1618 Creighton Road

Pensacola, Florida 32504



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Baycity REALTY

RETAIL/OFFICE FOR LEASE

1618 Creighton Road

Pensacola, Florida 32504



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RETAIL/OFFICE FOR LEASE

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Pensacola, Florida 32504

Property Description

Located along Creighton Road in Pensacola, 1618 Creighton Road offers an excellent opportunity for a small business, boutique retailer, medical user, or professional office seeking a functional space with strong visibility and convenient access. This 1,431 SF standalone building provides a flexible layout suitable for a variety of commercial uses, including office, retail, medical, daycare, and other professional services. The building features a welcoming reception area, private offices, showroom space, breakroom, restrooms, and multiple entrances that provide flexibility for employees, customers, and visitors. Recent improvements include a brand-new HVAC system, new roof, updated flooring, and upgraded lighting, providing a move-in-ready opportunity for an owner-user or tenant looking for a well-maintained property without the expense of major renovations. The property includes approximately 0.20 acres with 10 dedicated parking spaces and offers excellent visibility along Creighton Road, which sees approximately 21,000 vehicles per day. Multiple access points and convenient ingress/egress make the property easy for customers and employees to reach. The site also offers the potential for additional space, with approximately 1 additional acre available for lease if a larger footprint or additional outdoor area is needed. With Commercial zoning and a flexible layout, 1618 Creighton Road is well suited for a variety of businesses. The property's size makes it especially attractive for boutique retail concepts, small business owners, professional offices, healthcare providers, and service-based businesses looking for a prominent location without the expense of a larger commercial footprint. The property is offered for lease on a NNN basis, allowing tenants the opportunity to occupy a standalone commercial building in a highly visible Pensacola corridor. Its combination of recent improvements, convenient access, parking availability, and proximity to restaurants, retail, and surrounding businesses creates an attractive opportunity for businesses seeking a functional and accessible location.

Location Description

1618 Creighton Road is located in a high-traffic commercial corridor in Pensacola, Florida, offering excellent exposure and convenient access to surrounding neighborhoods, businesses, and major roadways. With approximately 21,000 vehicles passing daily, the property benefits from strong visibility and accessibility. The area features a mix of retail, office, restaurants, and service businesses, creating a convenient environment for employees and customers. Its location provides easy access to Davis Highway, North 9th Avenue, and other major Pensacola thoroughfares, making it a practical choice for businesses seeking a central location with strong connectivity.

Retail/Office Available for Lease

Move-In Ready Commercial Building with High Visibility on Creighton Road

1618 Creighton Road, Pensacola, FL 32504

Lease Rate or Sale Price	$15.00 Sf/Yr
NNN Rate	$3.00 Sf/Yr

Location Information

Building Name	Corner Property for Lease
Street Address	118 Creighton Rd
City, State, Zip	Pensacola, Fl 32504
County	Escambia
Market	Ferry Pass
Side of the Street	North
Road Type	Highway
Market Type	Medium
Nearest Hwy	Interstate 10
Nearest Airport	Pensacola International Airport

Building Information

Available Square Feet	1,431
Year Built	1964
Tenancy	Single
Private Office Space	Yes
Ceiling Height	8’
Number of Restrooms	1

Property Information

Property Type	Office or Retail
Property Subtype	Stand Alone
Zoning	Commercial
Lot Size	0.20 Acres
APN #	311S302209000000
Lot Frontage	101ft ±
Lot Depth	105ft ±
Traffic Count	21,000
Traffic Count Street	Creighton Road
Amenities	Signage Ample Parking Close to Several Restaurants Plenty of Offices and Retail Nearby

