

SALE

OYO Hotel for Sale

6911 PENSACOLA BLVD

Pensacola, FL 32505

PRESENTED BY:

MICHAEL CARRO, CCIM

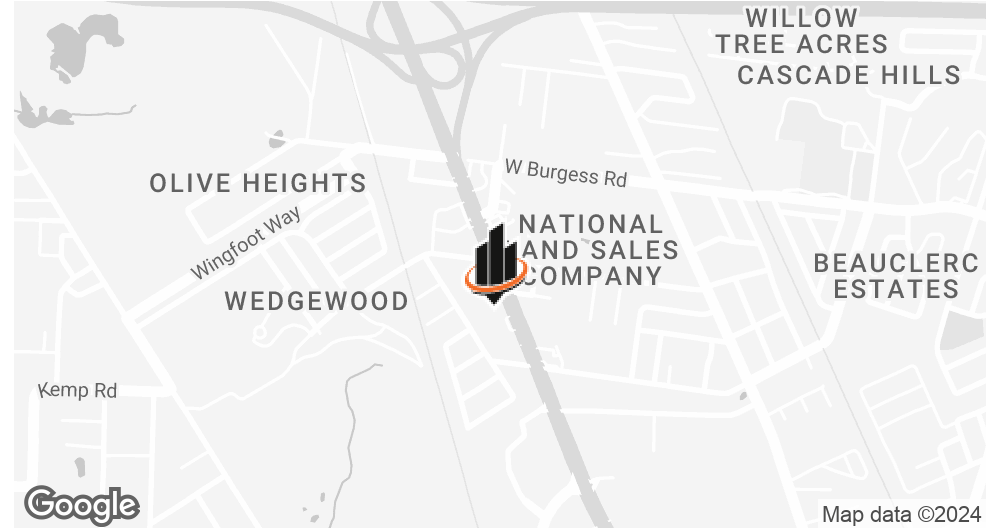
O: 850.434.7500

mcarro@svn.com

FL #BK3179263



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,750,000
BUILDING SIZE:	53,520 SF
LOT SIZE:	4.348 Acres
PRICE / SF:	\$88.75
CAP RATE:	11.07%
NOI:	\$525,872
PRICE PER ROOM:	\$38,194

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY OVERVIEW

This 120-room hotel is for Sale. The owner improved the space in 2023 by installing a new roof. This location gets 38,000 cars passing daily. Located on Pensacola Blvd with easy access and great street visibility. Just South of I-10. This locations has significant growth potential in the thriving Pensacola market.

PROPERTY HIGHLIGHTS

- 38,000 AADT cars passing daily
- 144 Total Rooms
- 122 in Operation (22 Not in Service)
- 100 Regular Rooms - All Shower-Tub

