

LEASE

Kiosk at The Garden

THE GARDEN AT MAIN & PALAFOX

Pensacola, FL 32502

PRESENTED BY:

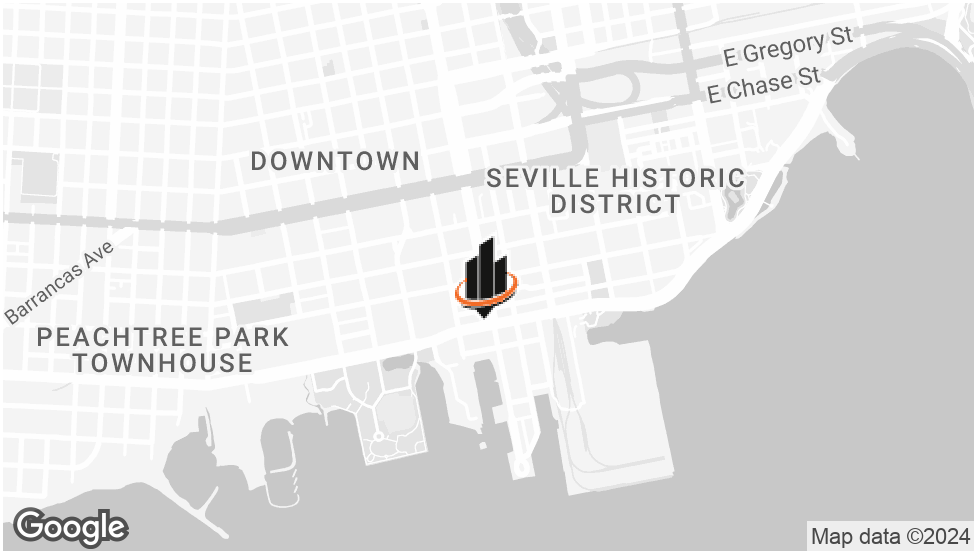
MICHAEL CARRO, CCIM

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FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

RETIAL LEASE RATE:	\$950 Per Month
FOOD/BEVERAGE LEASE RATE:	\$1,100 Per Month
AVAILABLE:	Kiosk #6
DATE AVAIABLE:	July 1, 2024
RENOVATED:	2020
ZONING:	COM
MARKET:	Downtown

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PROPERTY OVERVIEW

This retail kiosk is available within The Garden at Main + Palafox. The site has been fully renovated and is now fully covered and offers an oasis of outdoor eating, drinking, and socializing. This site is a great space to establish a new concept and put roots down. This is a destination with the daily buzz of downtown business proprietors, locals, and tourists grabbing lunch, coffee, and shopping within The Garden.

In addition to base rent, Tenant to pay \$60 towards Trash, Internet and Website Maintenance. Rent includes basic utilities for LED Lighting inside Kiosk.

Other tenants include:
Restaurant: Eurasian Bistro
4 Airstreams: Flip-n-Yaki, Champs Nashville Hot Chicken, Jumping Lomo, and Ox Kitchen (Opening Soon)
Full Bar: Perennial Patio Bar
Kiosks: Bluefin Poke, Buzzed Brew Coffee, All About Boba and Popcorn King

PROPERTY HIGHLIGHTS

- High Traffic, Outdoor Food Court

ADDITIONAL PHOTOS



MICHAEL CARRO, CCIM

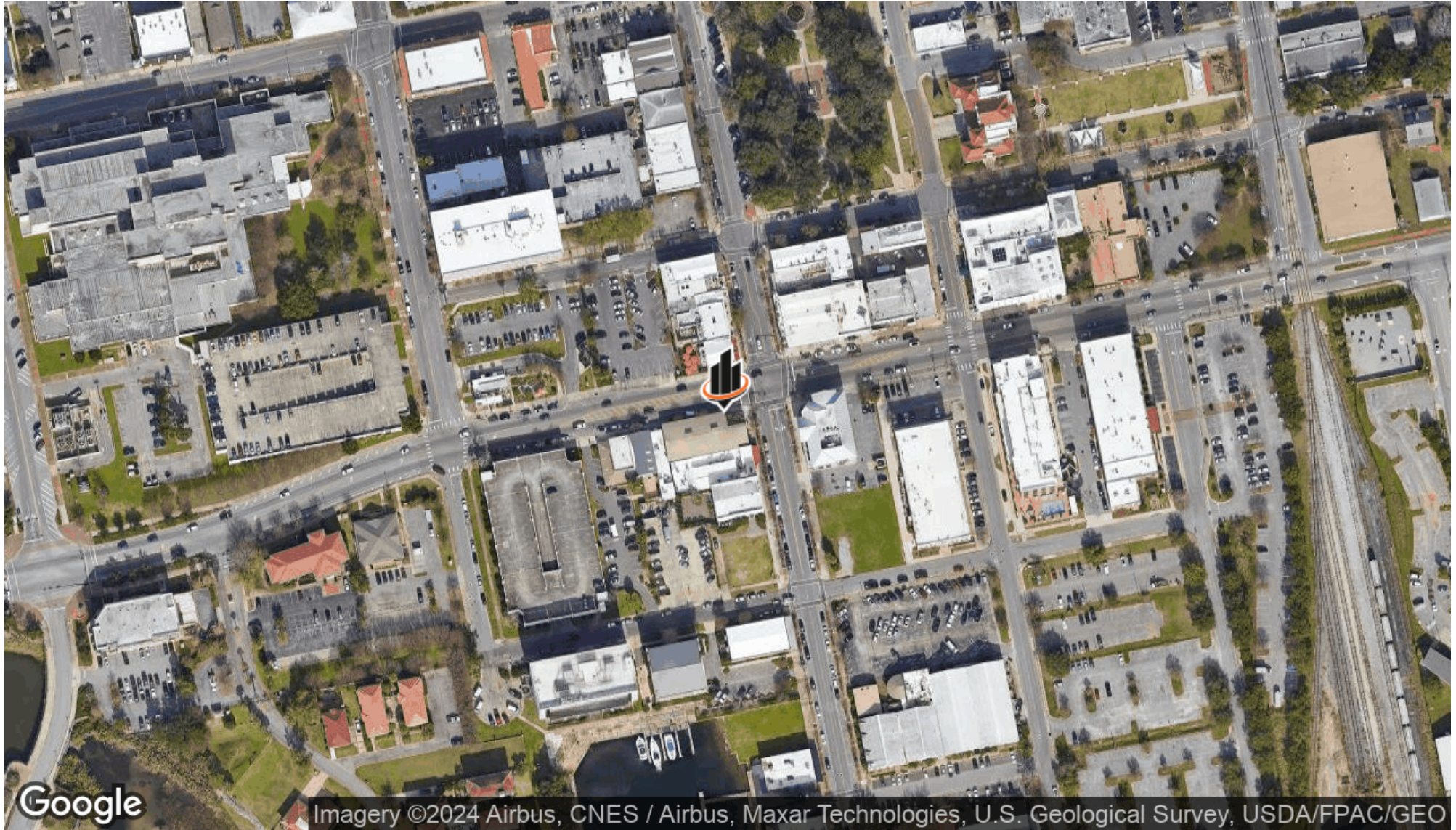
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

