



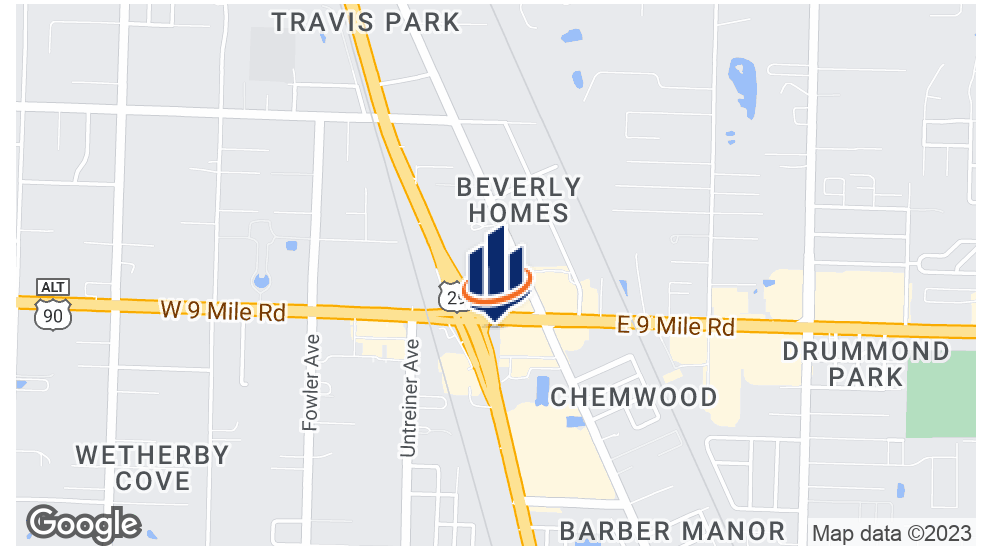
31 W NINE MILE RD

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PENSACOLA, FL 32534

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$12/SF/YR + (NNN)
Monthly Lease Rate:	\$4,386/mo (NNN)
Available SF:	4,386 SF
Lot Size:	1.303 Acres
Year Built:	1983
Zoning:	HC/LI
Market:	Pensacola
APN:	111S301101001090
Video:	View Here
Virtual Tour:	View Here

PROPERTY OVERVIEW

At the intersection of W Nine Mile Road and Hwy 29 there is 4,386 SF of Retail space available. With more than 31,000 cars passing in front of the site on Nine Mile Road daily, and 46,000 cars passing daily on Hwy 29 this is a prime site with built-in demand.

