



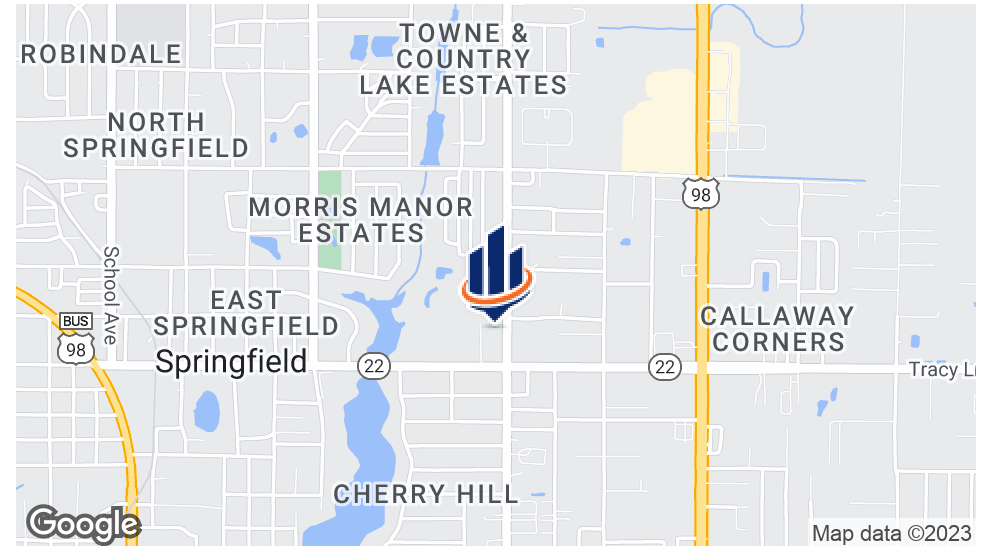
SALTY HOB0 2

331 N BOB LITTLE RD
PANAMA CITY, FL 32404

Michael Carro, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$385,000
Building Size:	2,880 SF
Lot Size:	0.583 Acres
Price / SF:	\$137.15
Year Built:	1974
Renovated:	2018
APN:	24338-010-000

PROPERTY OVERVIEW

Bar/Restaurant property located on Hwy 22 A. Currently home of Salty Hobo 2, this bar offers space for live music performances, indoor and outdoor bar seating, and an array of kitchen and bar equipment. Assets included in sale and business given no value. Liquor License and Inventory NOT included in sale.

PROPERTY HIGHLIGHTS

- Ample Parking
- Indoor and Outdoor Bar Areas
- Just 6 Miles from Tyndall Air Force Base

