

**LEASE**

# Midtown Professional Building

**14 W JORDAN STREET, SUITE 110B**

Pensacola, FL 32501

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

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FL #BK3179263

**ANNA GRIFFIN**

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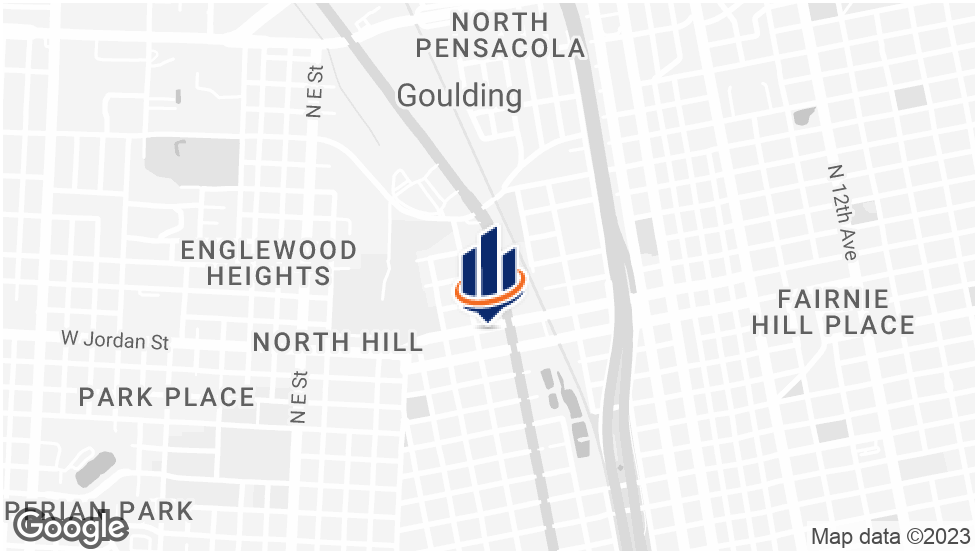
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PROPERTY SUMMARY



OFFERING SUMMARY

|               |                            |
|---------------|----------------------------|
| LEASE RATE:   | \$1,350 + NNN = (\$622/Mo) |
| AVAILABLE SF: | 1,000 SF                   |
| LOT SIZE:     | 1.706 Acres                |
| RENOVATED:    | 2022                       |
| MARKET:       | Downtown                   |

PROPERTY OVERVIEW

Midtown Professional Building is a multi-tenant building home to a diverse community of Professionals. Previously utilized as a medical space, this 1,000 +/- SF has the potential for multiple business uses or one single user.

With easy access to I-10, this property is ideally located, allowing you to serve downtown and the greater Pensacola area.  
NNN = Utilities = \$622/MO

