

LEASE

7100 Plantation Rd Suite 9

7100 PLANTATION ROAD SUITE 9

Pensacola, FL 32504

PRESENTED BY:

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PROPERTY DETAILS & HIGHLIGHTS

LEASE RATE:	\$2,400.00/ MO + NNN/ \$3.00-SF
APN	301S3041000000009
BUILDING SIZE	2,624 SF
LOT SIZE	0.036 Acres
BUILDING CLASS	A
YEAR BUILT	1985
NUMBER OF FLOORS	2

The office in Pensacola is situated in a prime location within the Stonegate office park, making it highly desirable for a variety of businesses. Boasting a generous 2,624 square feet of space spread across two floors, this property offers ample room for various types of operations. The ground floor, previously utilized as a dental clinic, features a well-designed layout that can easily accommodate medical practices, wellness centers, or other service-oriented businesses. The existing infrastructure, including plumbing and electrical connections, provides a convenient foundation for a seamless transition into a new business venture. The second floor can be utilized as a convenient escape. The comfortable atmosphere of the apartment-style space complete with full bath lends itself well to creative businesses or studios seeking a tranquil setting. This second floor adds versatility to the property and enhances its value. Overall, this former dental office in Pensacola's Stonegate office park offers an exceptional location and functional layout, making it an attractive prospect for businesses in search of a well-positioned and adaptable space.



- Second-level office space that doubles as an apartment with a full kitchen and bath.
- Ample Parking
- New AC - 2022
- End Unit

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EXTERIOR PHOTOS



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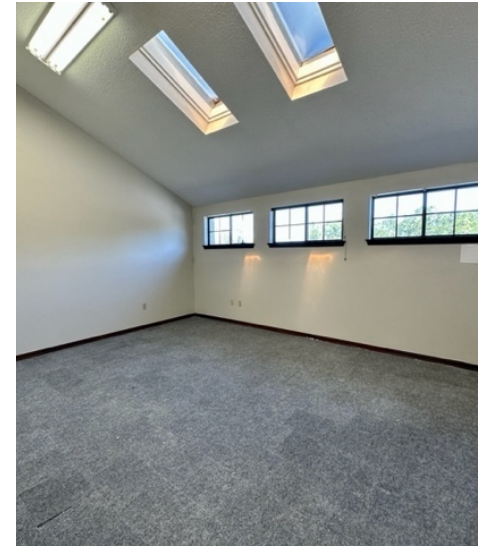
INTERIOR PHOTOS- FIRST FLOOR



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INTERIOR PHOTOS- SECOND FLOOR



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TRADE MAP



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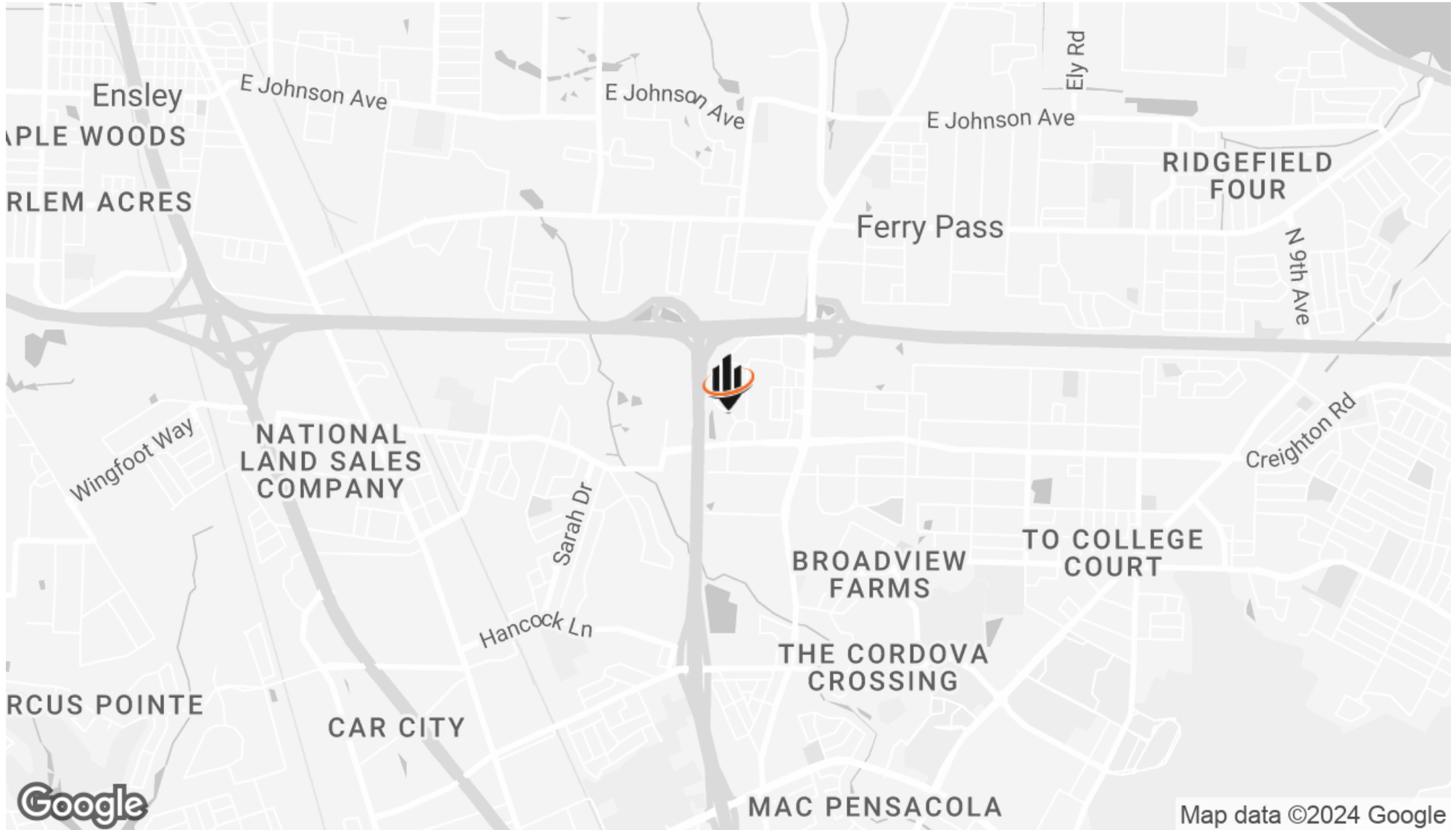
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LOCATION MAP