ROOM PHOTO

King Bed



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY PHOTOS

2 Full Beds



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY PHOTOS



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

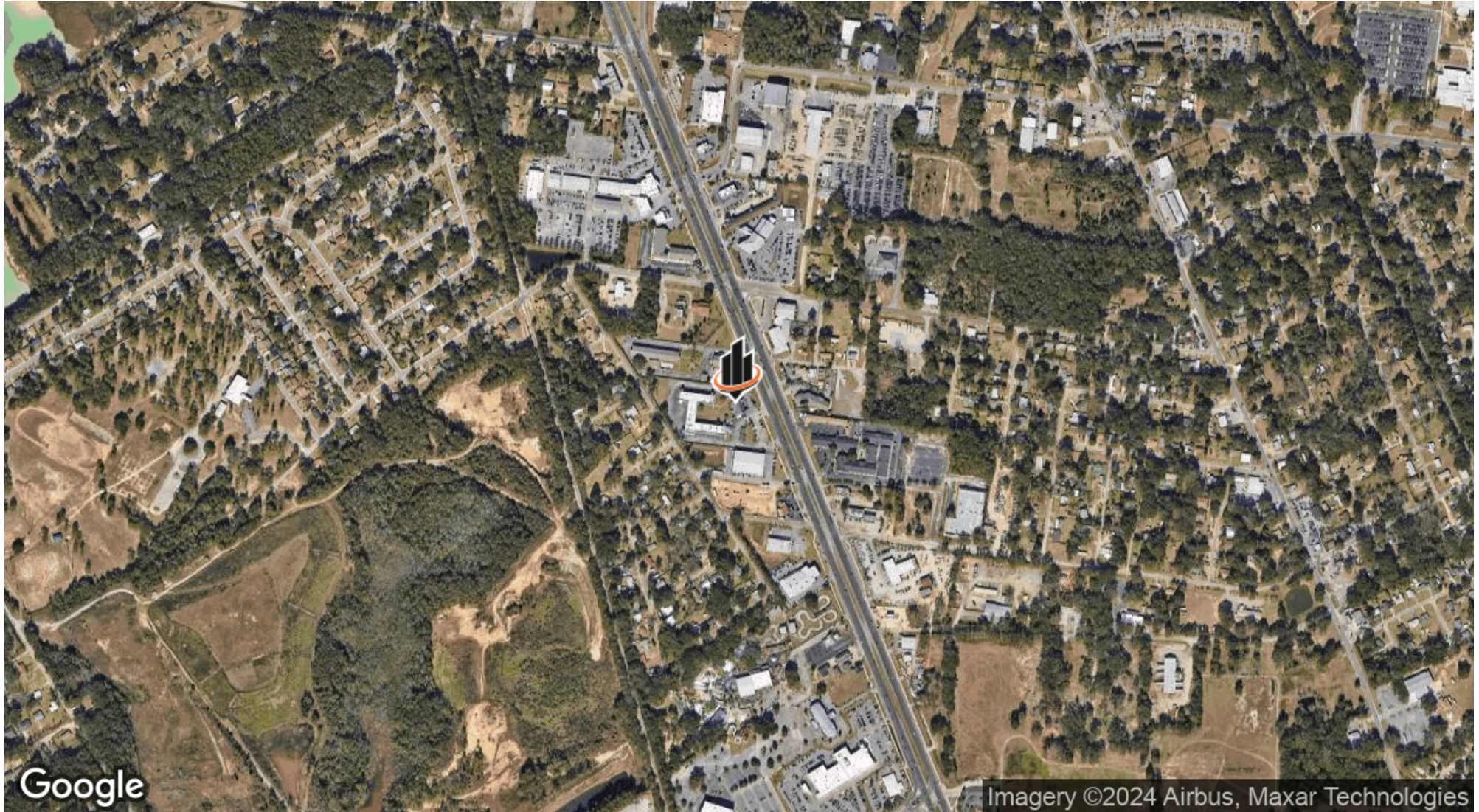
Room Number	Suites	Smoking
125	1 Bedroom	No
132	1 Bedroom	No
135	1 Bedroom	No
138	1 Bedroom	No
140	1 Bedroom	No
142	1 Bedroom	No
216	1 Bedroom	No
218	1 Bedroom	No
219	1 Bedroom	No
220	1 Bedroom	No
222	1 Bedroom	No
301	1 Bedroom	No
303	1 Bedroom	No
305	1 Bedroom	No
307	1 Bedroom	No
309	1 Bedroom	No
337	1 Bedroom	No
354	1 Bedroom	No
335	1 Bedroom	No
141	1 Bedroom	No
137	1 Bedroom	No
Room Number	Single Rooms: Bed Size	Smoking
103	2 Full Beds	No
105	2 Full Beds	No
107	King Bed	No
108	King Bed	Yes
109	2 Full Beds	No
110	King Bed	Yes
111	2 Full Beds	No
112	2 Full Beds	Yes
113	2 Full Beds	No
114	2 Full Beds	Yes
115	King Bed	No
116	King Bed	Yes
118	2 Full Beds	Yes
119	2 Full Beds	No
120	2 Full Beds	Yes
121	King Bed	No
122	2 Full Beds	Yes
123	2 Full Beds	No
124	2 Full Beds	Yes

126	2 Full Beds	Yes
127	2 Full Beds	No
128	King Bed	Yes
129	2 Full Beds	No
130	King Bed	Yes
131	2 Full Beds	No
133	King Bed	Yes
134	2 Full Beds	Yes
136	2 Full Beds	Yes
139	King Bed	Yes
143	2 Full Beds	No
145	King Bed	No
201	2 Full Beds	No
202	King Bed	Yes
203	2 Full Beds	No
204	King Bed	Yes
205	2 Full Beds	No
206	King Bed	yes
209	King Bed	No
210	2 Full Beds	Yes
211	2 Full Beds	Yes
212	2 Full Beds	Yes
213	2 Full Beds	Yes
214	2 Full Beds	Yes
215	2 Full Beds	Yes
217	2 Full Beds	Yes
221	King Bed	Yes
223	2 Full Beds	No
225	2 Full Beds	No
227	King Bed	No
229	2 Full Bed	Yes
231	King Bed	Yes
233	2 Full Beds	Yes
235	King Bed	Yes
237	King Bed	Yes
239	King Bed	Yes
241	2 Full Beds	Yes
243	King Bed	Yes
247	King Bed	Yes
249	King Bed	Yes
251	2 Full Beds	Yes
253	2 Full Beds	Yes
255	King Bed	yes

257	2 Full Beds	Yes
302	King Bed	No
304	2 Full Beds	No
306	2 Full Beds	No
308	2 Full Beds	No
311	2 Full Beds	No
312	2 Full Beds	No
313	2 Full Beds	No
314	2 Full Beds	No
315	2 Full Beds	No
316	2 Full Beds	No
317	King Bed	Yes
318	2 Full Beds	Yes
319	King Bed	Yes
320	2 Full Beds	No
321	King Bed	Yes
322	2 Full Beds	No
323	King Bed	Yes
325	2 Full Beds	Yes
327	King Bed	Yes
329	King Bed	Yes
332	2 Full Beds	Yes
334	King Bed	Yes
336	2 Full Beds	Yes
338	2 Full Beds	Yes
339	2 Full Beds	No
340	King Bed	Yes
341	King Bed	No
342	King Bed	Yes
350	King Bed	No
352	King Bed	No
117	2 Full Beds	No
240	King Bed	No
310	2 Full Beds	No
356	1 Bedroom Apartment	No
Room Numbers	Out of Service	
224	Out of Service	
226	Out of Service	
228	Out of Service	
230	Out of Service	
232	Out of Service	
234	Out of Service	
236	Out of Service	

