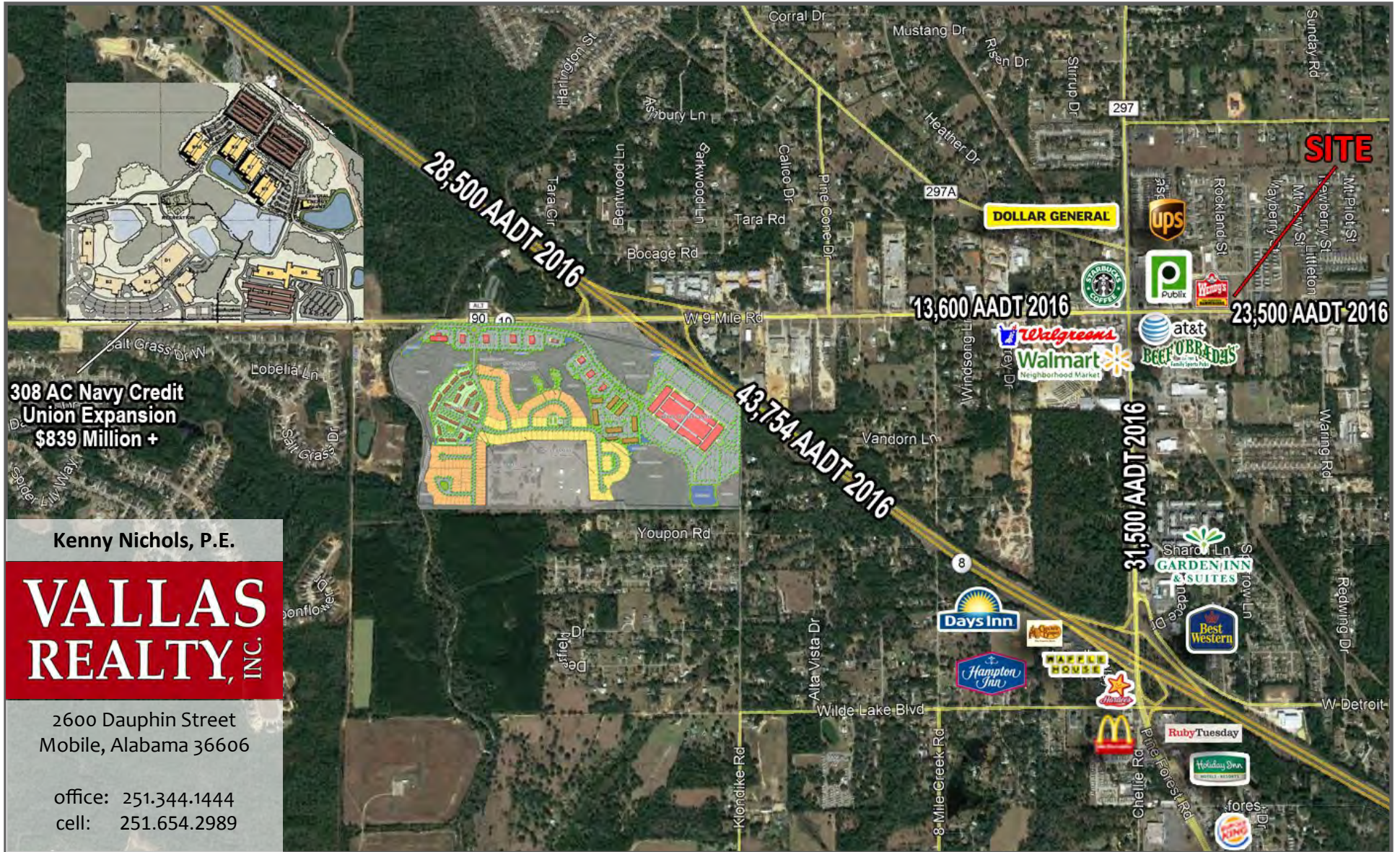


# ±1 ACRE GROUND LEASE AVAILABLE

W. Nine Mile Road & Milestone Boulevard | Pensacola, Florida



308 AC Navy Credit Union Expansion \$839 Million +

Kenny Nichols, P.E.