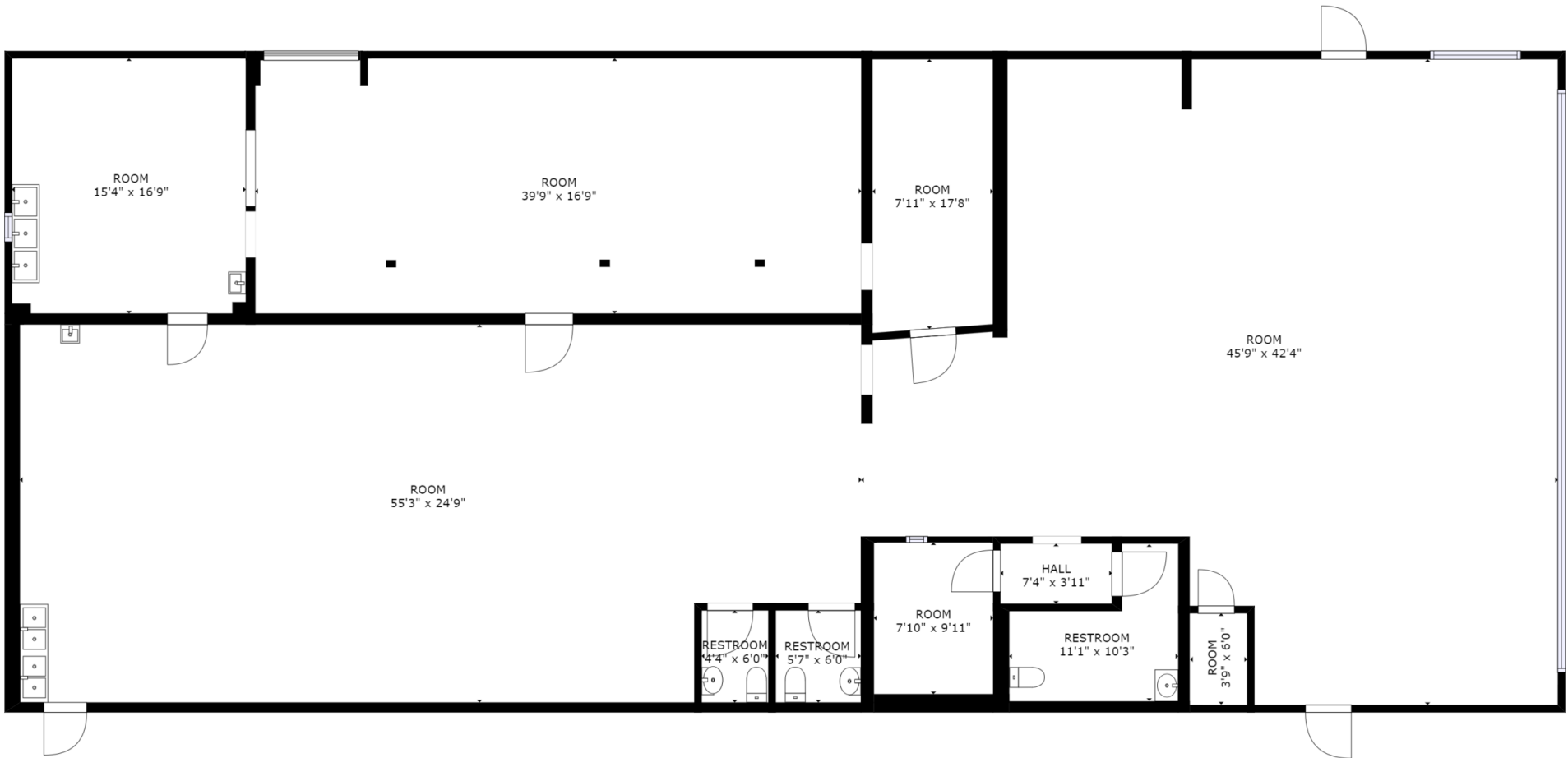
PROPERTY HIGHLIGHTS

- Combined AADT: 77,000 cars passing daily
- Stand-alone building available for lease

