

1616 Creighton Road

Pensacola, FL 32504



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Land Offering For Lease

1616 Creighton Road

Pensacola, FL 32504

Property Description

0.5973 vacant land available for lease on Creighton Road, a high-traffic corridor in the heart of Pensacola. This property offers excellent visibility and convenient access, making it ideal for retail, service or other use. Located near major retailers, restaurants and established neighborhoods, the site benefits from strong daily traffic counts and steady growth in the surrounding area.

Whether you're looking to establish a new business or expand your footprint in Pensacola, this location provides the exposure and accessibility you need.

Location Description

Located in the heart of Pensacola's commercial corridor, Creighton Road offers unbeatable accessibility and visibility for both retail, office and medical users. Just off Davis Highway and minutes from I-110, the site is surrounded by a mix of national retailers, professional offices, and healthcare providers. The area sees steady daily traffic and serves a strong residential base, making it ideal for businesses seeking high exposure and convenience.



Land Offering For Lease

1616 Creighton Road, Pensacola, FL 32504

Lease Rate

\$2,000.00/Month

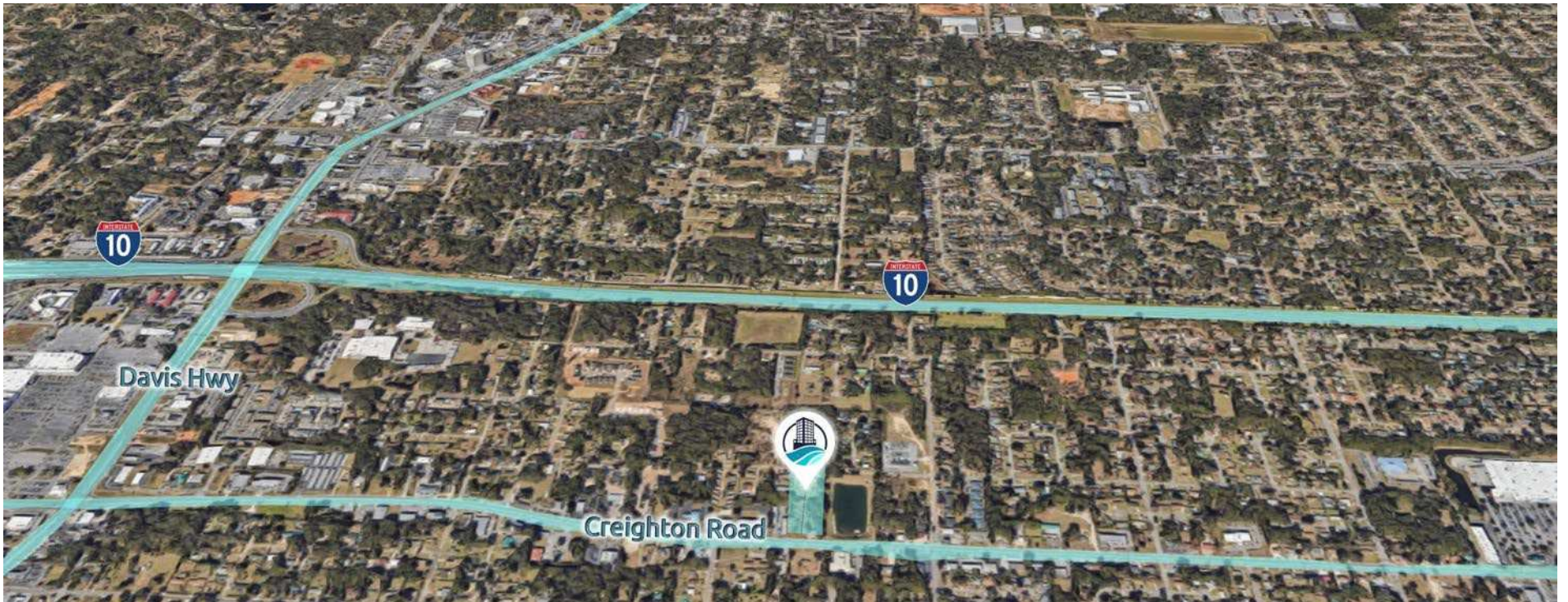
Location Information

Street Address	1616 Creighton Road
City, State, Zip	Pensacola, FL 32504
County	Escambia
Side of Street	North
Road Type	Highway
Nearest Highway	Interstate 10 1.5 Miles
Nearest Airport	Pensacola International 2 miles

Property Information

Zoning	COM
Lot Size	0.597± Acres
Parcel ID	311S302209000001
Number of Lots	1
Lot Frontage	550± FT
Lot Depth - East	550± FT
Lot Depth - West	550± FT
Traffic Count	25,000 AADT
Traffic Count Street	Creighton Road





Retail Map

1616 Creighton Road



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)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
AGE SEGMENTS				Escambia County	Pensacola-Ferry Pass-Brent, FL	Florida	
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 surrounded 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.

White-Sand Beaches. Strong Community. Exceptional Quality of Life.

Want to learn more? We don't blame you! [Click here.](#)

Meet the Team



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As Broker and Managing Partner of Bay City Realty, Mehdi Moeini brings extensive experience in commercial investment sales, property management, and strategic advisory services throughout the Gulf Coast. He holds the CCIM, CPM, and MiCP designations, reflecting advanced training in investment analysis, market evaluation, property operations, and deal structure.

Mehdi works closely with investors, developers, and property owners to understand their objectives and help them evaluate opportunities with a practical, long-term perspective. His combination of investment and property management experience provides clients with insight that extends beyond the initial transaction.

Wendi Summers is a REALTOR® and Partner with Bay City Realty. A Pensacola resident since 1994, she spent much of her career in broadcasting, marketing, and sales before moving into commercial real estate. That background taught her how to communicate clearly, recognize what makes a property distinctive, and connect with business owners throughout the community.

Wendi brings a personal, hands-on approach to each assignment, from preparing the property for market to promoting it and guiding clients through the transaction. She values honest communication, strong relationships, and making the commercial real estate process easier to understand.