

MIDTOWN
PROFESSIONAL
BUILDING



LEASE

Midtown Professional Building

15 W MAXWELL STREET, SUITE 244

Pensacola, FL 32503

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

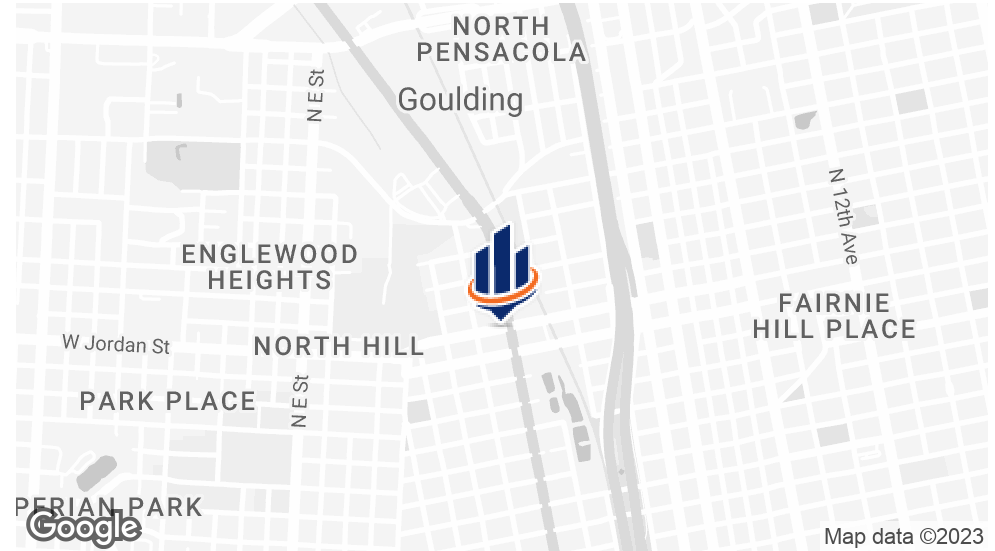
ANNA GRIFFIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11/SF + NNN
AVAILABLE SF:	Fully Leased
LOT SIZE:	1.706 Acres
MARKET:	Downtown
APN:	000S009010001124
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

Midtown Professional Building is a multi-tenant building home to a diverse community of Professionals.

Previously utilized as a medical space, the 3,050 +/- SF can accommodate a variety of users.

With easy access to I-10, this property is ideally located, allowing you to serve downtown and the greater Pensacola.

PROPERTY HIGHLIGHTS

- Large Open Areas for Reception or Conference
- Break Room
- Sinks and Cabinetry
- 12 + Offices / Exam Rooms
- 2 Restrooms

Downtown Pensacola - 1 Mile North of Convention Center

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ADDITIONAL PHOTOS



MICHAEL CARRO, CCIM

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FLOOR PLAN



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PARKING MAP



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The map displays the following labeled locations and businesses:

- Top Left:** Camelot Academy, CA Weis Elementary, Advanced Auto Parts.
- Top Center:** Pensacola High School, Baptist Health (492 Beds).
- Top Right:** Pensacola Bay (12,000 Seats), McGuire's Irish Pub, Fin & Fork, Bagelheads, Courtney's.
- Center:** Subject Property (circled in red), Days Inn, Family Dollar, Pen Air, Regions, First Command, O'Reilly's, District, Fish House.
- Bottom Left:** Joe Patti's Seafood, Admiral Fetterman Field.
- Bottom Center:** Palafox Pier, Port of Pensacola.
- Bottom Right:** Veteran's Memorial Park, Residence Inn, Carrabba's, Starbucks, Circle K, Dunkin' Donuts.