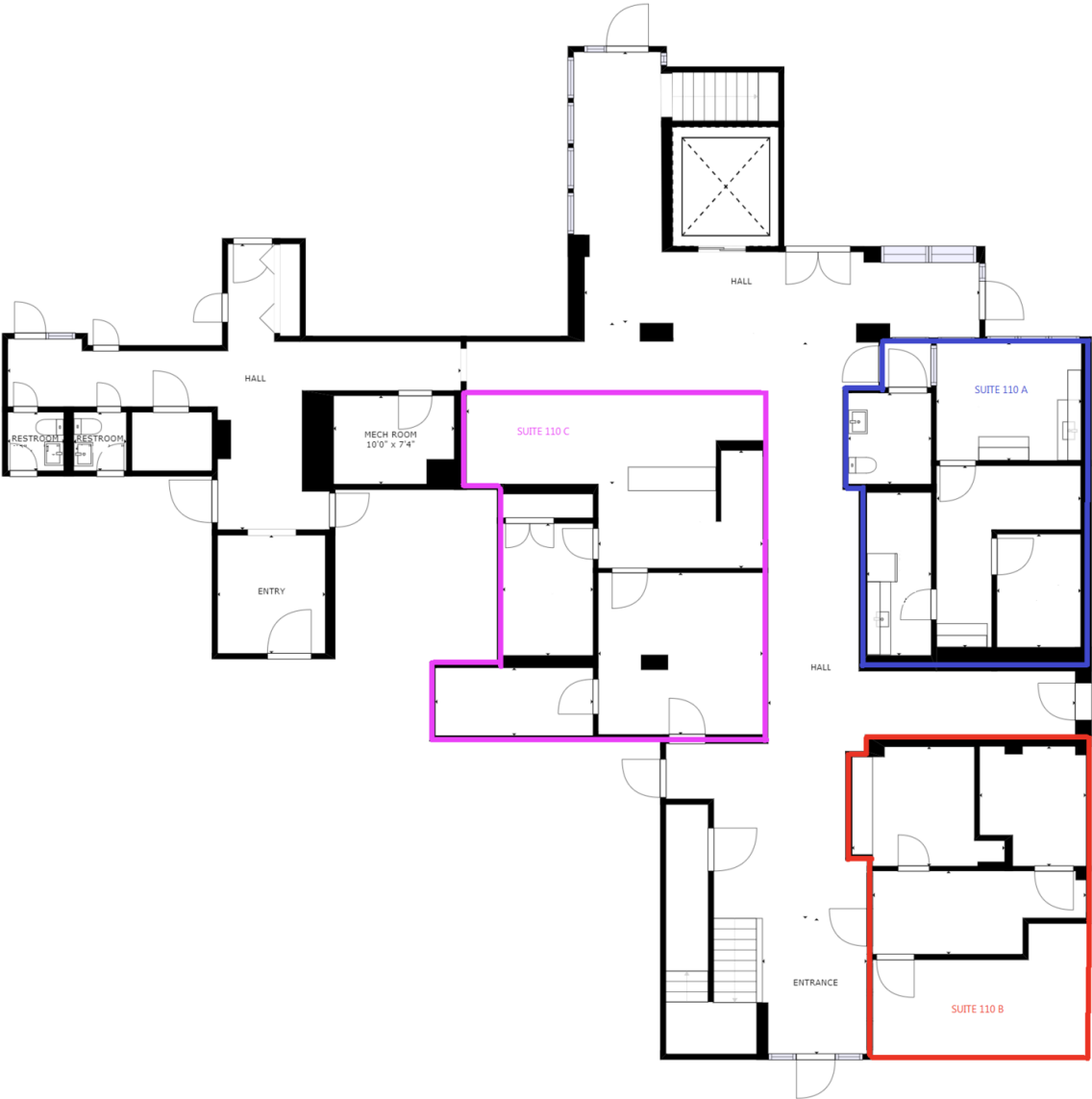
PROPERTY HIGHLIGHTS

- Downtown Pensacola - 1 Mile North of Cervantes
- Ample Parking
- Video Surveillance