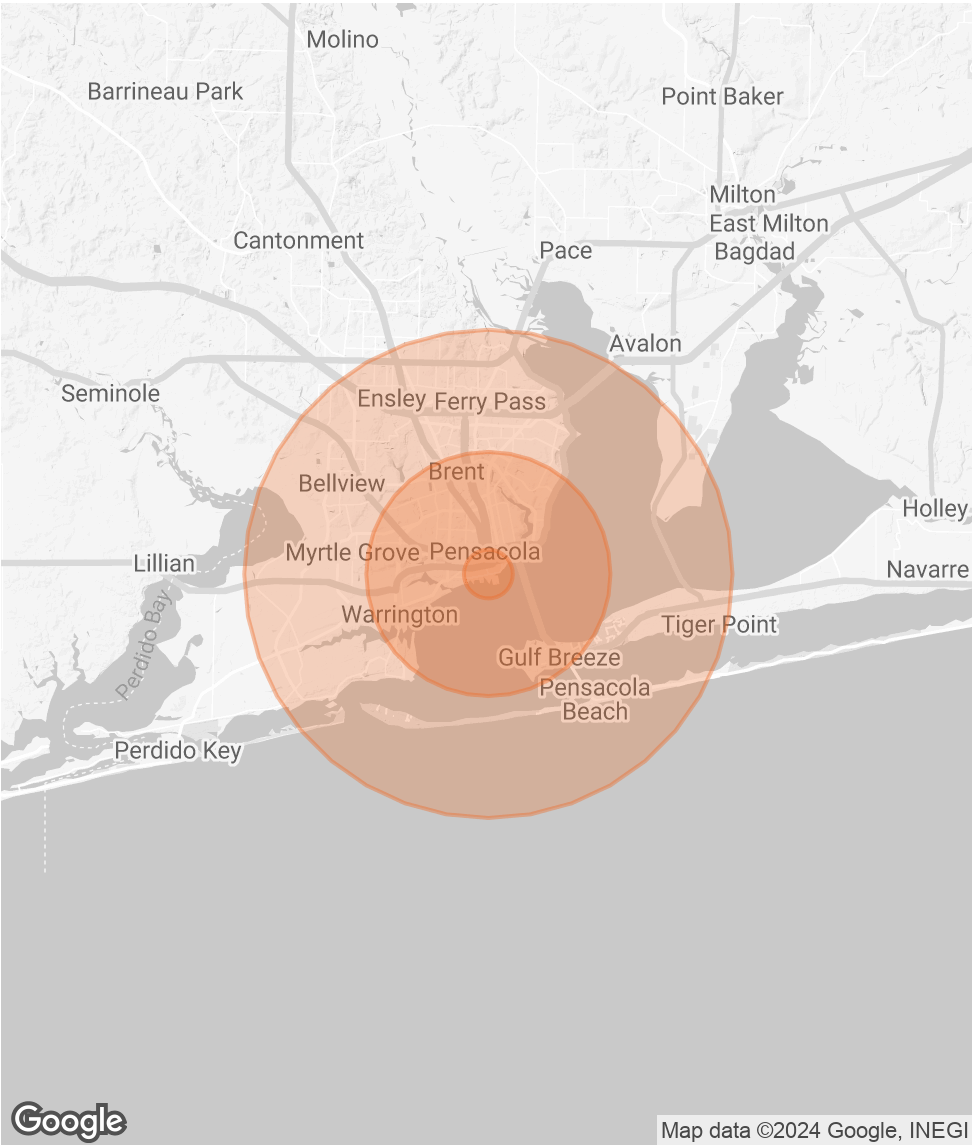
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,363	97,959	272,666
AVERAGE AGE	44.8	37.2	37.5
AVERAGE AGE (MALE)	44.9	35.4	35.9
AVERAGE AGE (FEMALE)	44.2	38.8	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,653	37,144	104,590
# OF PERSONS PER HH	2.0	2.6	2.6
AVERAGE HH INCOME	\$52,084	\$54,463	\$57,230
AVERAGE HOUSE VALUE	\$220,989	\$241,485	\$220,489

* Demographic data derived from 2020 ACS - US Census

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Senior Advisor, Principal

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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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