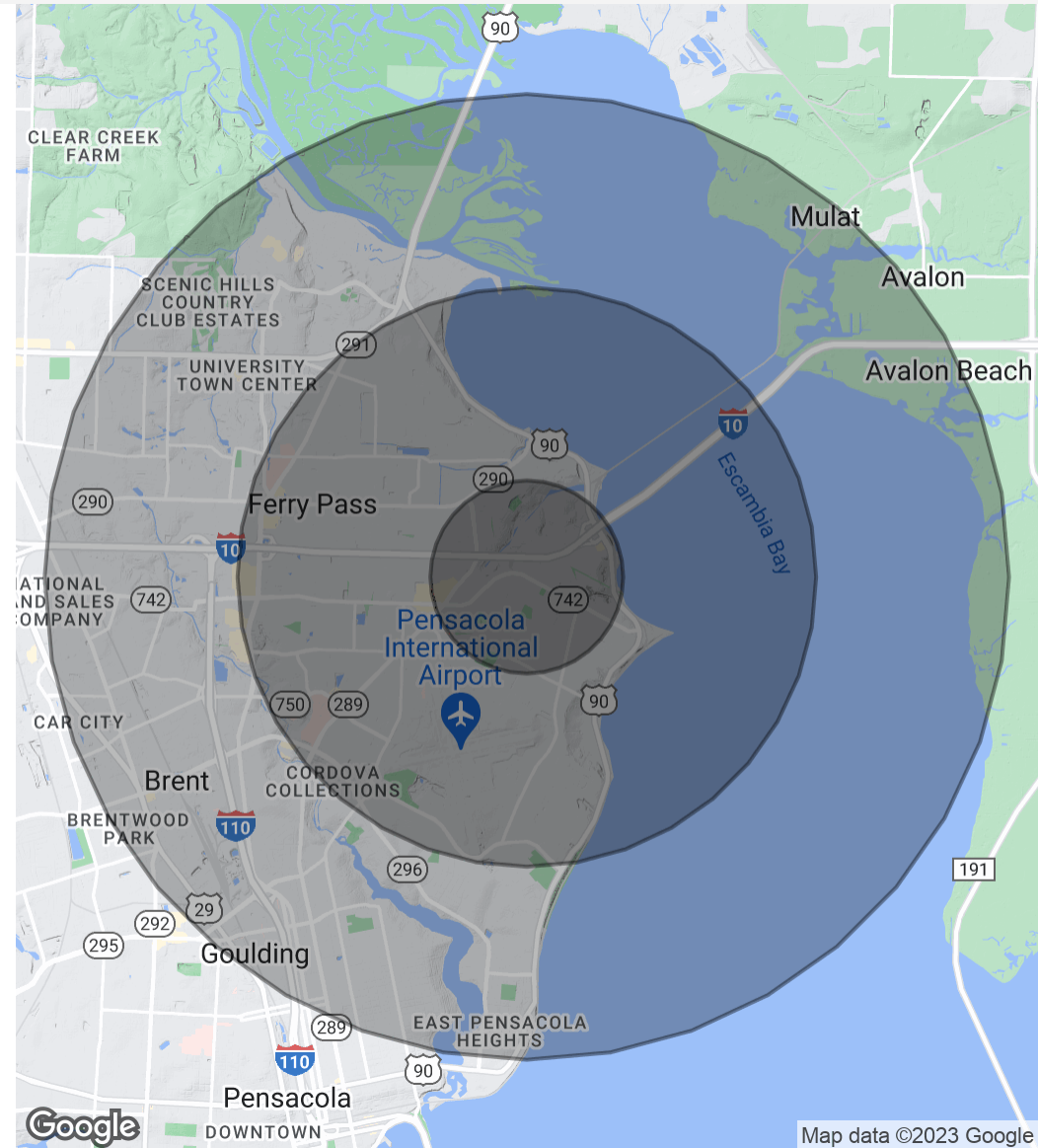
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	9,024	34,922	87,525
Average Age	40.7	42.1	38.7
Average Age (Male)	38.8	40.1	36.8
Average Age (Female)	40.8	43.5	40.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,030	15,792	36,175
# Of Persons Per HH	2.2	2.2	2.4
Average HH Income	\$59,787	\$65,074	\$64,589
Average House Value	\$184,535	\$221,034	\$238,881

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



Bill Ogburn

Managing Partner

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Professional Background

Bill Ogburn is a Real Estate Broker with over 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

AGENT HIGHLIGHTS:

- Broker-Owner of Ogburn Realty
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

Education

Florence State University (Florence, AL)

Georgia Tech (Atlanta, GA)

Columbia Military Academy (Columbia, TN)

Beau Box Commercial Real Estate

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