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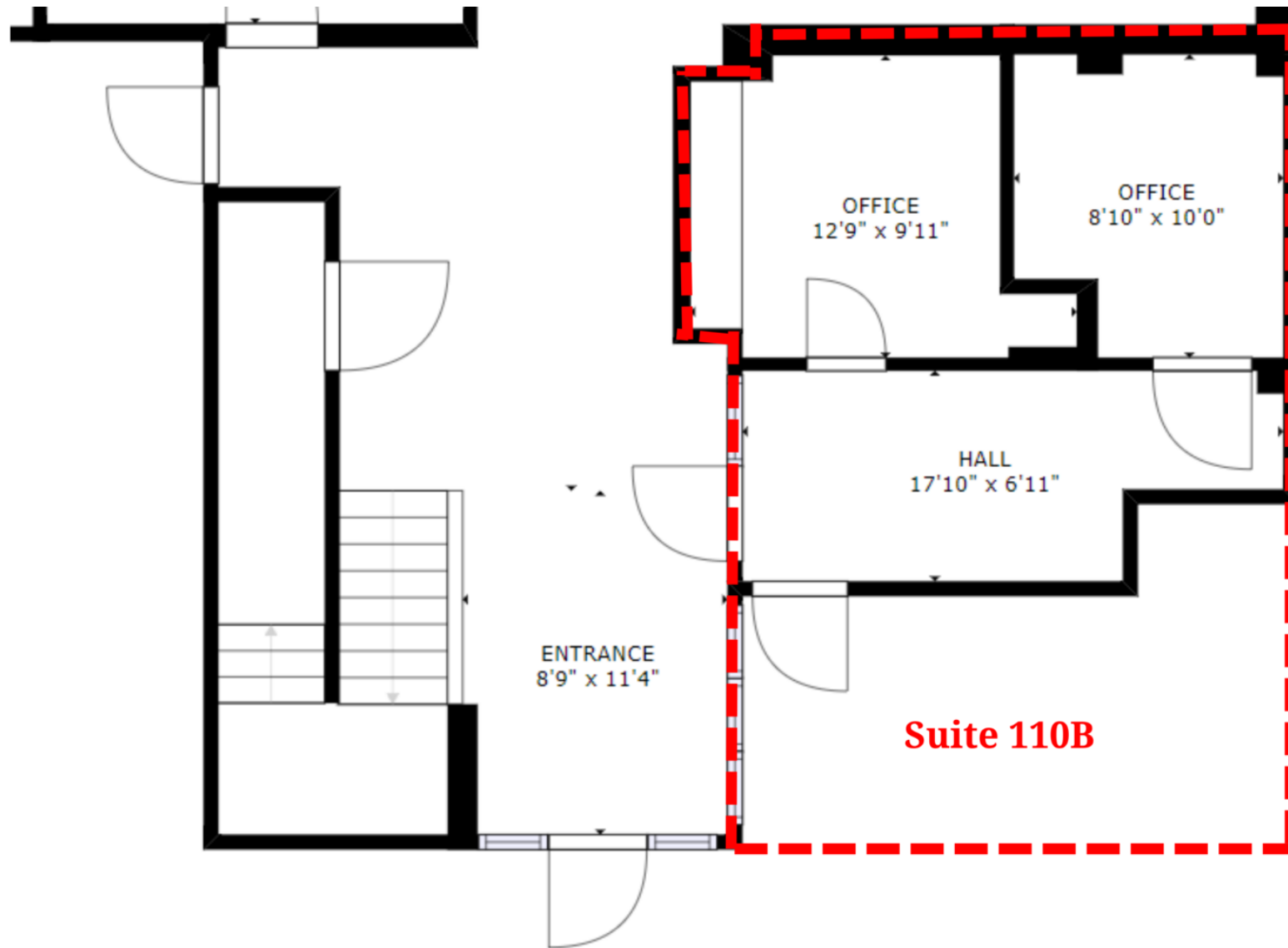
FLOOR PLAN SUITE 110