Parking

Parking Type	Surface
Curb Cuts	One
Dedicated Parking	Yes

Utilities

Central HVAC	Yes
Water & Sewer	ECUA

Floor Plan

1618 Creighton Road, Pensacola, FL 32504



HTON ROAD

CREIGHTON ROAD

Exterior Photos

1618 Creighton Road, Pensacola, FL 32504









Interior Photos

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Aerial map

1618 Creighton Road, Pensacola, FL 32504



Retail Map

1618 Creighton Road, Pensacola, FL 32504

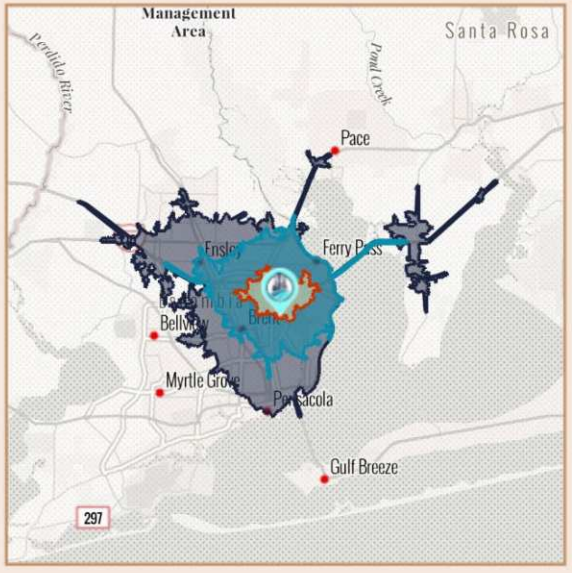


Pensacola Demographics

Benchmark Demographics

1618 Creighton Rd, Pensacola, Florida, 32504

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

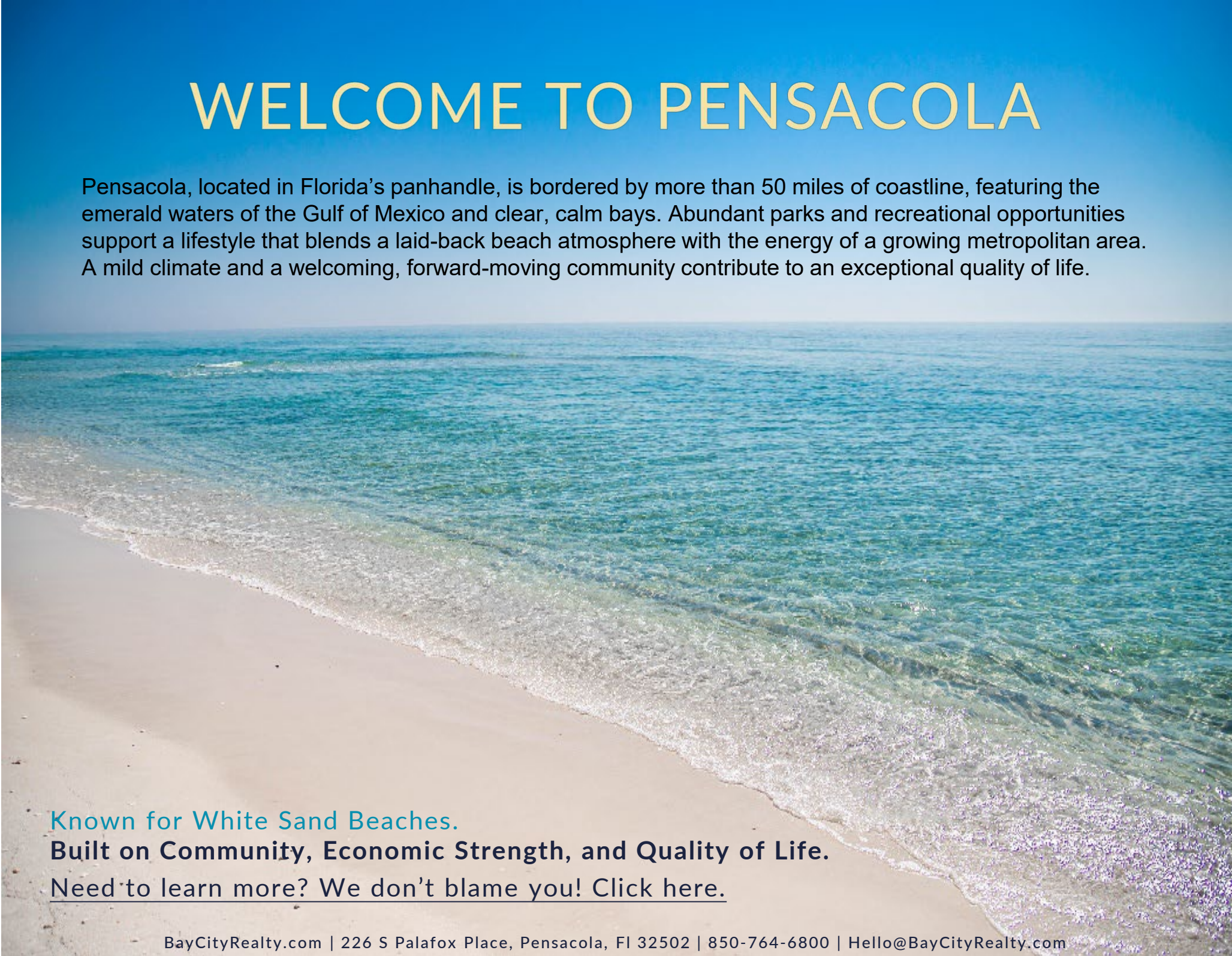
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	DRIVE TIME			GEOGRAPHY			
				Counties	CBSAs	States	
AGE SEGMENTS	5 mins	10 mins	15 mins	Escambia County	Pensacola-Ferry Pass-Brent, FL	Florida	USA
0 - 4	5.12%	4.80%	5.14%	5.20%	5.29%	4.68%	5.39%
5 - 9	4.88%	4.84%	5.07%	5.36%	5.56%	4.97%	5.68%
10 - 14	5.13%	4.74%	5.07%	5.38%	5.75%	5.32%	5.93%
15 - 19	5.38%	6.63%	6.06%	6.37%	6.28%	5.81%	6.43%
20 - 34	23.46%	25.06%	22.41%	20.93%	19.79%	18.48%	20.35%
35 - 54	24.57%	21.70%	22.81%	23.37%	24.52%	24.37%	25.21%
55 - 74	21.27%	21.25%	22.99%	24.01%	24.12%	25.43%	22.77%
75+	10.16%	10.99%	10.47%	9.35%	8.74%	10.91%	8.23%
HOUSEHOLD INCOME							
<$15,000	7.3%	8.5%	9.5%	8.0%	7.1%	7.7%	8.0%
$15,000-$24,999	6.7%	6.2%	7.3%	6.7%	6.1%	5.6%	5.5%
$25,000-$34,999	8.2%	6.5%	6.9%	6.8%	6.1%	6.1%	5.8%
$35,000-$49,999	17.1%	13.3%	13.0%	12.8%	10.9%	9.9%	9.3%
$50,000-$74,999	19.4%	17.9%	18.0%	17.9%	16.9%	16.0%	15.1%
$75,000-$99,999	17.4%	14.4%	13.6%	14.1%	13.6%	12.8%	12.4%
$100,000-$149,999	15.7%	18.9%	17.4%	17.5%	19.3%	18.8%	18.0%
$150,000-$199,999	4.1%	6.8%	6.3%	7.7%	9.3%	9.6%	10.4%
$200,000+	4.2%	7.7%	7.9%	8.5%	10.6%	13.5%	15.4%
KEY FACTS							