**VALLAS REALTY, INC.**

2600 Dauphin Street  
Mobile, Alabama 36606

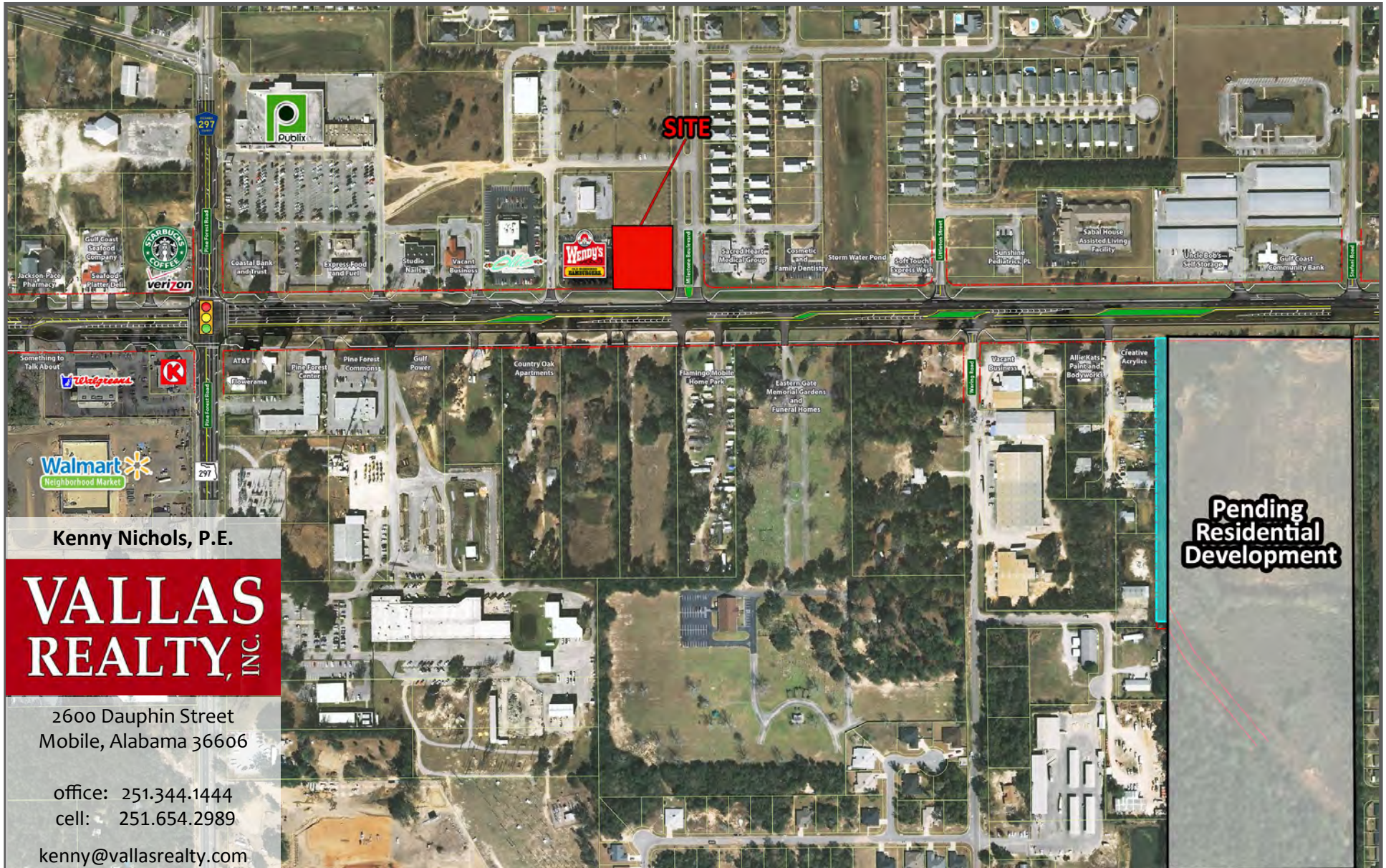
office: 251.344.1444  
cell: 251.654.2989

