

PHX Pro - Ensley - 8180

8180 PENSACOLA BLVD

Pensacola, FL 32534

LEASE

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

ANNA GRIFFIN

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PROPERTY SUMMARY



OFFERING SUMMARY

FULL SERVICE EXECUTIVE SUITES: \$550.00-\$750.00 per month

OFFICES: Furnished

CONFERENCE ROOMS: 3

WIFI / INTERNET: Included

PARKING: Included

SUBMARKET: Ensley

VIRTUAL TOUR: [View Here](#)

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PROPERTY OVERVIEW

Newly renovated, modern executive office suites are now available with direct access from Hwy 29.

All-inclusive lease includes the use of Furnishings, Conference Rooms, Kitchen/Break Room, Podcast Room, and High-Speed Internet.

PROPERTY HIGHLIGHTS

- Fully Furnished
- 3 Conference Rooms
- Podcast Room
- Large Private Parking Area with Security Lighting
- New HIGH-SPEED Internet with CAT 6 Cable
- Large Reception Area
- Touchless. Filtered Water Bottle Filling Station

PROPERTY PHOTOS



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INTERIOR PHOTOS



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CONFERENCE ROOM



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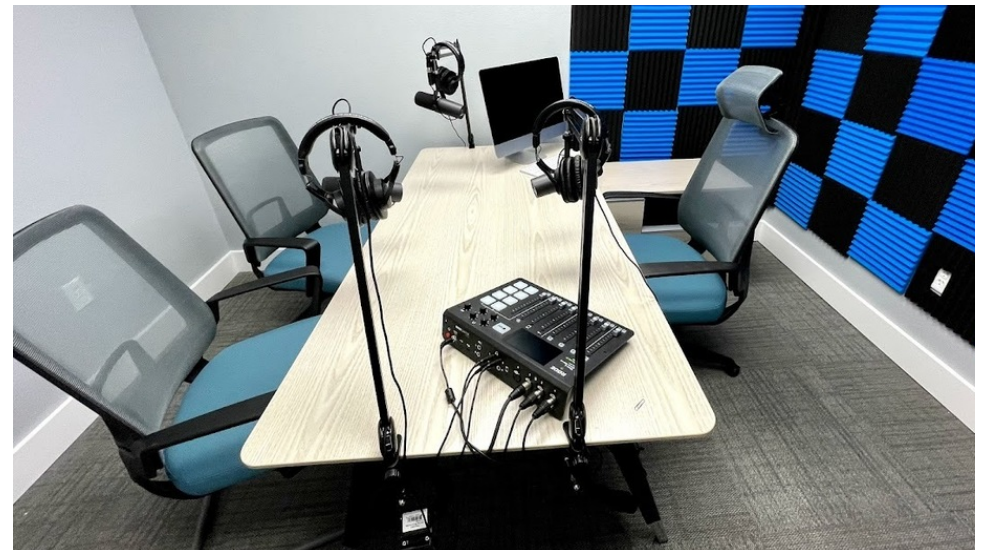
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PODCAST ROOM

