



LEASE

Midtown Professional Building

14 W JORDAN STREET, SUITE 100

Pensacola, FL 32503

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

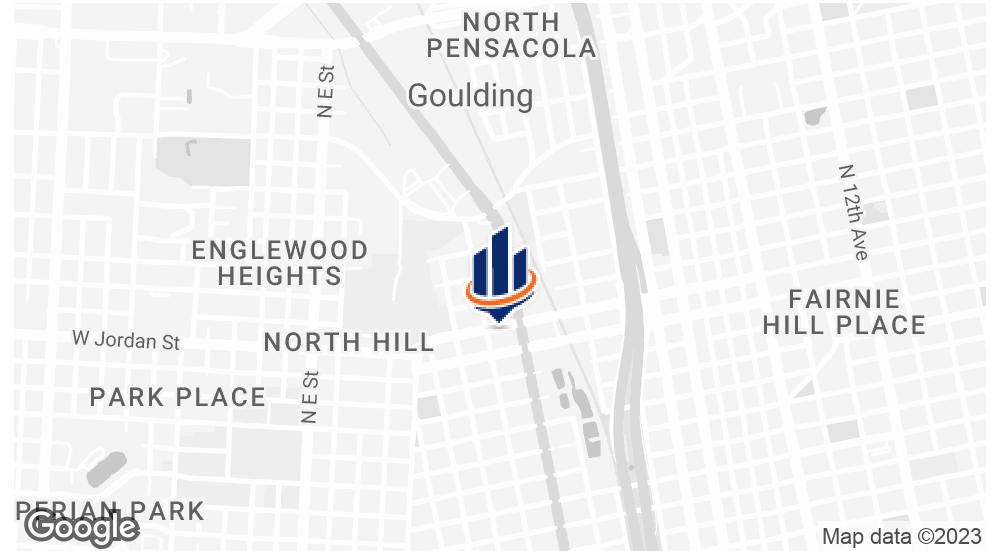
ANNA GRIFFIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15/SF + NNN
AVAILABLE SF:	2,995 SF
LOT SIZE:	1.706 Acres
RENOVATED:	2022
MARKET:	Downtown
APN:	000S009010001124
VIDEO:	View Here

VIRTUAL TOUR:

[View Here](#)

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PROPERTY OVERVIEW

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

This open, first floor space has the potential for a coffee, smoothie, craft brewery shop, or even a yoga/fitness studio.

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

PROPERTY HIGHLIGHTS

- Downtown Pensacola - 1 Mile North of Cervantes
- Ample Parking with 5 Parking Lots
- Covered Patio available
- Join other Health and Wellness Tenants including Blue Meridian Acupuncture & Wellness, Inner Workings Collective, Blue Heron Healing Arts, Creative Life, Astrid Massage and others

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 months
TOTAL SPACE:	2,995 SF	LEASE RATE:	\$9.00 SF/yr

AVAILABLE SPACES

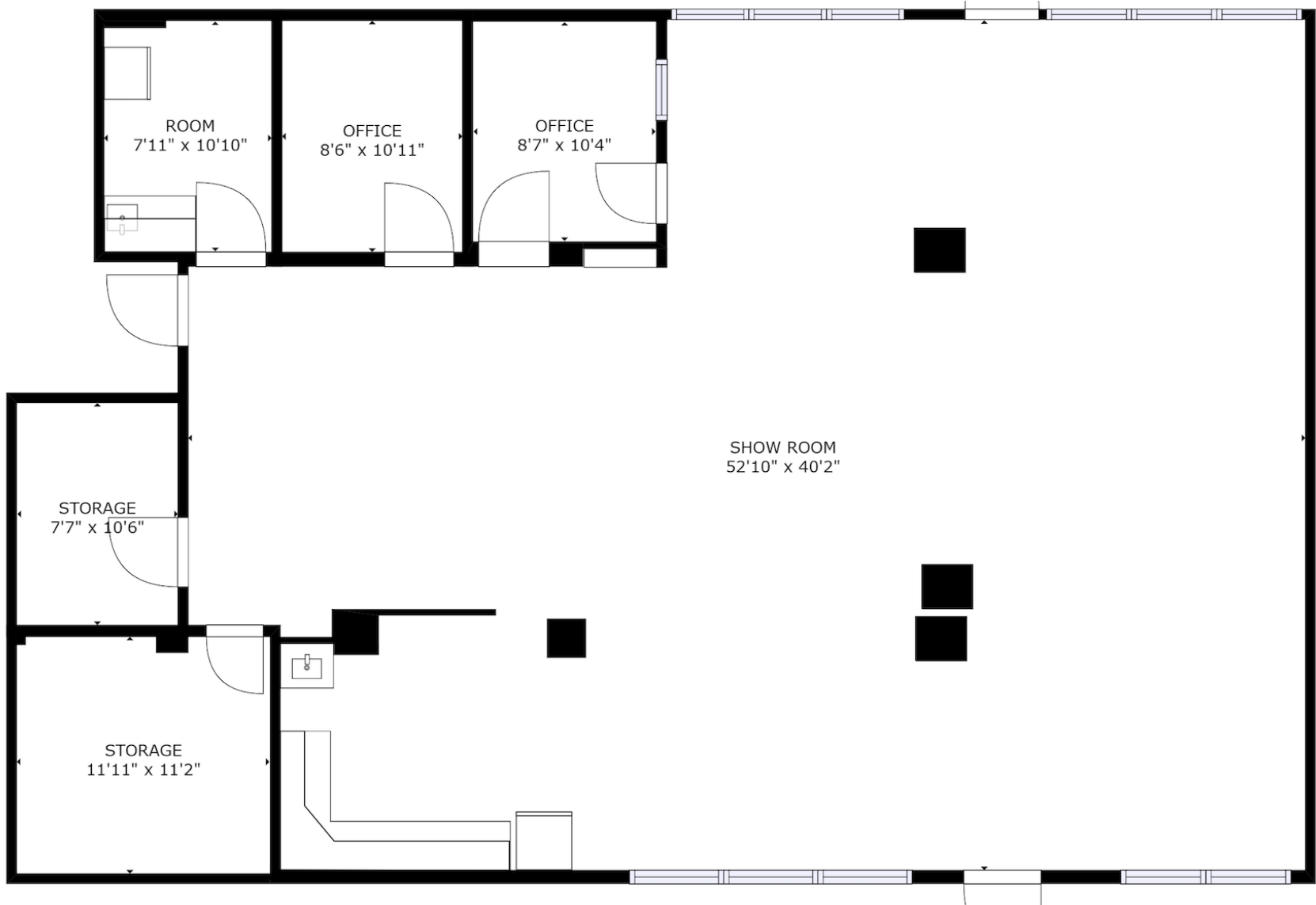
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 100	Available	2,995 SF	NNN	\$9.00 SF/yr	Large Covered Patio Excellent opportunity for a Coffee Shop, Sandwich/Smoothie Shop, Craft Brewery location, or Yoga Studio
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FLOOR PLAN SUITE 100



