

FOR LEASE

THE GARDEN AT PALAFOX & MAIN

THE GARDEN - AIRSTREAM RESTAURANT

Pensacola, FL 32502

PRESENTED BY:

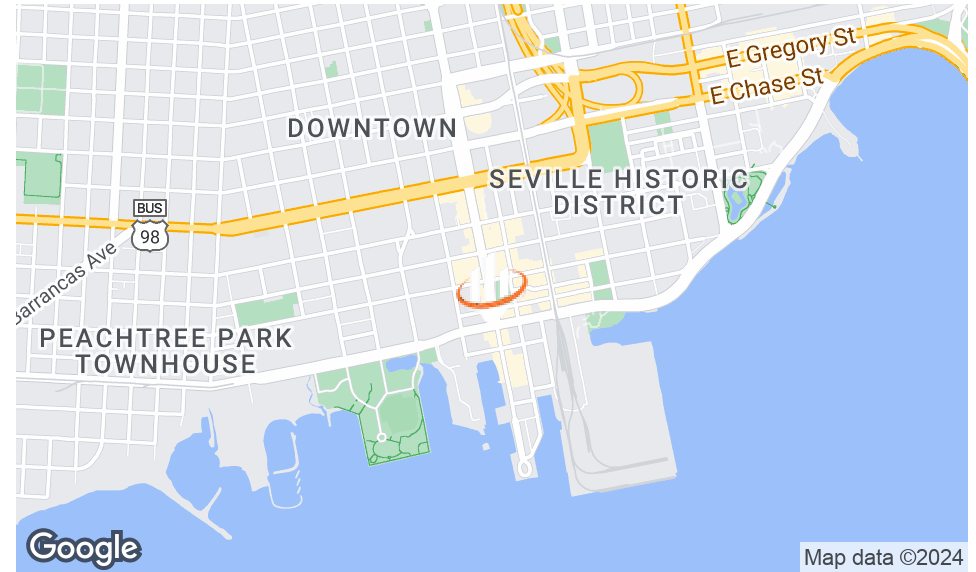
MICHAEL CARRO, CCIM

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FL #BK3179263





OFFERING SUMMARY

LEASE RATE:	\$2100/mo NNN
AVAILABLE:	Airstream
EQUIPMENT:	Available by Tenant
ZONING:	COM
MARKET:	Downtown
COMMISSARY KITCHEN:	Adjacent to Airstream
PARKING LOT:	on Cedar Street

PROPERTY OVERVIEW

An Airstream Restaurant is available within The Garden at Main + Palafox. The site has been fully renovated 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. NNN Fees include Taxes, Insurance, CAM, common utilities, Trash, Commissary Kitchen, Labor for Daily Cleaning and much more.

Other tenants include:

Eurasian Bistro, Airstream Restaurants including Jumpin Lomo, Flip N Yaki, Ox Kitchen (Opening Soon),

Perennial Patio Bar [a Perfect Plain concept]

5 Kiosks including Downtown Dessert Bar, All About Boba, Blue Fin Poke, Buzzed Brew Coffee, and Popcorn King

Tenant Selling the following equipment package for \$4000: Haler Refrigerator Freezer, Stand up Freezer, Frigidaire Refrigerator, 2x 6' stainless steel table, 2x Double Door Refrigerator, Vissani Stand up Refrigerator, Display cooler, Steam table, Cook Rite Fryer 1.5 yrs, Avantico Fryer 5 yrs old, Culitek Fryer - 6 mos. old, 3x4 stainless steel table, Double sliding door cooler, Wooden shed, Window Air Condition Unit, Floor Model Air Condition unit