kenny@vallasrealty.com  
www.vallasrealty.com

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

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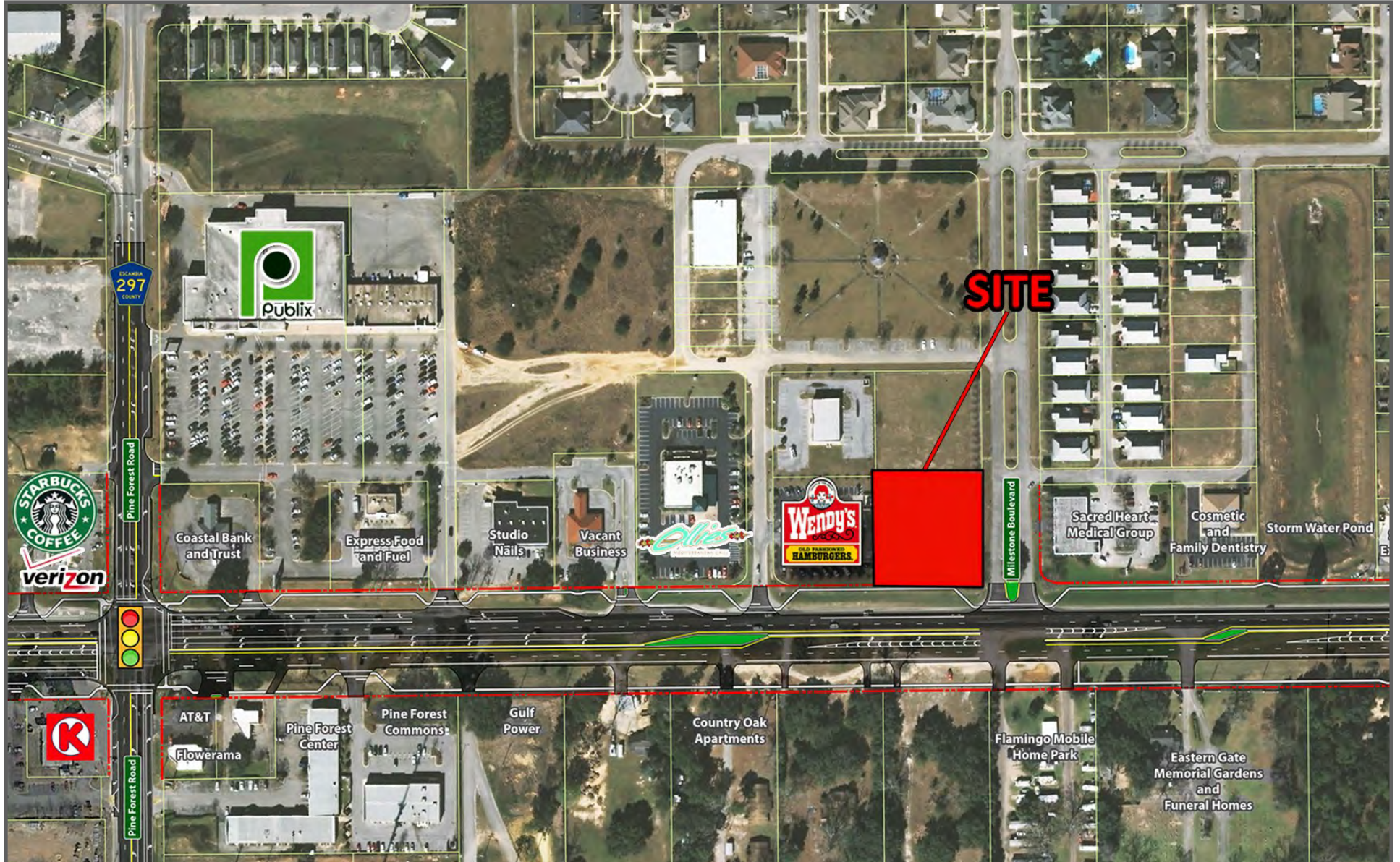
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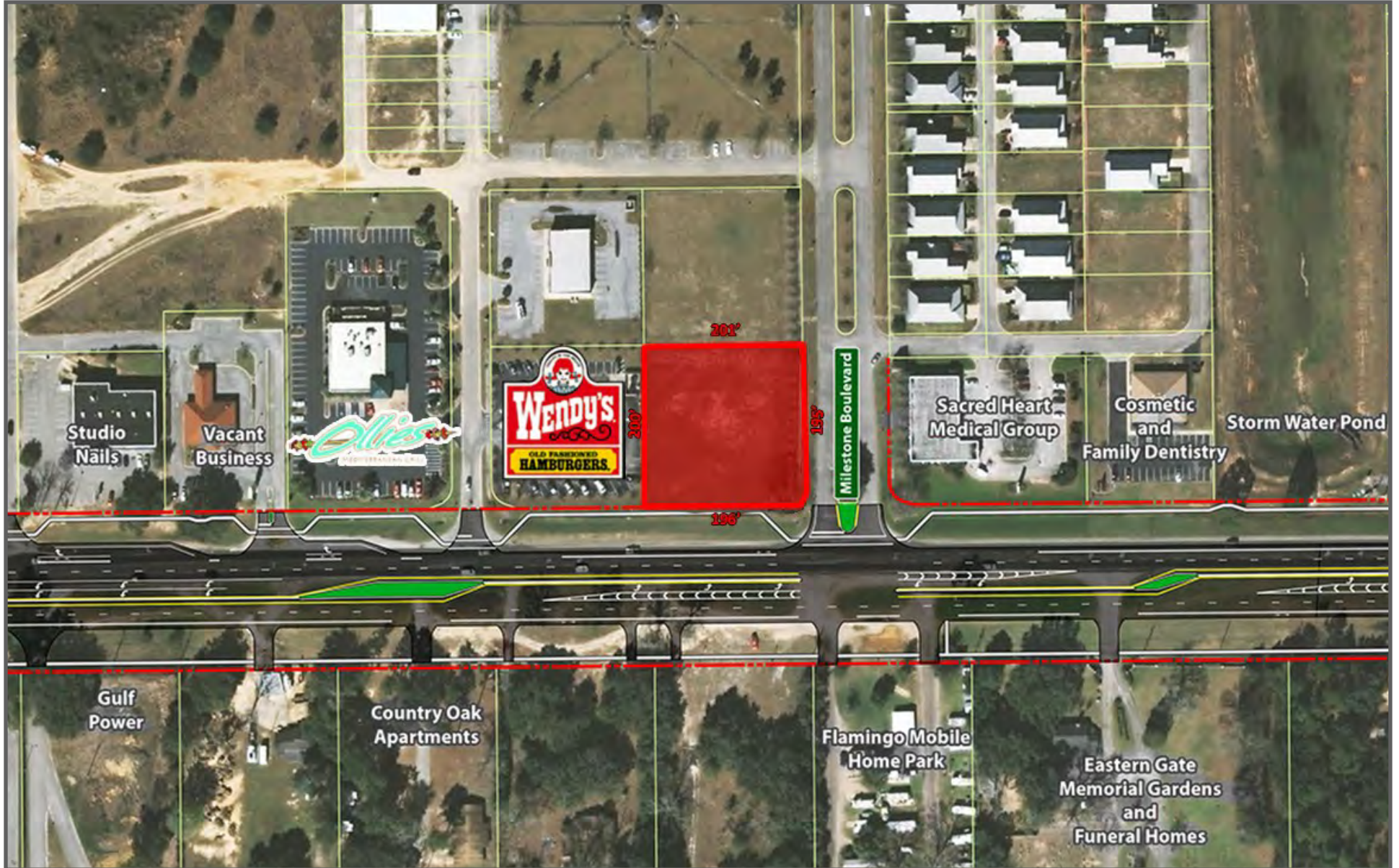
W. Nine Mile Road & Milestone Boulevard | Pensacola, Florida