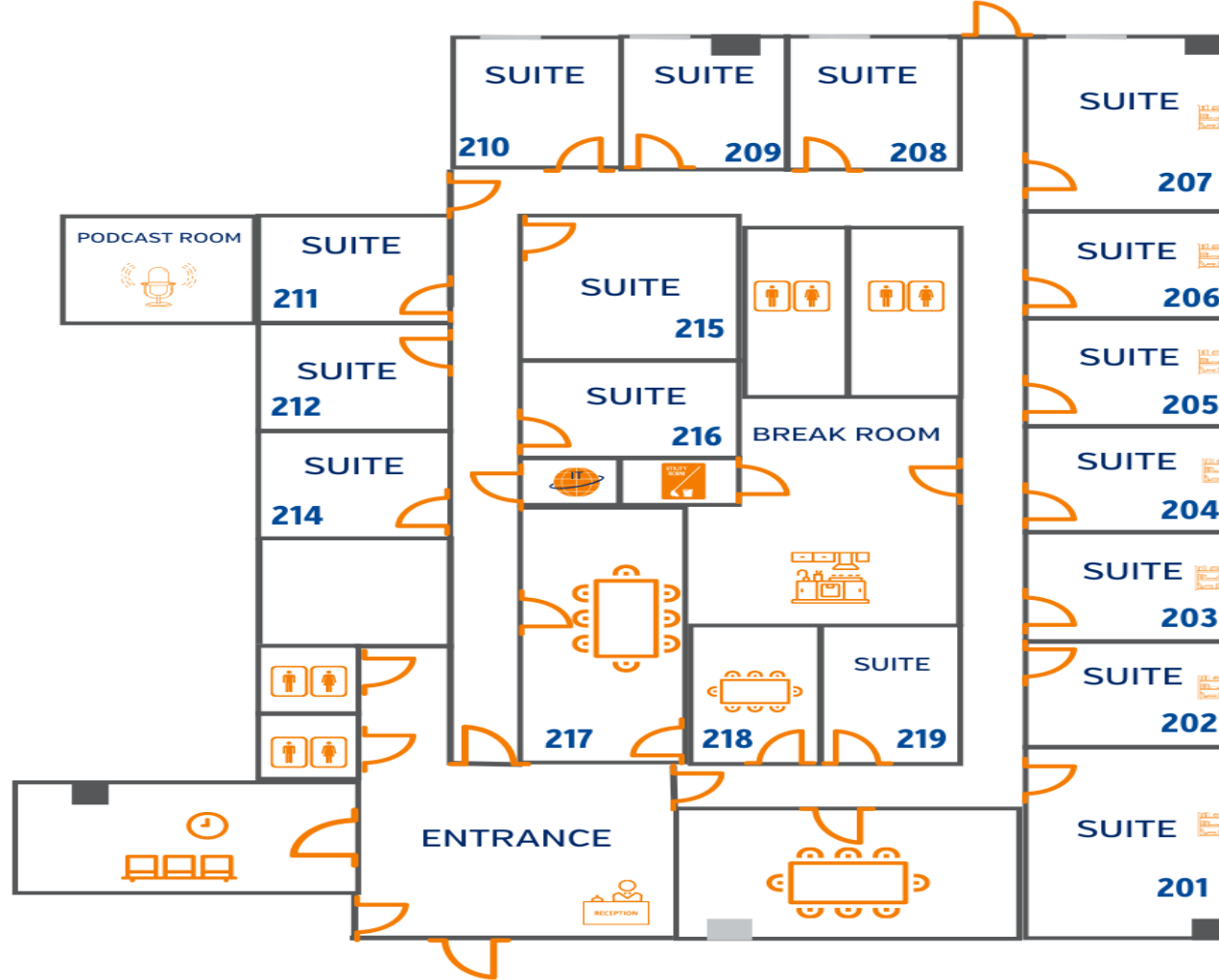


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FLOOR PLANS



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LEASE SPACES

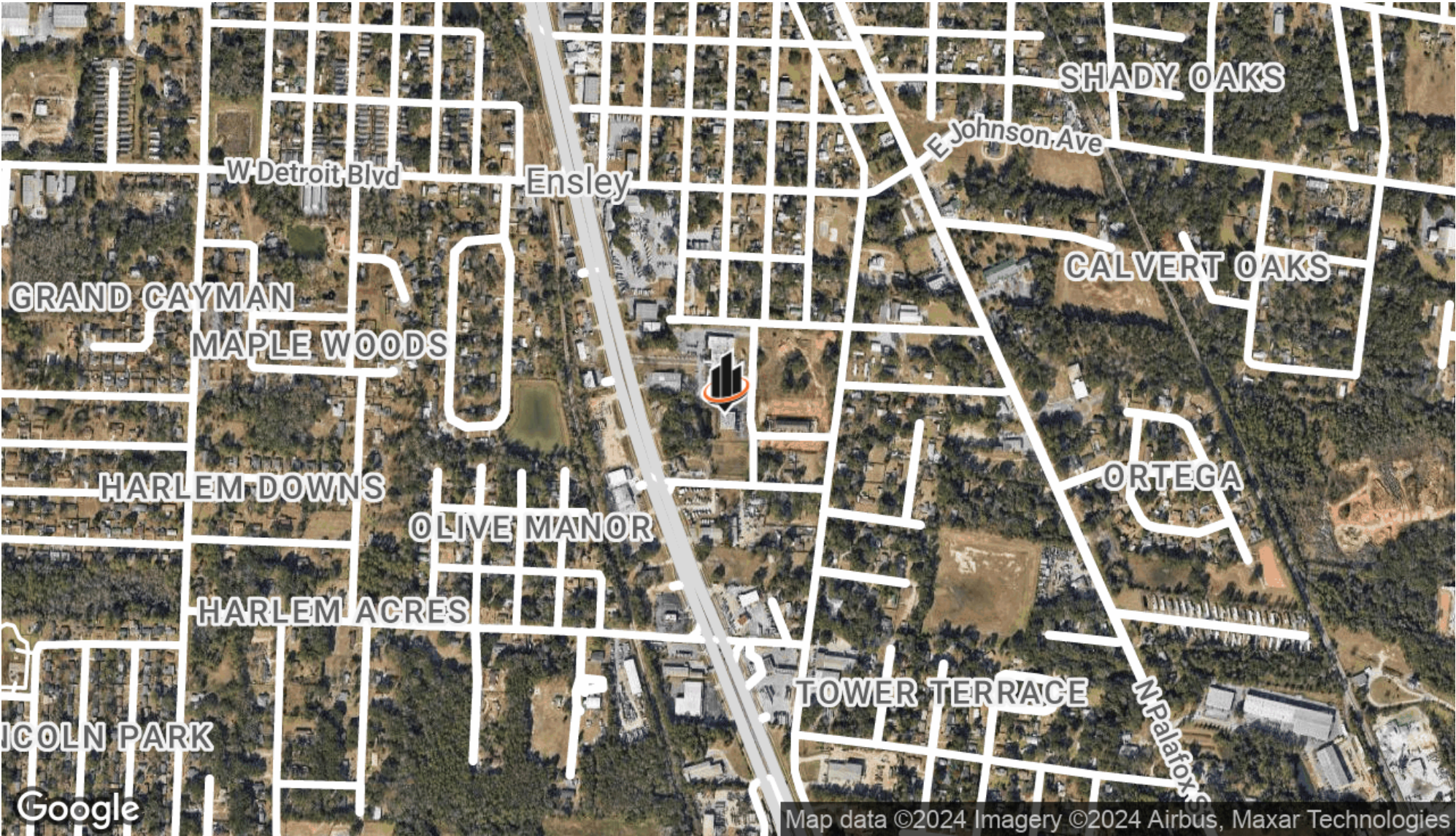
AVAILABLE SPACES

SUITE	24 MO. LEASE	SHORT TERM LEASE
Suite 201	\$1,000 per month	\$1000/mo *Unfurnished (can be furnished for additional fee)
Suite 203	\$900 per month	\$900/mo *Suite with window *Furnished
Suite 209	\$550 per month	12 month lease: \$600/mo 24 month lease: \$550/mo 36 month lease: \$500/mo
Suite 216	\$775 per month	12 month lease: \$800/mo 24 month lease: \$775/mo 36 month lease: \$750/mo
Suite 219	\$775 per month	12 month lease: \$800/mo 24 month lease: \$775/mo 36 month lease: \$750/mo
Reception 1	\$200 per month	12 MO. - \$250 per month; 3 MO. - Upon Request
Reception 2	\$200 per month	12 MO. - \$250 per month; 3 MO. - Upon Request

