



2670 CREIGHTON ROAD
PENSACOLA, FLORIDA 32534

AVAILABLE OWNER-USER QSR

2670 CREIGHTON RD | PENSACOLA, FL 32504



For information, please contact:

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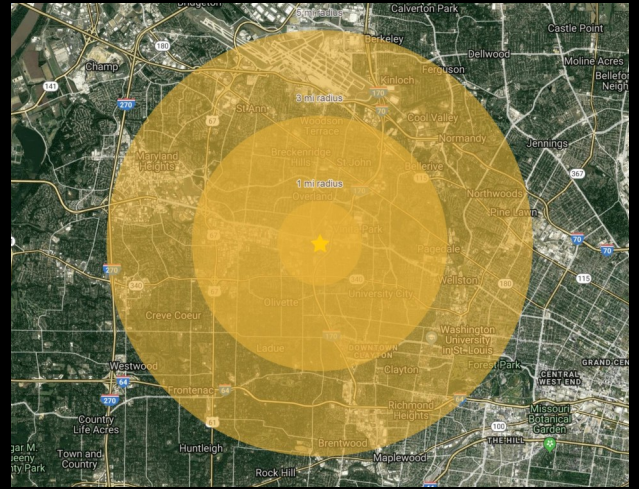
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AREA DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population	9,539	57,673	112,920
Median HH Income	\$63,940	\$70,956	\$70,922
Employees	3,409	33,676	128,664

AVERAGE DAILY TRAFFIC

Creighton Road	20,279 VPD
N. 9th Avenue	31,406 VPD



- Pensacola is the westernmost city in the Florida Panhandle, and the county seat and only incorporated city of Escambia County, Pensacola is the principal city of the Pensacola Metropolitan Area, which had an estimated 502,629 residents in 2023.
- Pensacola is served by I-110, which connects to the city to I-10 in the north and U.S. Route 98 in the south. Interstate 10 connects the city to Mobile, AL in the west and other cities in the Florida panhandle to the east.
- Pensacola's major economic industries include aerospace & defense and tourism. Pensacola's rapidly becoming recognized for its vibrant downtown, its outstanding and diverse arts & culture opportunities, and as a place where businesses can grow and thrive. According to Forbes, Pensacola has a gross domestic product of \$20.6 billion.

PROPERTY HIGHLIGHTS

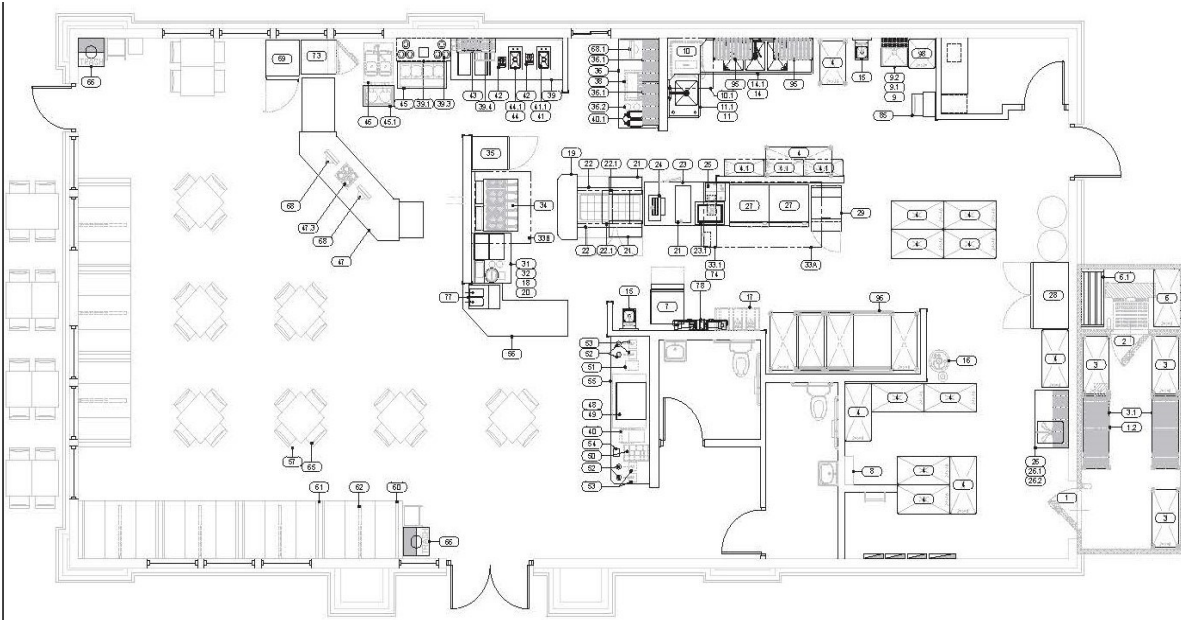
- Walmart outparcel with two full-access entrances
- Year built/renovated: 2004/2021
- 2,800 SF Building; Lot size 0.88 AC
- Double drive-thru
- Zoned C-1 commercial land use
- 2.1 miles to Pensacola International Airport
- Pylon signage available
- Surrounding retail: Walmart Super Center, Winn Dixie, Ashley Furniture, Dollar Tree, Walgreens



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INTERIOR PHOTOS



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