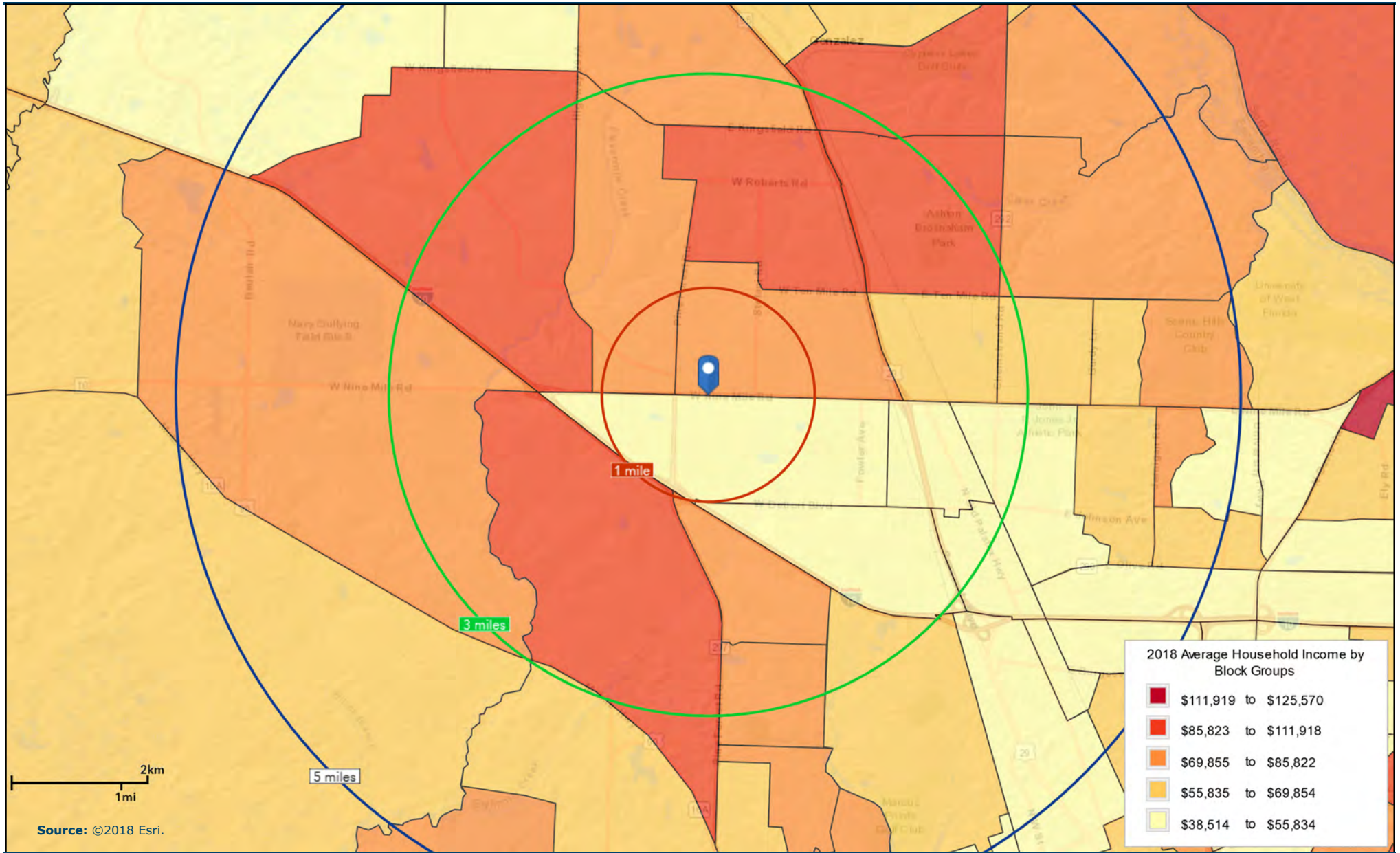
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# ±1 ACRE GROUND LEASE AVAILABLE

W. Nine Mile Road & Milestone Boulevard | Pensacola, Florida



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2km  
1mi

Source: ©2018 Esri.



# Demographic and Income Profile

Ground Lease Available  
 W Nine Mile Rd & Milestone Blvd, Pensacola, Florida, 32534  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 30.53417  
 Longitude: -87.30787

Summary	Census 2010	2018	2023
Population	3,957	4,732	5,157
Households	1,774	2,094	2,278
Families	1,143	1,323	1,430
Average Household Size	2.22	2.25	2.26
Owner Occupied Housing Units	1,197	1,315	1,462
Renter Occupied Housing Units	577	778	816
Median Age	41.1	42.0	42.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.74%	1.41%	0.83%
Households	1.70%	1.36%	0.79%
Families	1.57%	1.30%	0.71%
Owner HHs	2.14%	1.91%	1.16%
Median Household Income	3.79%	2.52%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	179	8.5%	153	6.7%
\$15,000 - \$24,999	334	16.0%	291	12.8%
\$25,000 - \$34,999	343	16.4%	327	14.4%
\$35,000 - \$49,999	243	11.6%	253	11.1%
\$50,000 - \$74,999	345	16.5%	398	17.5%
\$75,000 - \$99,999	295	14.1%	379	16.6%
\$100,000 - \$149,999	186	8.9%	248	10.9%
\$150,000 - \$199,999	118	5.6%	157	6.9%
\$200,000+	51	2.4%	73	3.2%
Median Household Income	\$46,011		\$55,404	
Average Household Income	\$65,736		\$77,738	
Per Capita Income	\$27,777		\$32,785	

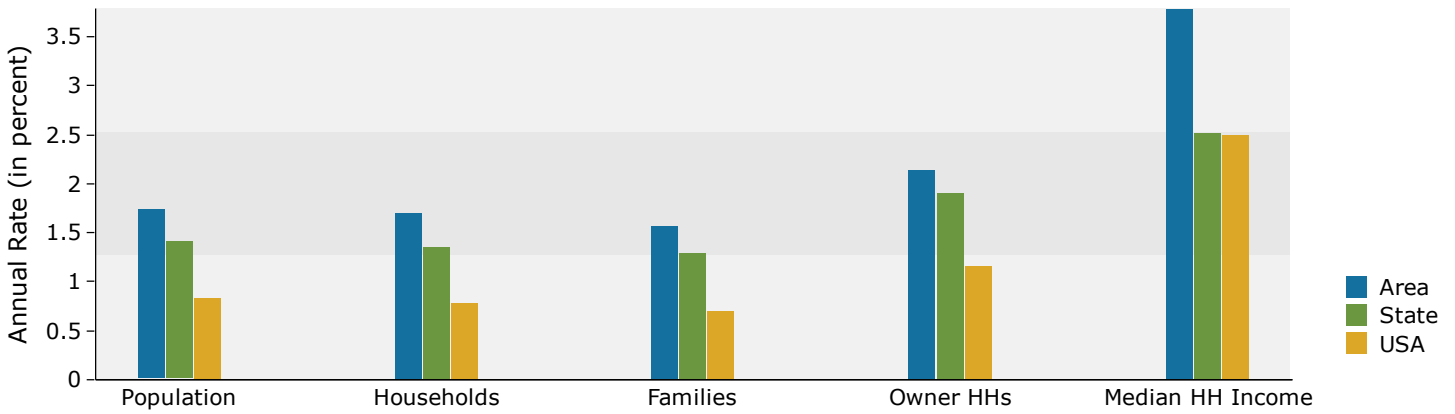
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	242	6.1%	259	5.5%	280	5.4%
5 - 9	218	5.5%	260	5.5%	275	5.3%
10 - 14	212	5.4%	259	5.5%	283	5.5%
15 - 19	232	5.9%	247	5.2%	280	5.4%
20 - 24	283	7.2%	265	5.6%	286	5.5%
25 - 34	514	13.0%	672	14.2%	647	12.5%
35 - 44	448	11.3%	557	11.8%	663	12.9%
45 - 54	612	15.5%	552	11.7%	561	10.9%
55 - 64	537	13.6%	679	14.3%	675	13.1%
65 - 74	357	9.0%	548	11.6%	656	12.7%
75 - 84	227	5.7%	308	6.5%	402	7.8%
85+	75	1.9%	127	2.7%	150	2.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,256	82.3%	3,795	80.2%	4,065	78.8%
Black Alone	445	11.2%	567	12.0%	634	12.3%
American Indian Alone	45	1.1%	55	1.2%	61	1.2%
Asian Alone	58	1.5%	84	1.8%	105	2.0%
Pacific Islander Alone	1	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	38	1.0%	57	1.2%	74	1.4%
Two or More Races	115	2.9%	171	3.6%	216	4.2%
Hispanic Origin (Any Race)	141	3.6%	221	4.7%	295	5.7%

