



FOR SALE

Lowe's Outparcel

4301 W Fairfield Dr | Pensacola, FL



Executive Summary

4301 W Fairfield Dr | Pensacola, FL 32505



±0.84 AC

Available

Contact Broker

Sale Price

ABOUT THE PROPERTY

- Lowe's outparcel opportunity along West Fairfield Dr.
- Excellent co-tenancy.
- Cross access to Ross / Office Depot Center.
- High traffic counts.

JOIN THESE RETAILERS



TRAFFIC COUNTS

Mobile Hwy	36,500 VPD
West Fairfield Dr	22,500 VPD
New Warrington Spur	30,500 VPD
Year: 2024 Source: FDOT	

Demographic Highlights

4301 W Fairfield Dr | Pensacola, FL 32505



DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Population	9,625	76,182	141,770
2010 Population	9,325	73,358	135,268
2023-2028 Population: Annual Growth Rate	0.11%	0.02%	0.14%

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Total Daytime Population	8,586	83,233	166,269
Workers	3,107	40,937	90,372
Residents	5,479	42,296	75,897

Income

	1 Mile	3 Miles	5 Miles
2023 Median Household Income	\$35,284	\$40,096	\$45,972
2023 Average Household Income	\$50,023	\$58,710	\$68,029

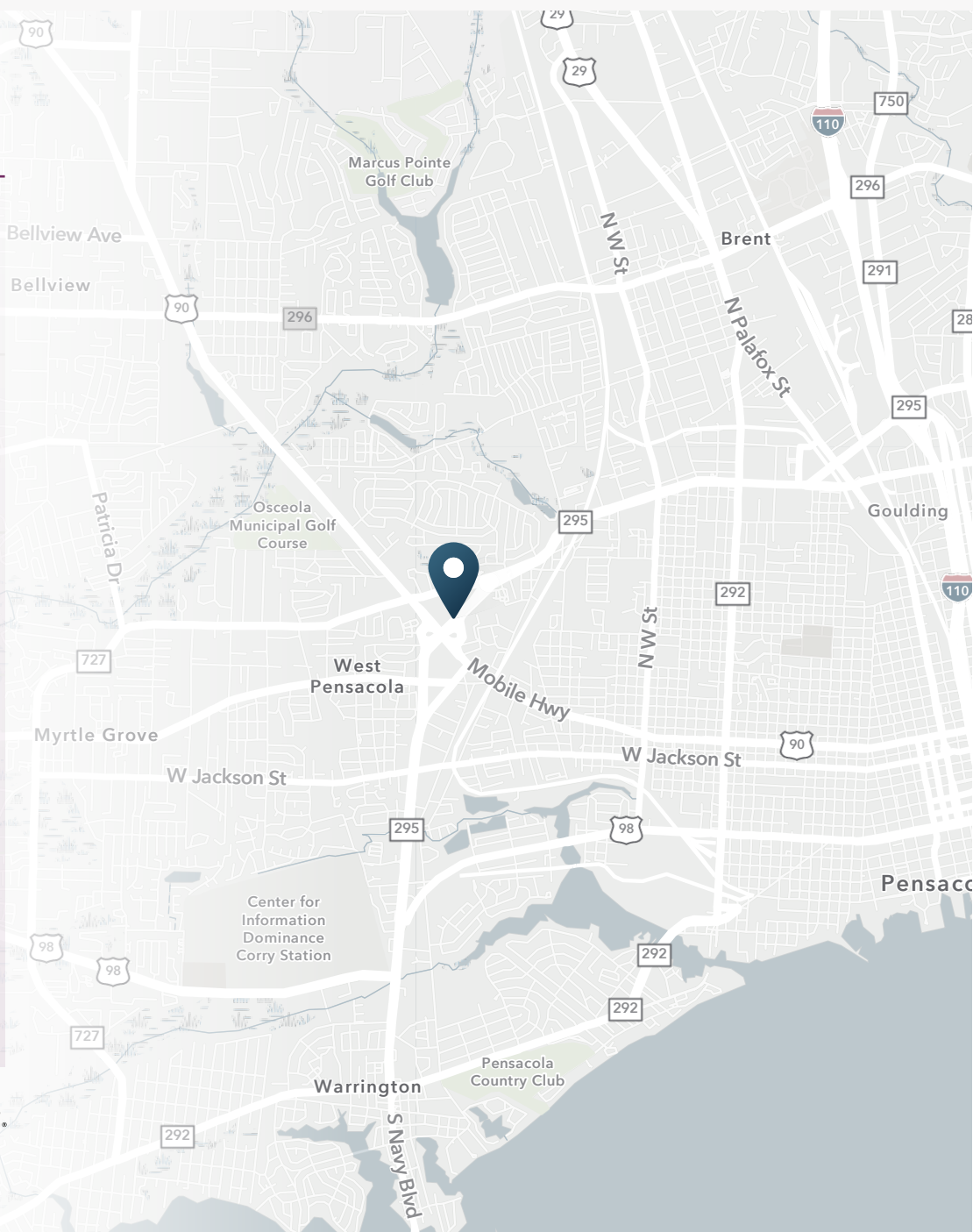
Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Total Households	3,769	29,796	56,715
2028 Total Households	3,844	30,249	58,013
2023-2028 Households: Annual Growth Rate	0.39%	0.30%	0.45%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 White	42.5%	47.1%	53.1%
2023 Black	41.0%	37.6%	31.5%
2023 American Indian/Alaska Native	1.2%	0.8%	0.7%
2023 Asian	2.9%	3.3%	3.7%
2023 Pacific Islander	0.1%	0.1%	0.2%
2023 Hispanic Origin (Any Race)	7.7%	6.8%	6.9%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners
200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

Jason Kaiser, CCIM
407.310.3001
jason.kaiser@srsre.com

Scott Tiernan
678.420.1385
scott.tiernan@srsre.com

SRSRE.COM

© SRS

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.