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## 110B FLOOR PLAN



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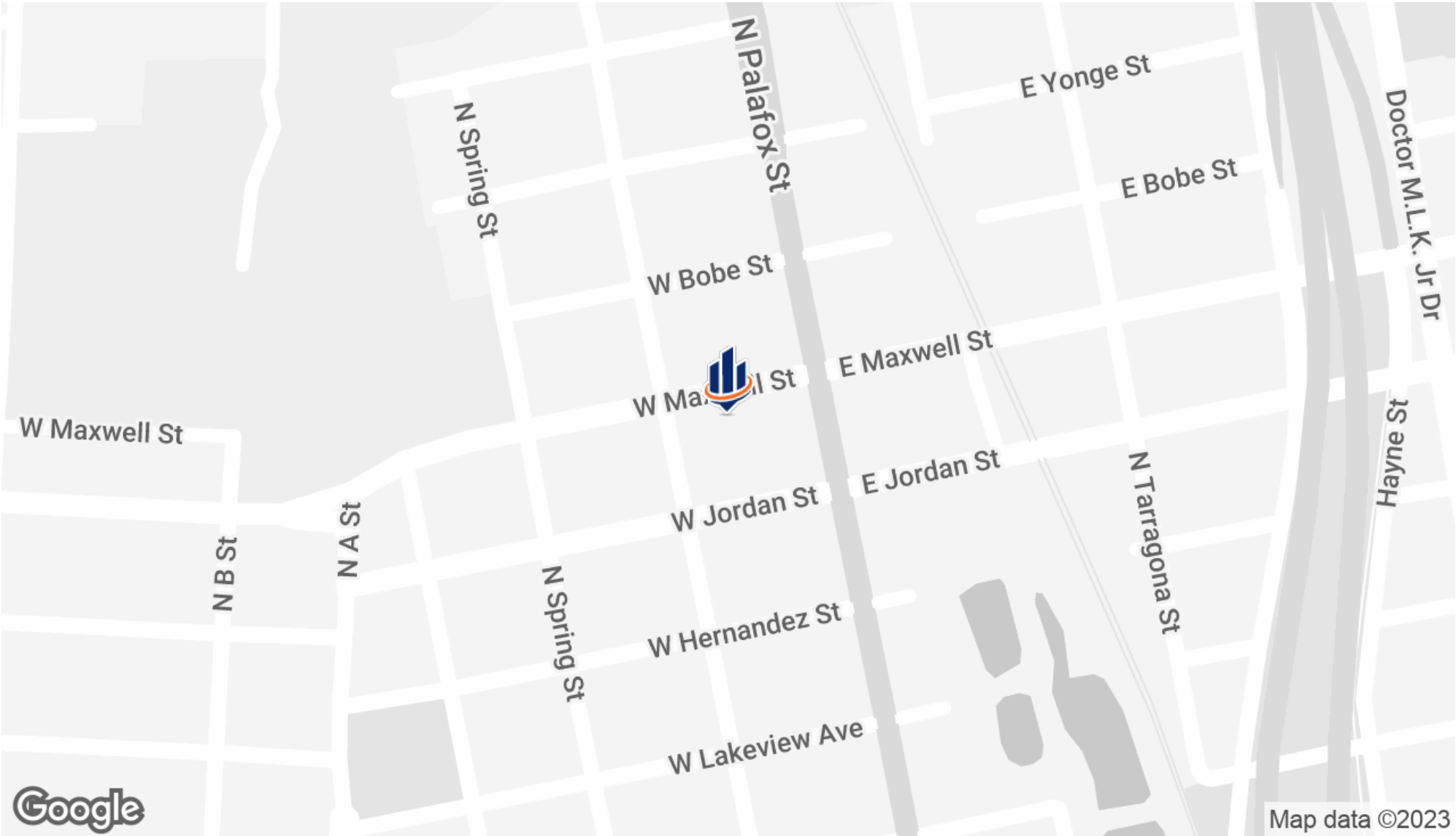
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The map displays the following labeled locations and businesses:

- Camelot Academy** (CA Weis Elementary)
- Dixon School of Arts & Sciences** (Dixon School)
- Baptist Health** (492 Beds)
- Pensacola High School**
- Subject Property** (Central circular logo)
- Pensacola Bay** (12,000 Seats)
- McGuire's Irish Pub**
- Fin & Fork**
- Courtyard**
- Veteran's Memorial Park**
- Admiral Fetterman Field**
- Palafox Pier**
- Port of Pensacola**
- Other labeled businesses and landmarks include:** AutoZone, Habitat for Humanity, oneblood, Days Inn, Carrabba's, Residence Inn, Circle K, Fish House, Joe Patti's Seafood, and various other local businesses and schools.