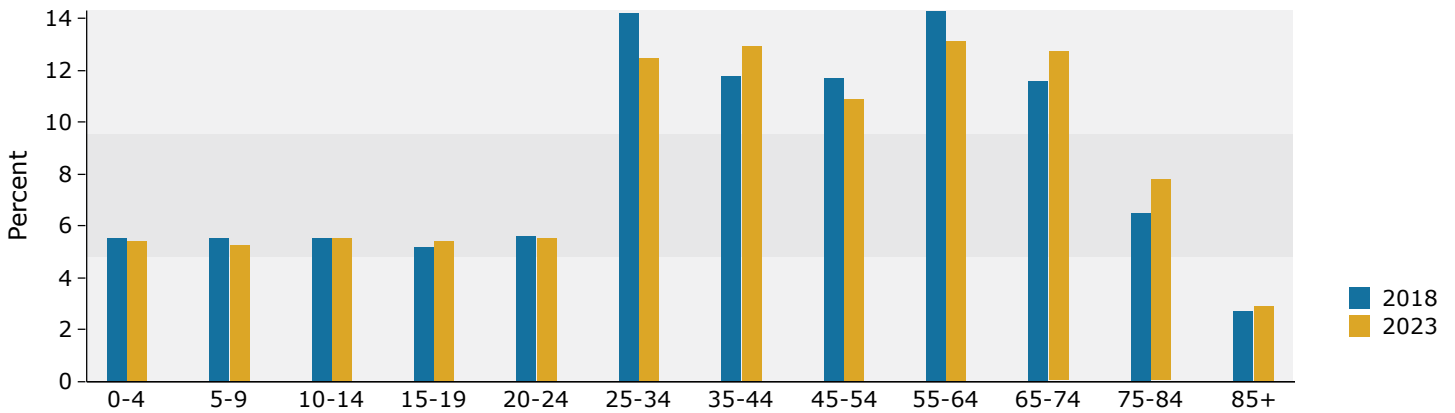
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

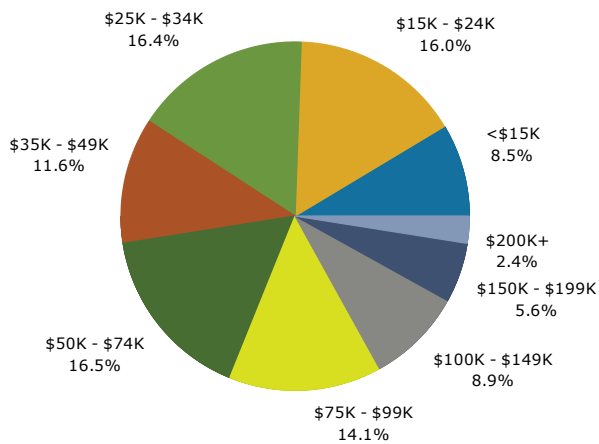
## Trends 2018-2023



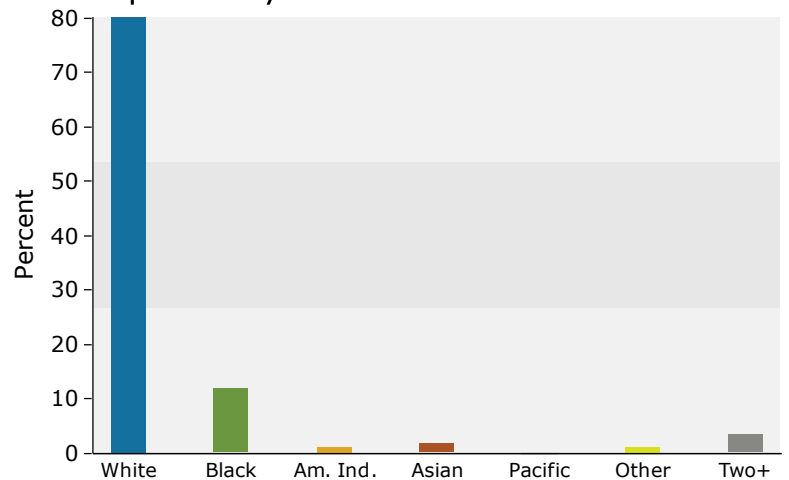
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 4.7%



# Demographic and Income Profile

Ground Lease Available  
 W Nine Mile Rd & Milestone Blvd, Pensacola, Florida, 32534  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.53417  
 Longitude: -87.30787