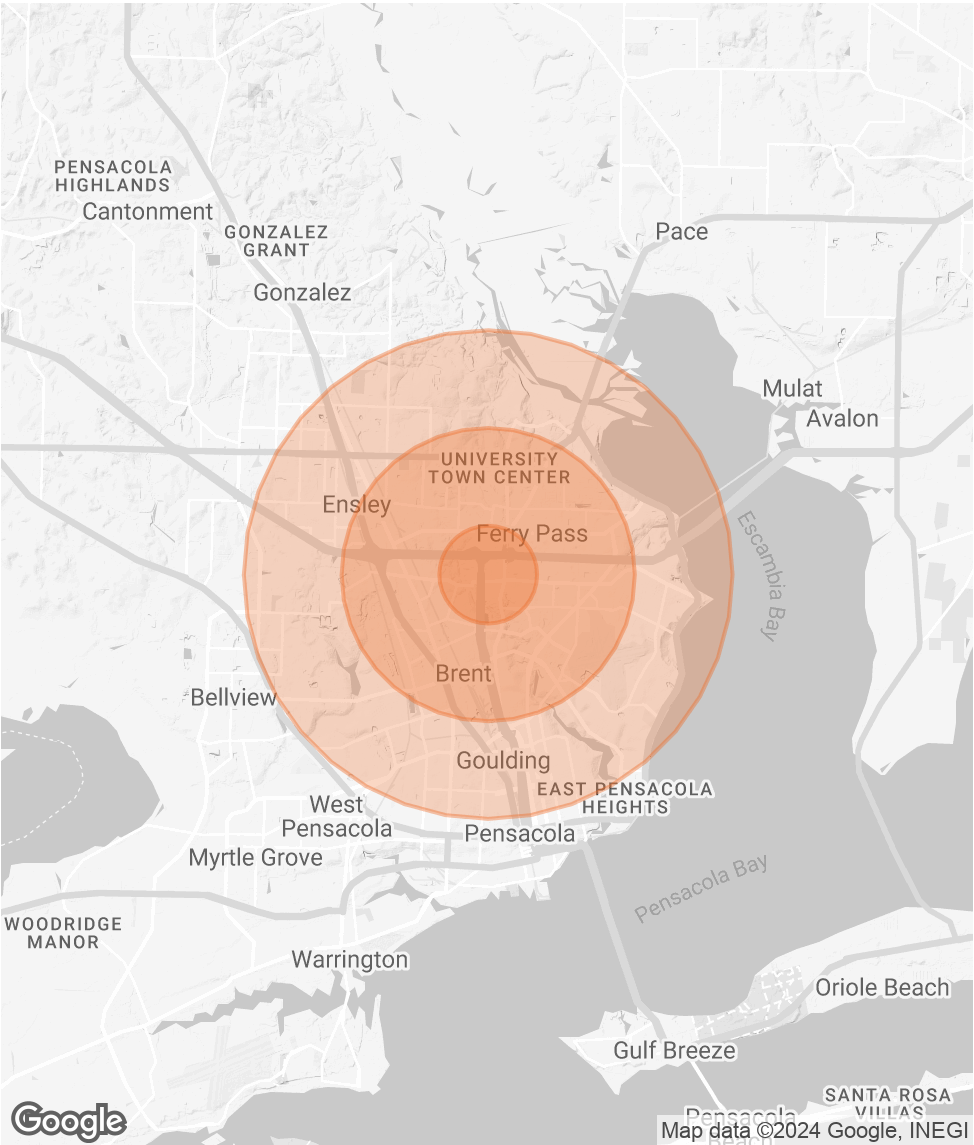
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,443	50,816	134,425
AVERAGE AGE	35.7	35.0	37.3
AVERAGE AGE (MALE)	34.0	33.2	35.7
AVERAGE AGE (FEMALE)	37.4	37.6	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,459	20,596	52,213
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$45,933	\$51,477	\$55,621
AVERAGE HOUSE VALUE	\$152,058	\$157,299	\$184,933

* Demographic data derived from 2020 ACS - US Census



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MICHAEL CARRO, CCIM



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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

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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Associate Advisor

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PROFESSIONAL BACKGROUND

Caryn Ciesla is an Associate Advisor with SVN | Southland Commercial in Pensacola, FL.

A native of the Panhandle, Caryn is excited to be working in commercial real estate to help facilitate the growth of business diversity within her community.

Caryn has a passion for learning and recognizes that there is always knowledge to be gained from one another. She is a firm believer in the SVN model of collaboration and will strive to explore all resources to deliver an ideal solution for her clients’ needs. Her education background includes a Master of Public Health, Bachelor of Science in Allied Health, Florida Master Naturalist courses, and numerous CRE courses. She has been an active member of the Coast Guard Reserves for over 12 years and continues to be “Semper Paratus”.

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