LOCATION MAP



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## PARKING MAP



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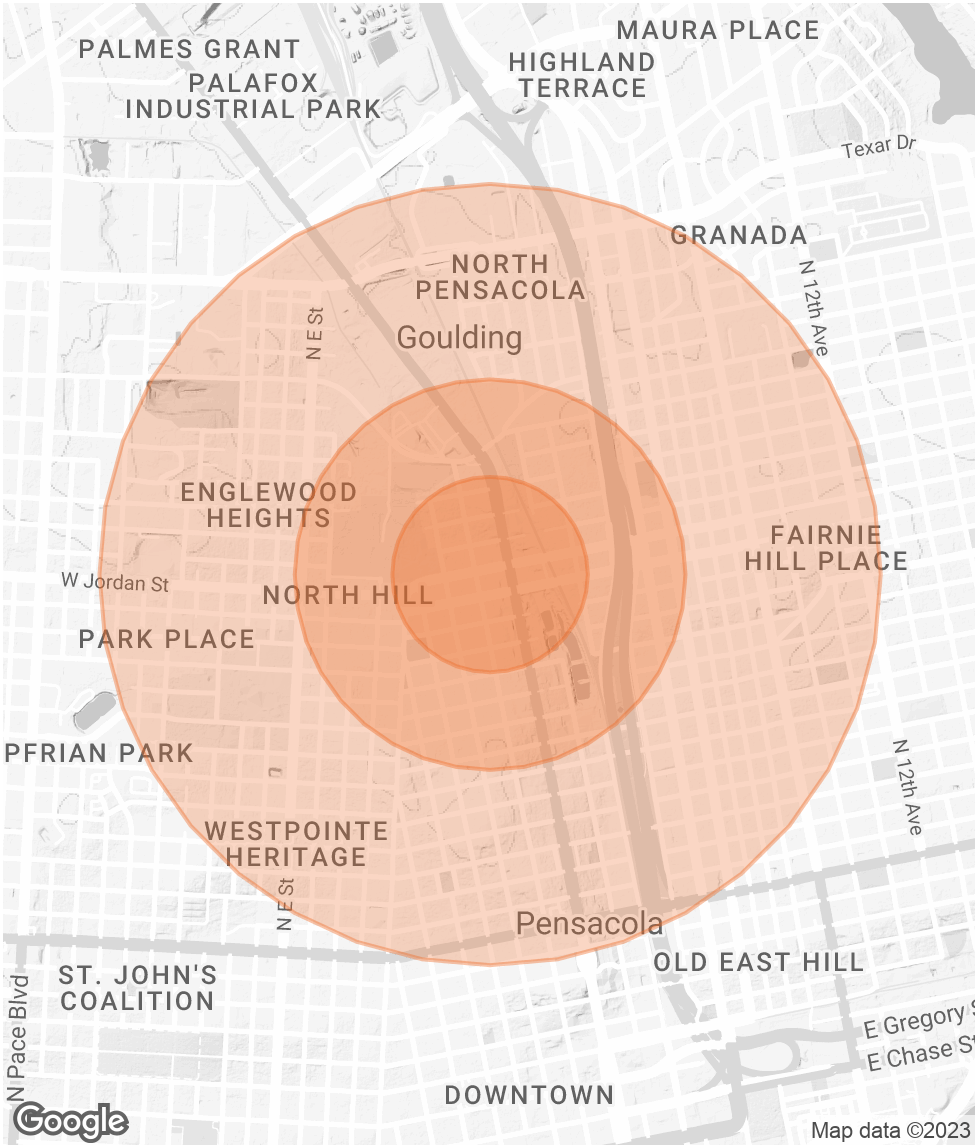


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 478        | 1,977     | 8,863  |
| AVERAGE AGE          | 41.1       | 40.6      | 37.4   |
| AVERAGE AGE (MALE)   | 36.8       | 37.2      | 34.4   |
| AVERAGE AGE (FEMALE) | 44.5       | 44.2      | 42.2   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 217        | 923       | 4,008     |
| # OF PERSONS PER HH | 2.2        | 2.1       | 2.2       |
| AVERAGE HH INCOME   | \$66,582   | \$53,406  | \$47,960  |
| AVERAGE HOUSE VALUE | \$190,225  | \$161,448 | \$159,100 |

\* Demographic data derived from 2020 ACS - US Census



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MICHAEL CARRO



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.

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ANNA GRIFFIN



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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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