Summary	Census 2010	2018	2023
Population	27,555	31,546	33,742
Households	10,887	12,305	13,132
Families	7,673	8,605	9,155
Average Household Size	2.51	2.54	2.55
Owner Occupied Housing Units	8,288	9,028	9,846
Renter Occupied Housing Units	2,599	3,277	3,286
Median Age	41.8	42.8	43.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.36%	1.41%	0.83%
Households	1.31%	1.36%	0.79%
Families	1.25%	1.30%	0.71%
Owner HHs	1.75%	1.91%	1.16%
Median Household Income	2.72%	2.52%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,105	9.0%	938	7.1%
\$15,000 - \$24,999	1,287	10.5%	1,087	8.3%
\$25,000 - \$34,999	1,427	11.6%	1,308	10.0%
\$35,000 - \$49,999	1,501	12.2%	1,495	11.4%
\$50,000 - \$74,999	2,412	19.6%	2,581	19.7%
\$75,000 - \$99,999	2,000	16.3%	2,338	17.8%
\$100,000 - \$149,999	1,519	12.3%	1,958	14.9%
\$150,000 - \$199,999	650	5.3%	868	6.6%
\$200,000+	404	3.3%	559	4.3%
Median Household Income	\$56,458		\$64,574	
Average Household Income	\$73,637		\$86,357	
Per Capita Income	\$29,123		\$33,995	

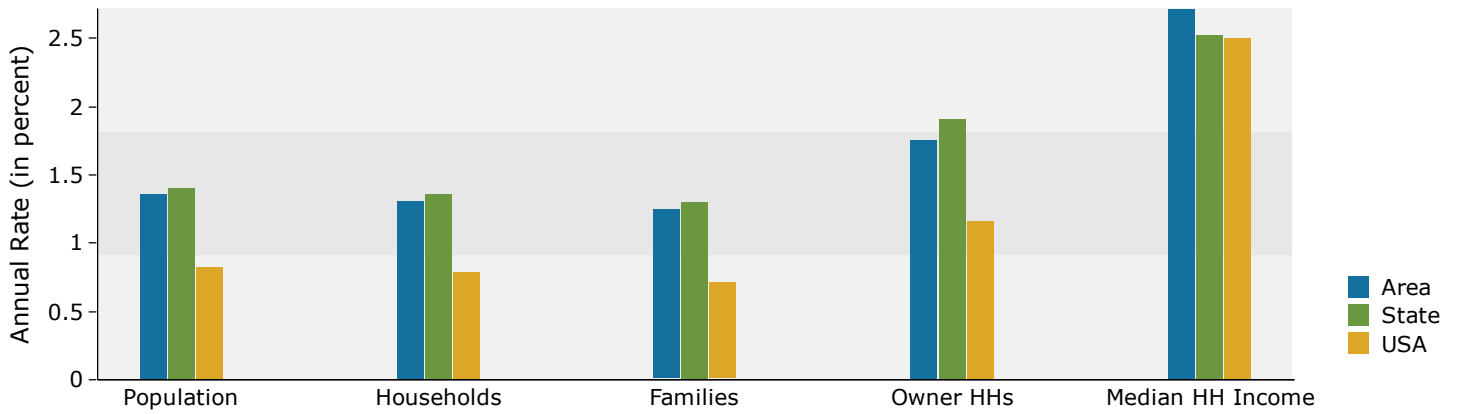
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,597	5.8%	1,689	5.4%	1,794	5.3%
5 - 9	1,606	5.8%	1,783	5.7%	1,893	5.6%
10 - 14	1,707	6.2%	1,855	5.9%	2,024	6.0%
15 - 19	1,795	6.5%	1,687	5.3%	1,878	5.6%
20 - 24	1,697	6.2%	1,607	5.1%	1,500	4.4%
25 - 34	3,254	11.8%	4,152	13.2%	3,955	11.7%
35 - 44	3,179	11.5%	3,768	11.9%	4,584	13.6%
45 - 54	4,261	15.5%	3,843	12.2%	3,821	11.3%
55 - 64	3,779	13.7%	4,573	14.5%	4,527	13.4%
65 - 74	2,686	9.7%	3,699	11.7%	4,228	12.5%
75 - 84	1,441	5.2%	2,107	6.7%	2,616	7.8%
85+	553	2.0%	785	2.5%	923	2.7%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,406	74.1%	23,217	73.6%	24,566	72.8%
Black Alone	5,312	19.3%	5,822	18.5%	6,137	18.2%
American Indian Alone	282	1.0%	333	1.1%	363	1.1%
Asian Alone	505	1.8%	702	2.2%	854	2.5%
Pacific Islander Alone	17	0.1%	24	0.1%	30	0.1%
Some Other Race Alone	254	0.9%	360	1.1%	452	1.3%
Two or More Races	777	2.8%	1,087	3.4%	1,340	4.0%
Hispanic Origin (Any Race)	1,017	3.7%	1,509	4.8%	1,965	5.8%

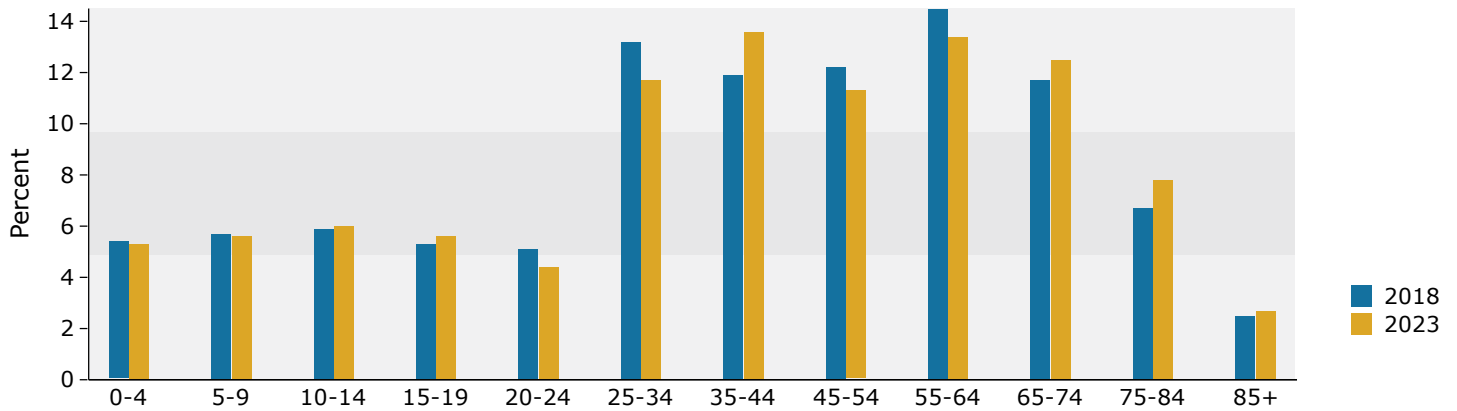
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