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Camelot Academy

CA Weis Elementary

Dixon School of Arts & Sciences

Dixon School

BAPTIST HEALTH CARE
492 Beds

Pensacola High School

12,000 Seats

McGUIRE'S IRISH PUB

FIN & FORK

BAGELHEADS

Veteran's Memorial Park

Palafox Pier

Port of Pensacola

Admiral Fetterman Field

Subject Property

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PARKING MAP



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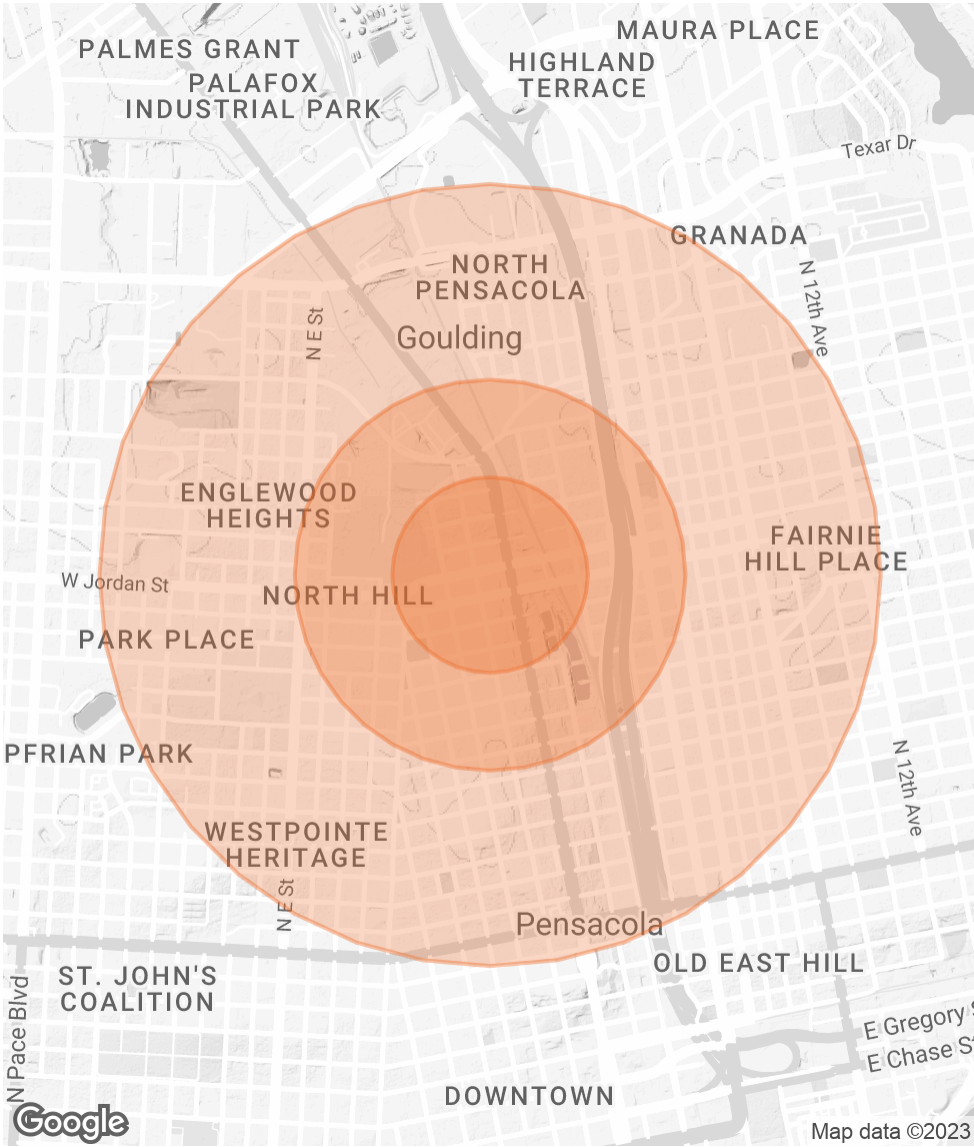
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	533	2,066	8,684
AVERAGE AGE	41.7	40.8	37.8
AVERAGE AGE (MALE)	37.2	37.2	34.7
AVERAGE AGE (FEMALE)	44.9	44.4	42.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	247	969	3,969
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$68,239	\$54,534	\$47,981
AVERAGE HOUSE VALUE	\$557,086	\$339,205	\$246,904

* 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
186 N. Palafox Street
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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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