Former Grocery & Restaurant



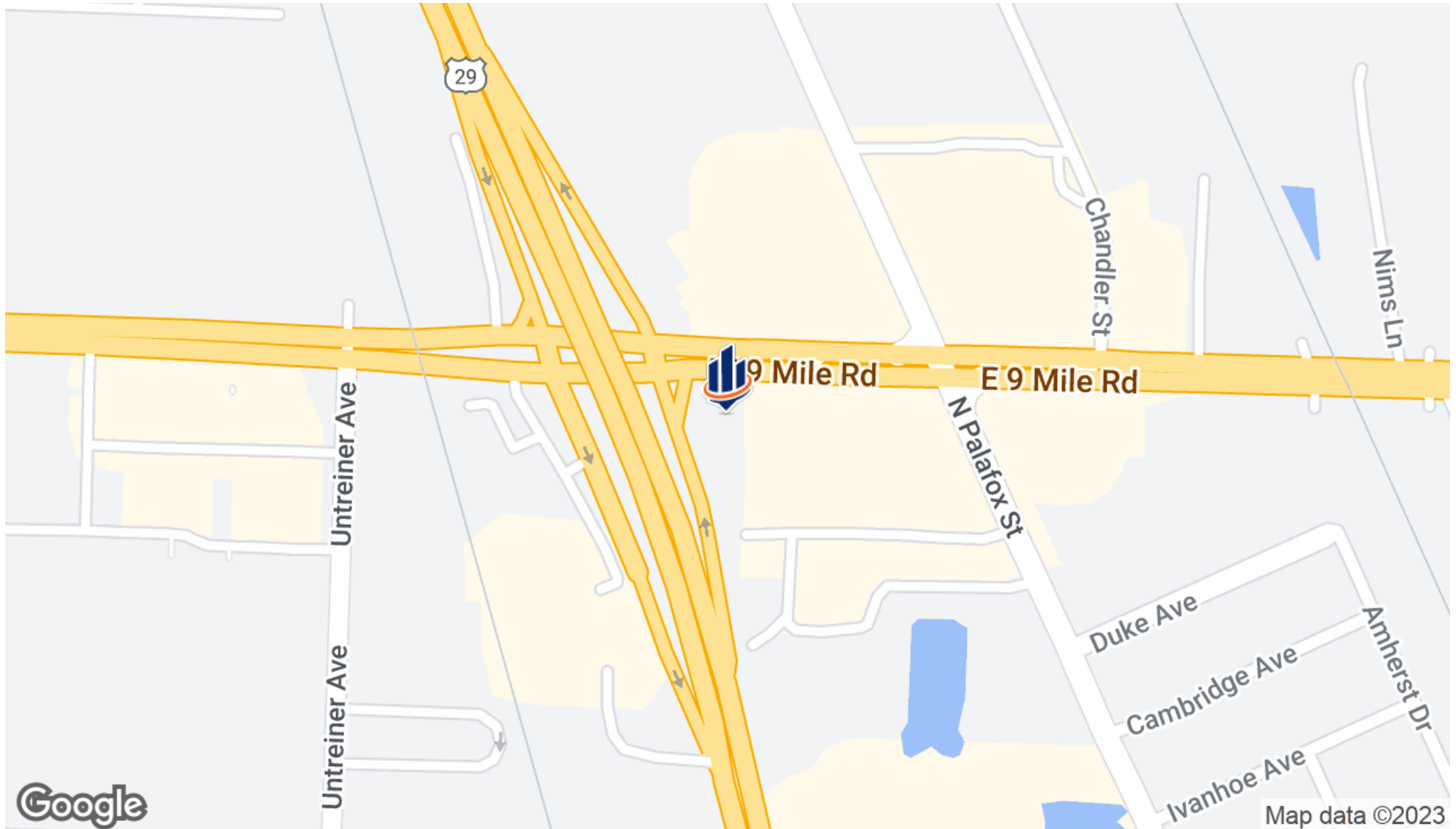
360° VIRTUAL TOUR



Trade Map



Location Map



Demographics Map & Report

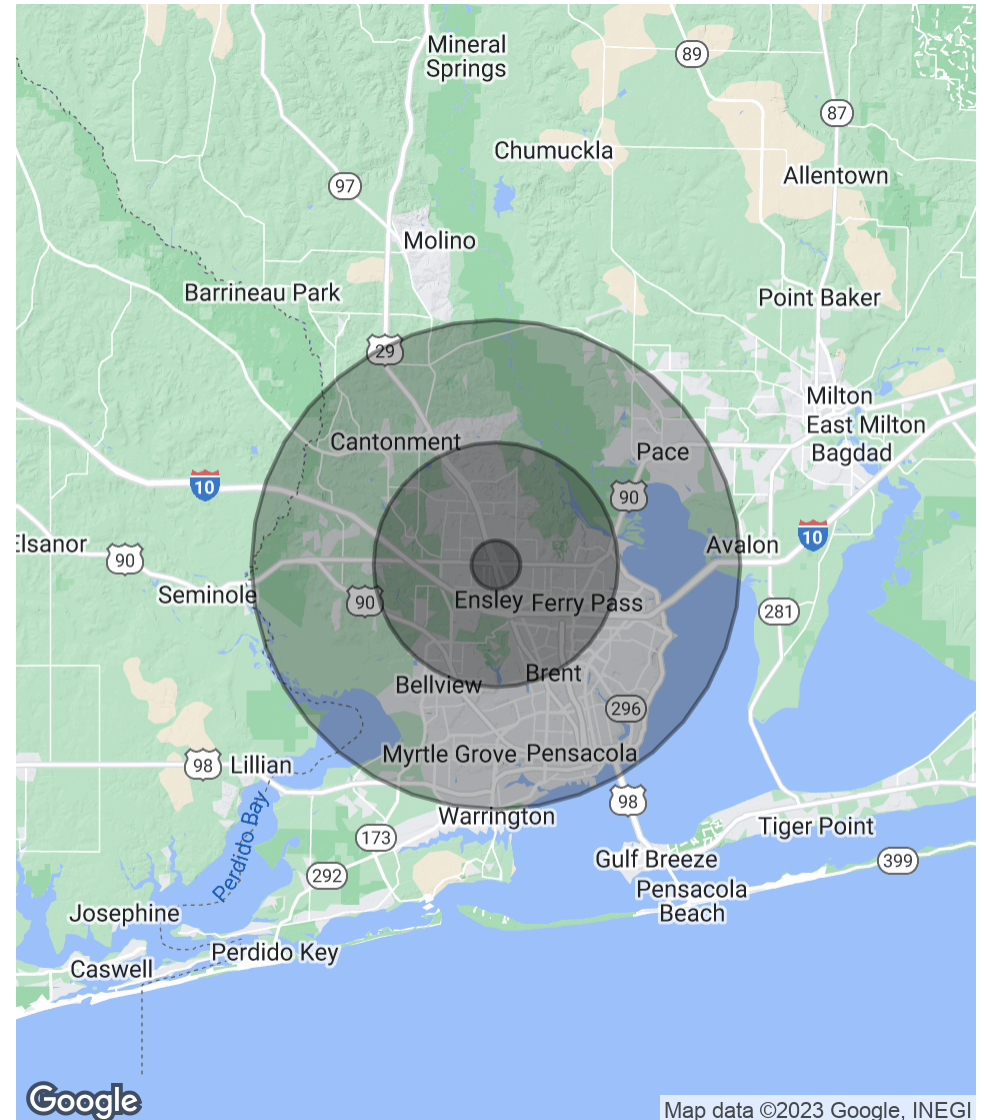
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,109	90,164	282,457
Average age	38.5	38.9	38.0
Average age [Male]	35.7	38.2	36.7
Average age [Female]	43.2	40.6	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,749	36,173	109,629
# of persons per HH	2.3	2.5	2.6
Average HH income	\$52,523	\$59,745	\$56,381
Average house value	\$183,256	\$175,764	\$183,127

* Demographic data derived from 2020 ACS - US Census



Michael Carro, CCIM



MICHAEL CARRO, CCIM

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

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