PROPERTY HIGHLIGHTS

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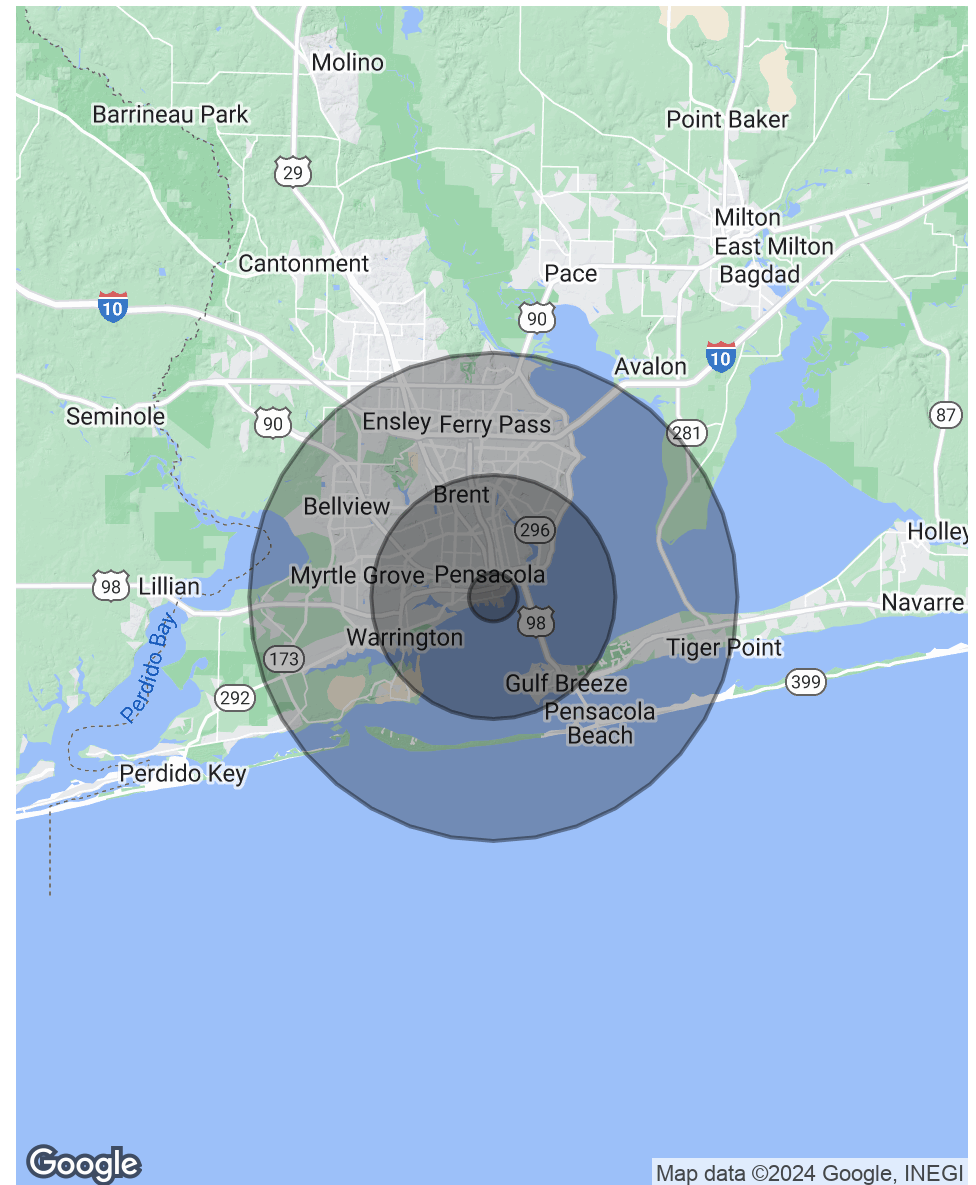


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,362	97,645	272,639
AVERAGE AGE	44.9	37.2	37.5
AVERAGE AGE (MALE)	45.0	35.5	35.9
AVERAGE AGE (FEMALE)	44.2	38.9	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,657	37,046	104,785
# OF PERSONS PER HH	2.0	2.6	2.6
AVERAGE HH INCOME	\$52,280	\$54,473	\$57,196
AVERAGE HOUSE VALUE	\$220,941	\$241,969	\$220,822

* Demographic data derived from 2020 ACS - US Census



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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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