238	Out of Service	
240	Out of Service	
242	Out of Service	
244	Out of Service	
246	Out of Service	
248	Out of Service	
250	Out of Service	
331	Out of Service	
245	Out of Service	
324	Out of Service	
326	Out of Service	
328	Out of Service	
330	Out of Service	
102	Out of Service	
104	Out of Service	
106	Out of Service	
148	Out of Service	
146	Out of Service	
144	Suite - Out of service	
147	Suite- Out of service	

LOCATION MAP



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

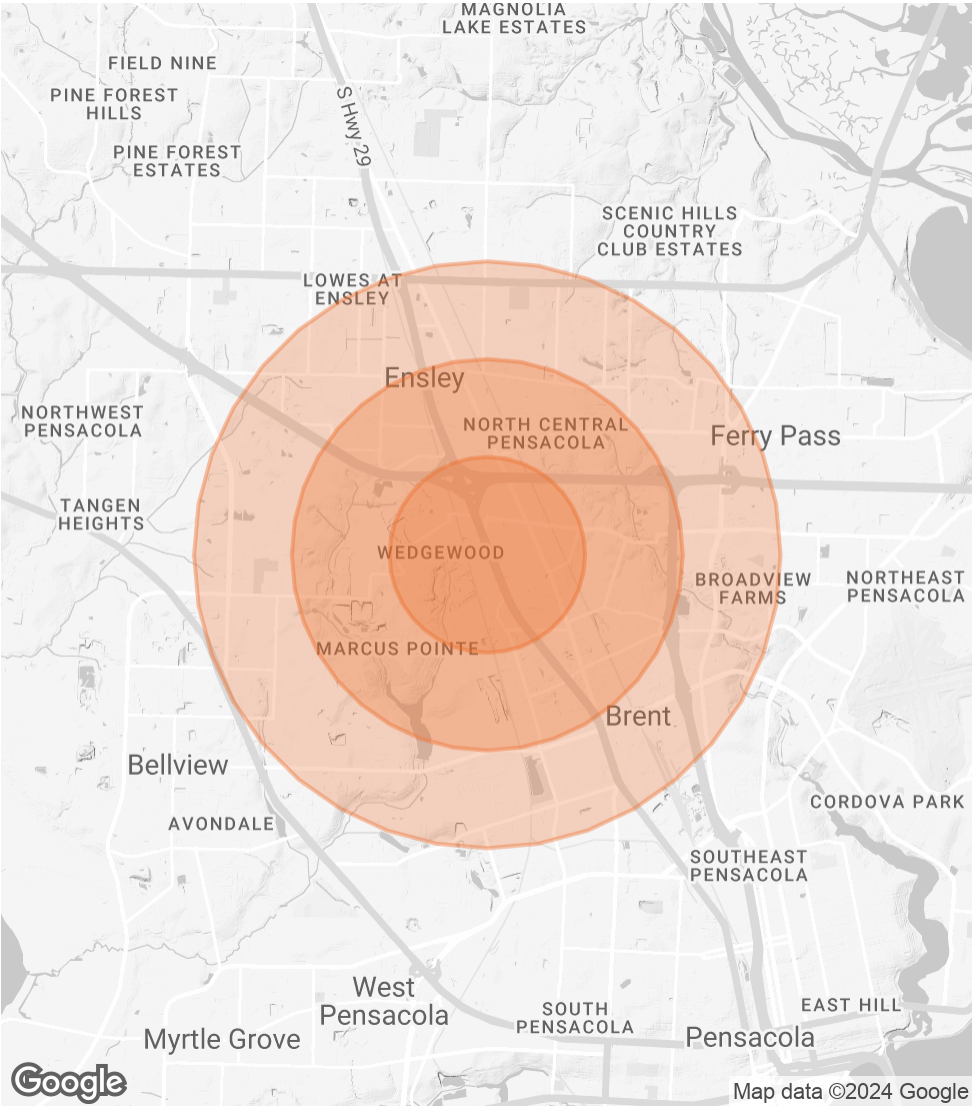
FL #BK3179263

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,878	19,605	45,658
AVERAGE AGE	43.3	39.9	38.2
AVERAGE AGE (MALE)	37.9	36.5	35.8
AVERAGE AGE (FEMALE)	48.3	44.3	41.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,995	8,606	19,303
# OF PERSONS PER HH	1.9	2.3	2.4
AVERAGE HH INCOME	\$45,338	\$49,725	\$50,676
AVERAGE HOUSE VALUE	\$251,671	\$211,415	\$212,003

* Demographic data derived from 2020 ACS - US Census



MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

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.

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263