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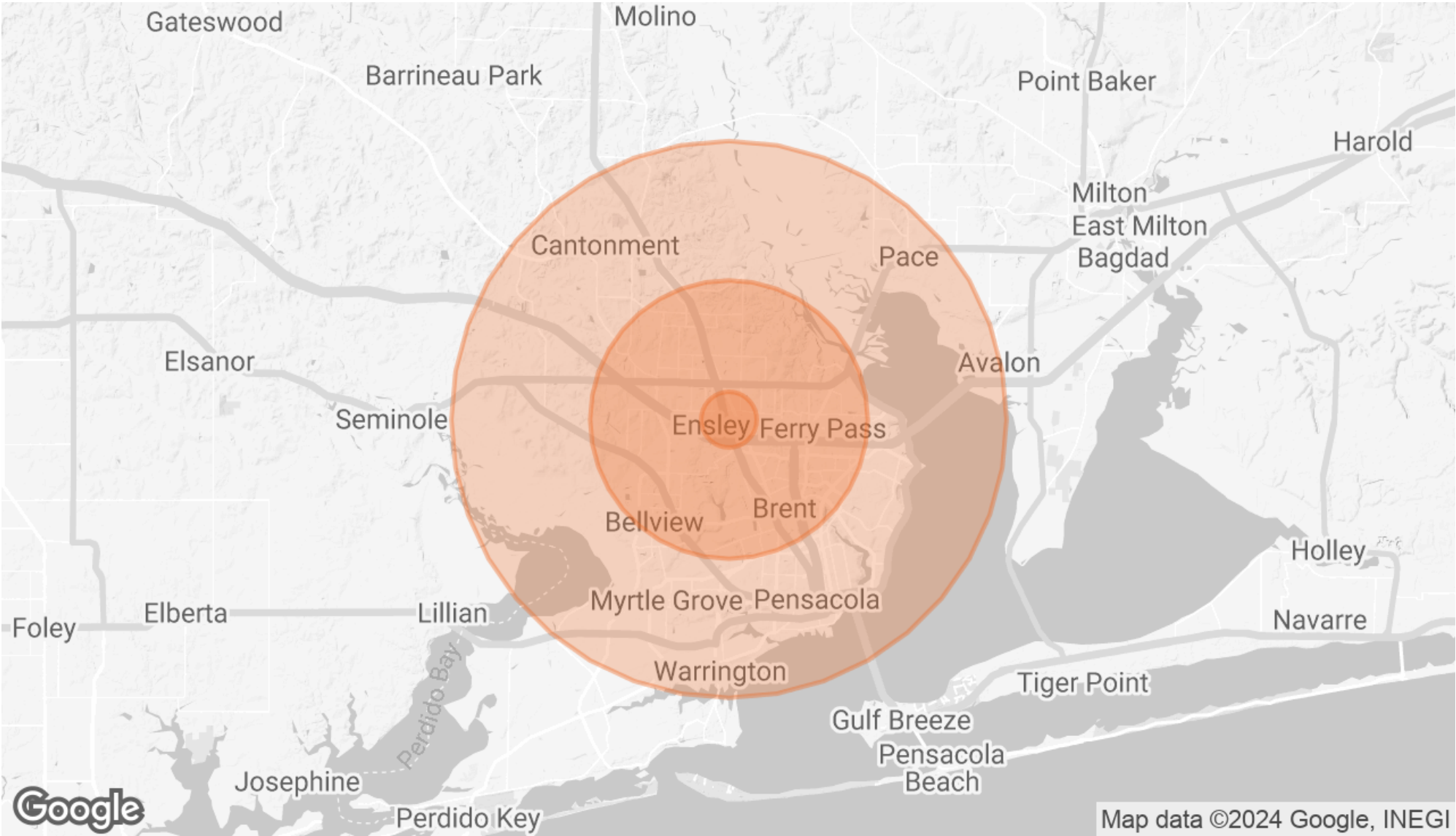
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,678	115,155	294,251
AVERAGE AGE	41.8	37.2	38.1
AVERAGE AGE (MALE)	39.4	36.4	36.8
AVERAGE AGE (FEMALE)	45.5	38.8	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,564	44,848	115,245
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$49,609	\$56,230	\$56,751
AVERAGE HOUSE VALUE	\$156,810	\$166,857	\$186,943

* Demographic data derived from 2020 ACS - US Census

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MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

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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ADVISOR BIO 2



ANNA GRIFFIN

Assistant Advisor

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PROFESSIONAL BACKGROUND

Anna Griffin joined SVN Southland Commercial in 2023 as an Associate Advisor. Earning her Bachelor's degree in Communication and Digital Media Studies at Florida State University, Anna's passion lies in revitalizing the community and driving economic development. As a Pensacola native, she is committed to building robust relationships that contribute to a stronger community, making her a valuable addition to the SVN family. Combining her local insights with knowledge of the commercial real estate industry, Anna strives to create a positive impact on her clients and the community.

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