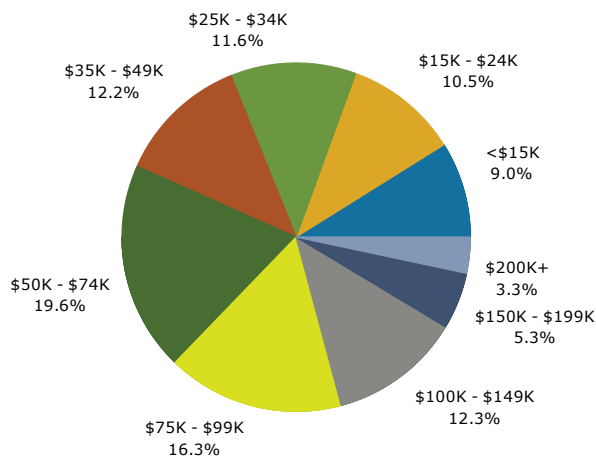
## Trends 2018-2023



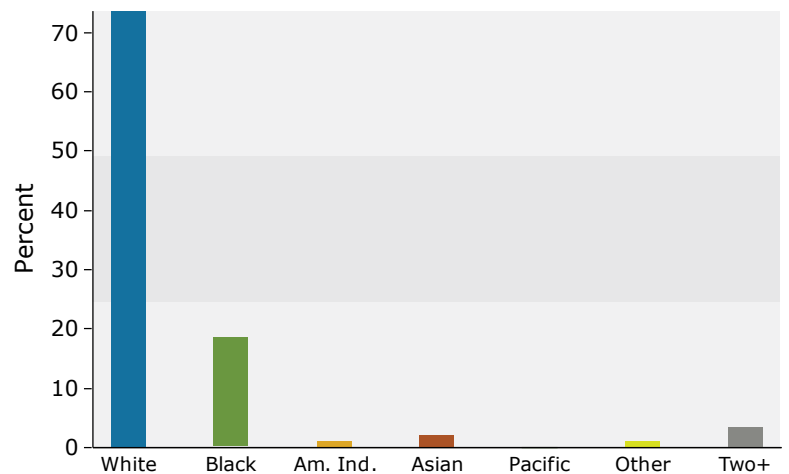
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 4.8%



# Demographic and Income Profile

Ground Lease Available  
 W Nine Mile Rd & Milestone Blvd, Pensacola, Florida, 32534  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 30.53417  
 Longitude: -87.30787

Summary	Census 2010	2018	2023
Population	75,392	84,023	89,061
Households	29,943	32,918	34,816
Families	20,611	22,450	23,665
Average Household Size	2.50	2.53	2.54
Owner Occupied Housing Units	21,635	22,498	24,377
Renter Occupied Housing Units	8,308	10,419	10,439
Median Age	39.4	40.5	41.4
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.17%	1.41%	0.83%
Households	1.13%	1.36%	0.79%
Families	1.06%	1.30%	0.71%
Owner HHs	1.62%	1.91%	1.16%
Median Household Income	2.53%	2.52%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	3,317	10.1%	2,800	8.0%
\$15,000 - \$24,999	3,339	10.1%	2,794	8.0%
\$25,000 - \$34,999	3,508	10.7%	3,208	9.2%
\$35,000 - \$49,999	4,873	14.8%	4,898	14.1%
\$50,000 - \$74,999	6,389	19.4%	6,810	19.6%
\$75,000 - \$99,999	5,038	15.3%	5,842	16.8%
\$100,000 - \$149,999	4,112	12.5%	5,277	15.2%
\$150,000 - \$199,999	1,455	4.4%	1,926	5.5%
\$200,000+	887	2.7%	1,262	3.6%
Median Household Income	\$53,948		\$61,139	
Average Household Income	\$70,012		\$82,165	
Per Capita Income	\$27,714		\$32,387	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,721	6.3%	4,788	5.7%	5,003	5.6%
5 - 9	4,633	6.1%	4,986	5.9%	5,182	5.8%
10 - 14	4,534	6.0%	5,007	6.0%	5,406	6.1%
15 - 19	5,000	6.6%	4,517	5.4%	5,060	5.7%
20 - 24	5,379	7.1%	4,923	5.9%	4,643	5.2%
25 - 34	9,578	12.7%	11,908	14.2%	11,223	12.6%
35 - 44	8,964	11.9%	10,109	12.0%	12,134	13.6%
45 - 54	11,435	15.2%	10,219	12.2%	10,082	11.3%
55 - 64	9,898	13.1%	11,765	14.0%	11,595	13.0%
65 - 74	6,516	8.6%	9,215	11.0%	10,553	11.8%
75 - 84	3,481	4.6%	4,802	5.7%	6,102	6.9%
85+	1,253	1.7%	1,787	2.1%	2,080	2.3%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,705	72.6%	60,071	71.5%	62,775	70.5%
Black Alone	14,892	19.8%	16,263	19.4%	17,071	19.2%
American Indian Alone	673	0.9%	761	0.9%	815	0.9%
Asian Alone	1,999	2.7%	2,678	3.2%	3,201	3.6%
Pacific Islander Alone	48	0.1%	66	0.1%	79	0.1%
Some Other Race Alone	813	1.1%	1,127	1.3%	1,402	1.6%
Two or More Races	2,262	3.0%	3,057	3.6%	3,720	4.2%
Hispanic Origin (Any Race)	2,998	4.0%	4,311	5.1%	5,542	6.2%

