

LEASE

2nd Floor Office Suite

5 VIA DE LUNA DRIVE

Pensacola Beach, FL 32561

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1690/mo +NNN
NNN:	\$8.52/SF or \$719/mo
AVAILABLE SF:	1014 SF
LOT SIZE:	5.35 Acres
ZONING:	CH-PB
APN:	282S261130003001

PROPERTY OVERVIEW

Soundside Market is located on Pensacola Beach with frontage on Via De Luna and is walking distance from multiple hotels. This retail space is professionally managed and well maintained.

PROPERTY HIGHLIGHTS

- Located on Pensacola Beach
- Close to Restaurants, Hotels, and Retail
- High traffic area
- Pensacola Beach Named Nations Top 10 Beaches (USA Today)

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FLOOR PLANS FOR G7 & G8



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PROPERTY PHOTOS



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SUITE G7



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RETAIL MAP



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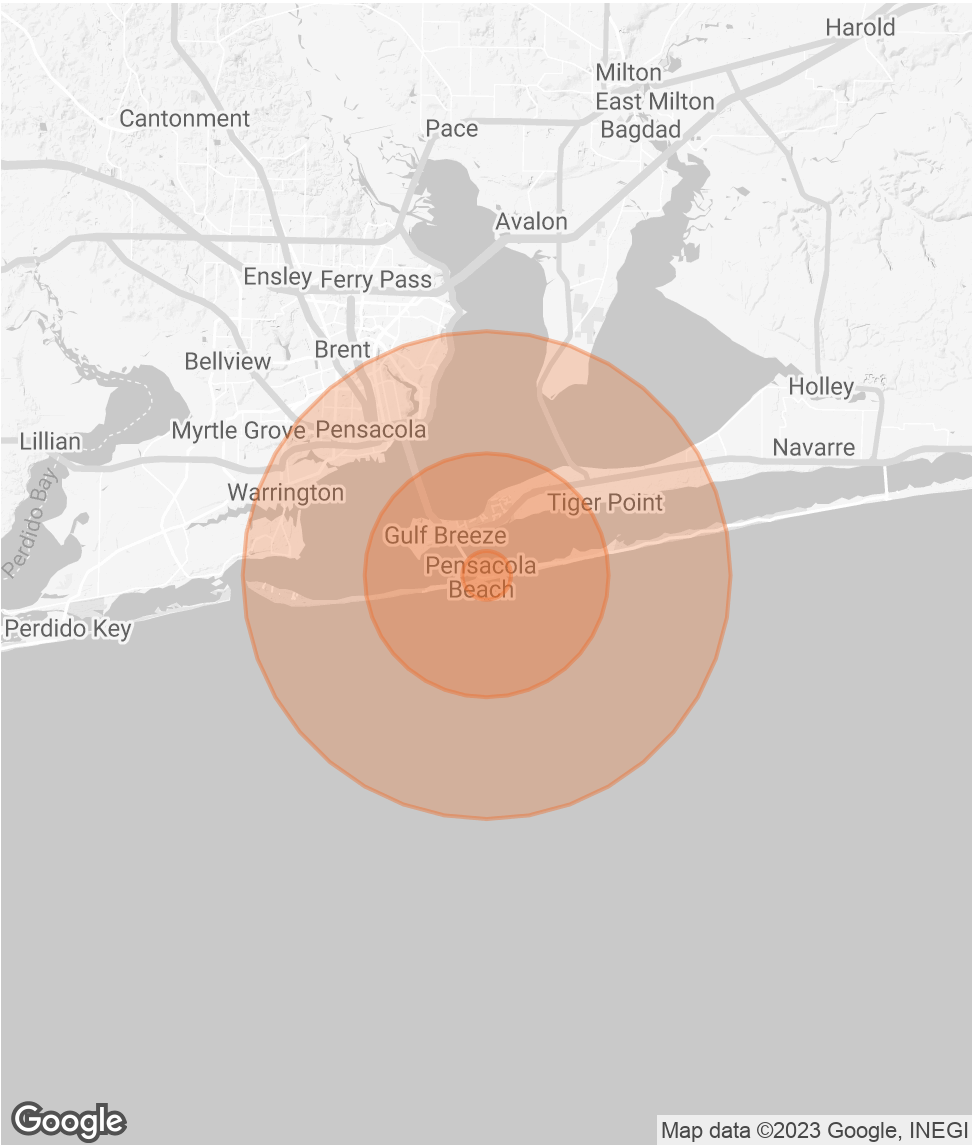
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	145	14,864	88,682
AVERAGE AGE	51.3	43.1	41.4
AVERAGE AGE (MALE)	51.6	41.8	39.8
AVERAGE AGE (FEMALE)	51.2	43.2	42.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	65	5,745	35,330
# OF PERSONS PER HH	2.2	2.6	2.5
AVERAGE HH INCOME	\$122,347	\$93,104	\$70,956
AVERAGE HOUSE VALUE	\$539,698	\$373,746	\$294,919

* Demographic data derived from 2020 ACS - US Census



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Senior Advisor, Principal

mcarro@svn.com

Direct: 850.434.7500 | **Cell:** 850.380.3344

FL #BK3179263 // AL #000093777

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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