Population	12,498	72,776	146,499	332,862	545,878	23,597,813	343,528,394
Daytime Population	19,248	86,410	175,825	353,451	525,042	23,413,280	341,846,552
Employees	6,464	36,085	69,894	151,009	242,373	11,049,242	168,700,572
Households	5,909	30,774	63,096	136,661	217,013	9,529,651	134,397,562
Average HH Size	2.08	2.14	2.17	2.30	2.40	2.43	2.49
Median Age	39.3	38.1	39.8	40.2	40.6	43.6	39.6
HOUSING FACTS							
Median Home Value	289,230	308,864	313,508	319,340	347,864	421,319	376,272
Owner Occupied %	52.0%	55.4%	56.9%	63.7%	69.5%	66.6%	64.0%
Renter Occupied %	48.0%	44.6%	43.1%	36.3%	30.5%	33.4%	36.0%
Total Housing Units	6,459	33,799	70,089	154,273	241,178	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	$62,276	$71,142	$67,765	$71,450	$79,185	$82,707	$85,893
Per Capita Income	$36,141	$40,177	$40,357	$39,969	$42,479	$47,873	$48,241
Median Net Worth	$109,695	$157,546	$160,080	$217,607	$279,630	$292,996	$276,821

WELCOME TO PENSACOLA

Pensacola, located in Florida's panhandle, is bordered by more than 50 miles of coastline, featuring the emerald waters of the Gulf of Mexico and clear, calm bays. Abundant parks and recreational opportunities support a lifestyle that blends a laid-back beach atmosphere with the energy of a growing metropolitan area. A mild climate and a welcoming, forward-moving community contribute to an exceptional quality of life.



Known for White Sand Beaches.

Built on Community, Economic Strength, and Quality of Life.

Need to learn more? We don't blame you! Click here.

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Meet the Team



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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.

Baycity REALTY



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Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.