Interior Photos



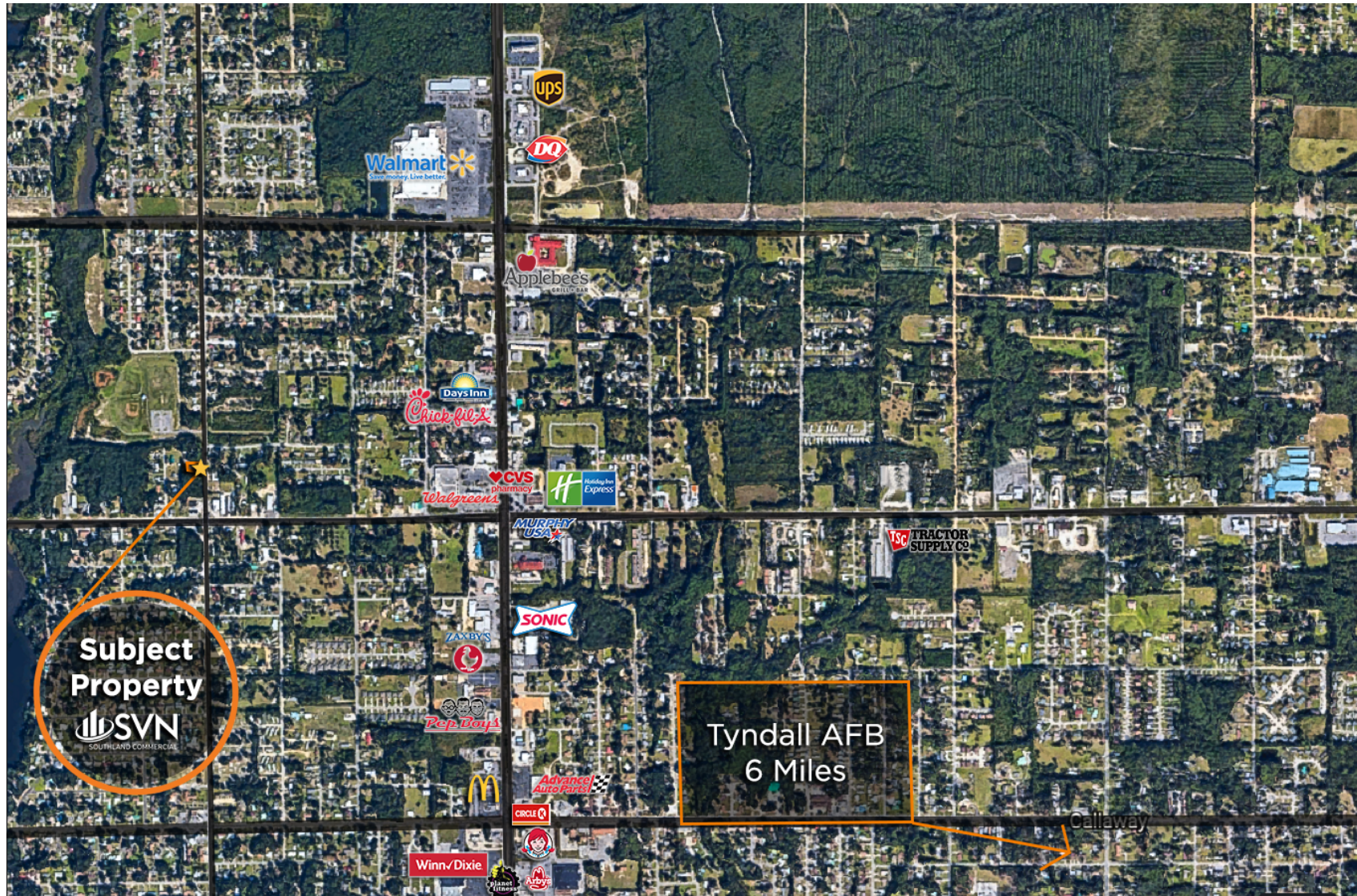
Interior Photos



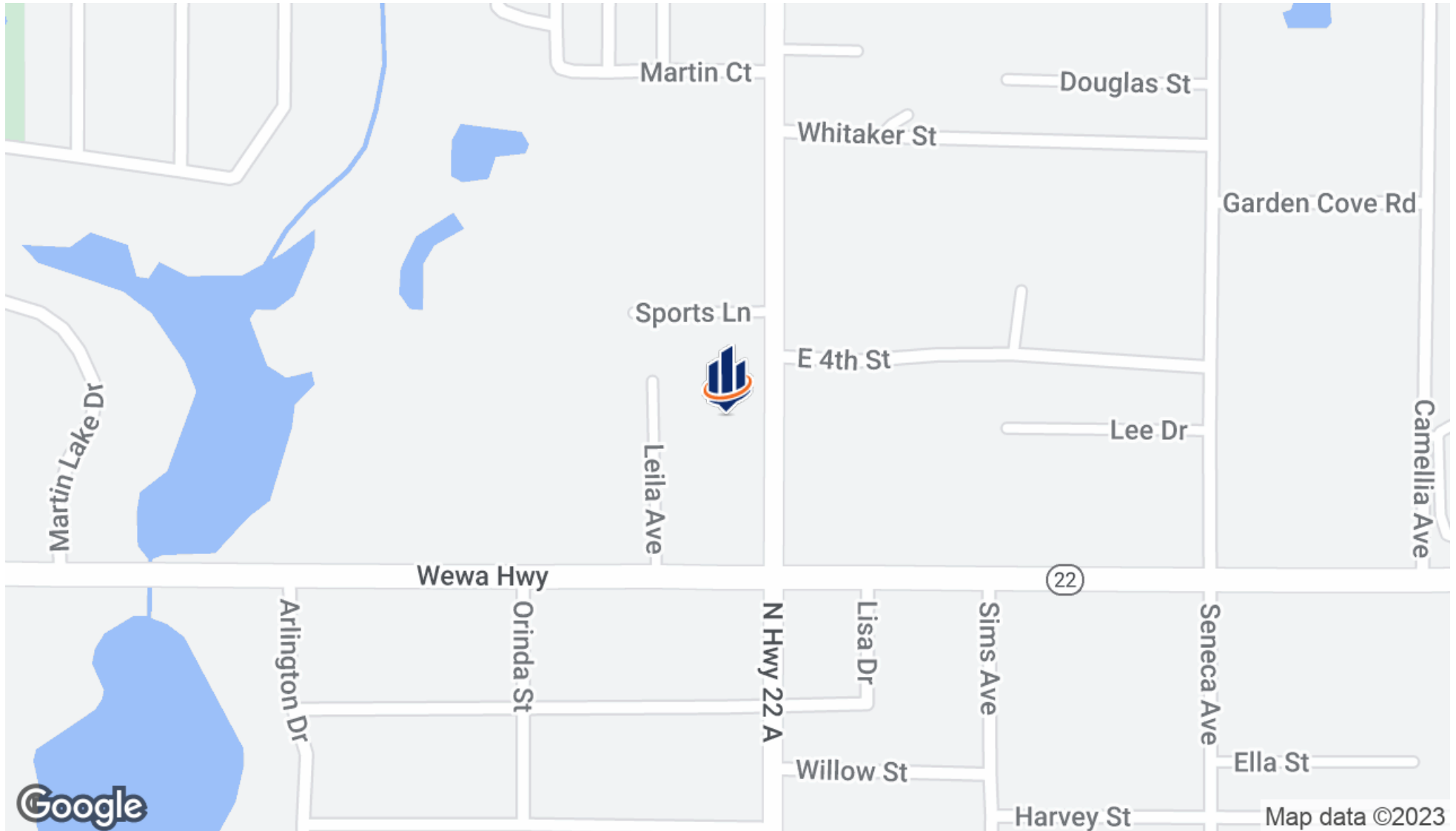
Exterior Photos



Trade Map



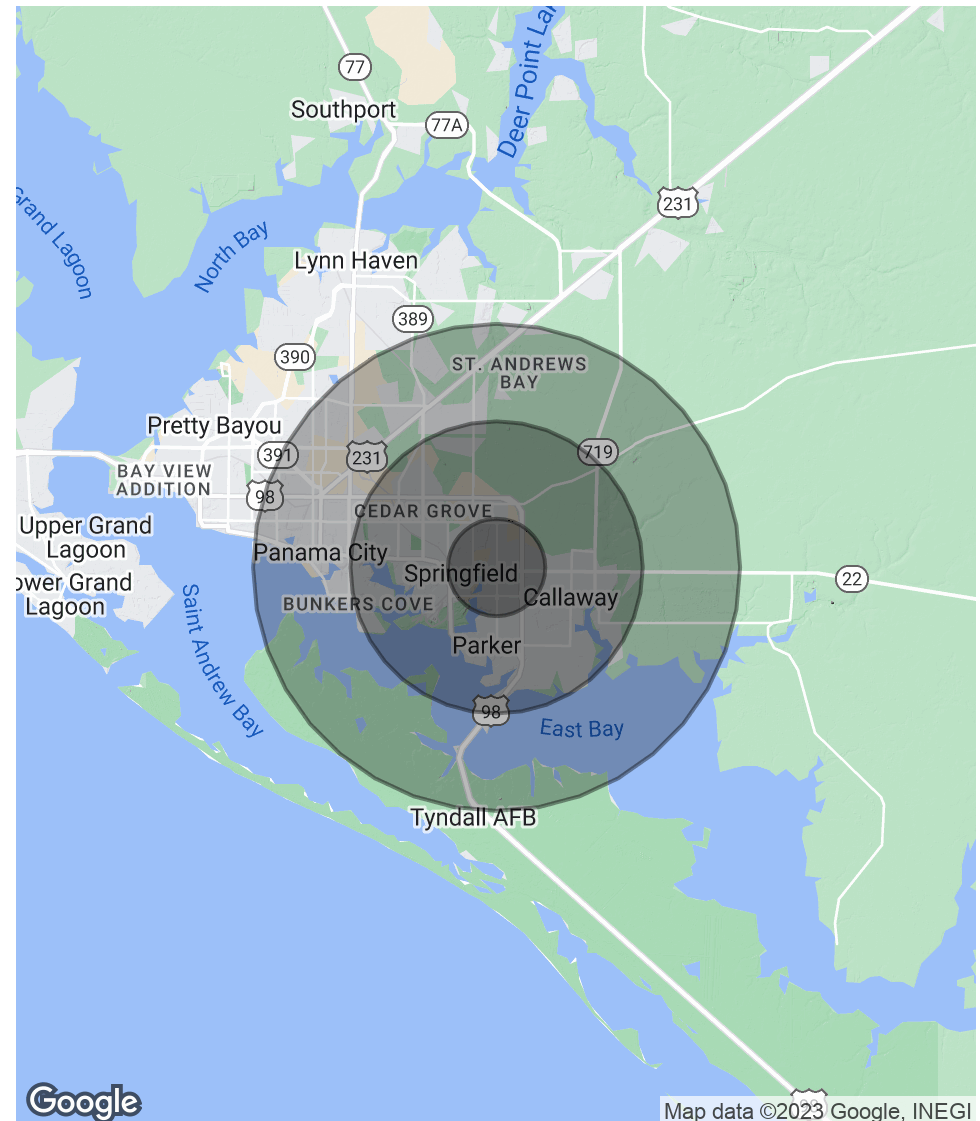
Location Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,343	36,960	65,472
Average Age	35.8	36.7	37.3
Average Age (Male)	35.9	34.9	35.5
Average Age (Female)	36.3	38.7	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,107	15,095	26,441
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$45,348	\$50,286	\$52,639
Average House Value	\$151,688	\$154,743	\$162,626

* Demographic data derived from 2020 ACS - US Census



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"