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DEMOGRAPHICS MAP & REPORT

POPULATION

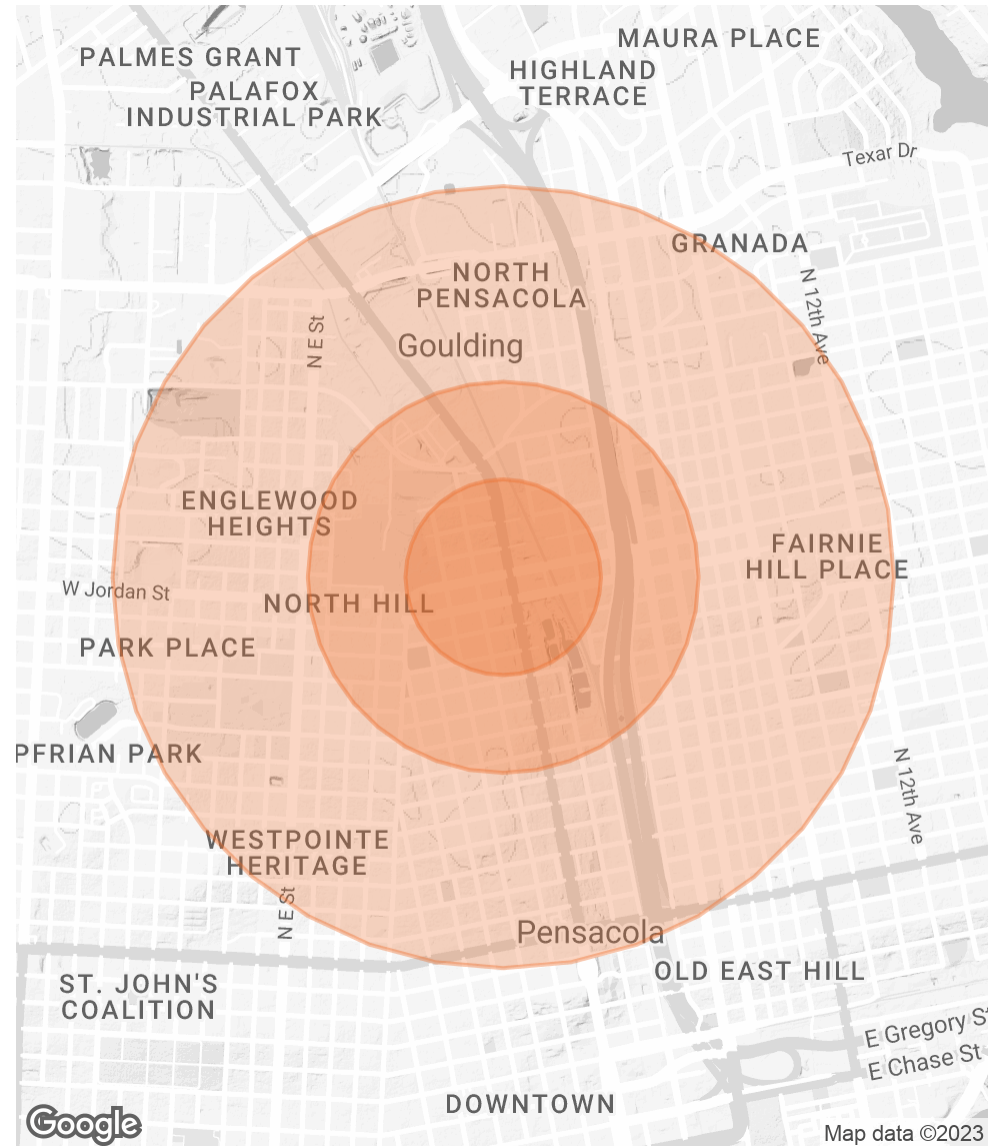
0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	655	2,164	8,822
AVERAGE AGE	40.1	40.1	37.4
AVERAGE AGE (MALE)	36.5	36.8	34.3
AVERAGE AGE (FEMALE)	44.3	44.0	42.1

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	244	972	3,981
# OF PERSONS PER HH	2.7	2.2	2.2
AVERAGE HH INCOME	\$64,658	\$51,724	\$47,300
AVERAGE HOUSE VALUE	\$548,688	\$328,290	\$247,190

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



MICHAEL CARRO, CCIM

Senior Advisor, Principal

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

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.

SVN | SouthLand Commercial
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ADVISOR BIO



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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