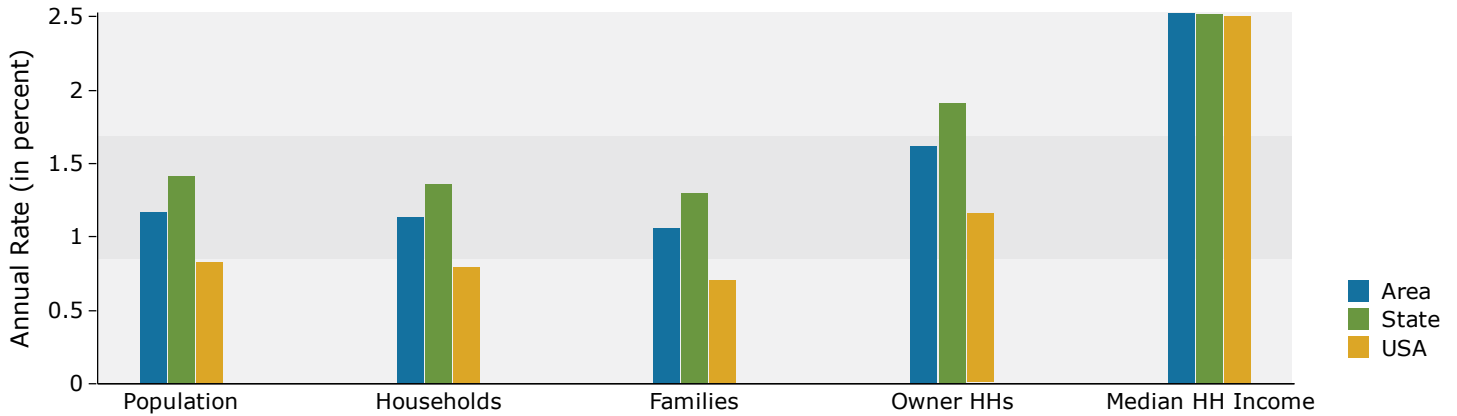
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

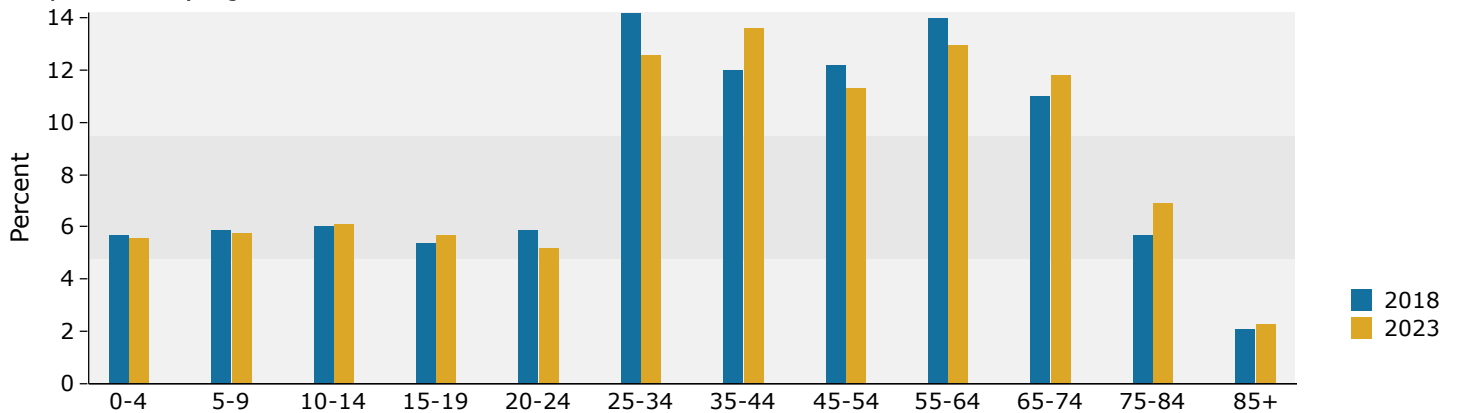
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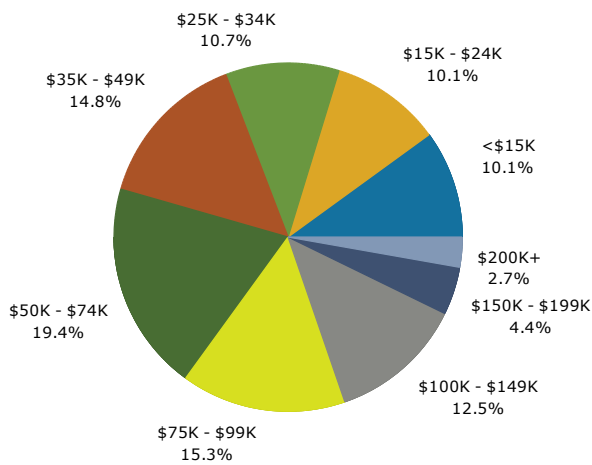
## Trends 2018-2023



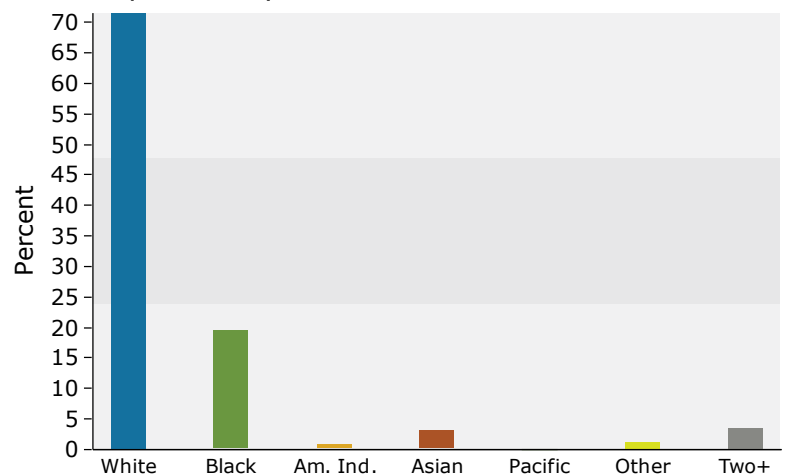
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 5.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.