

LEASE
6881 Hwy 98

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Pensacola, FL 32507

PRESENTED BY:

MICHAEL CARRO, CCIM

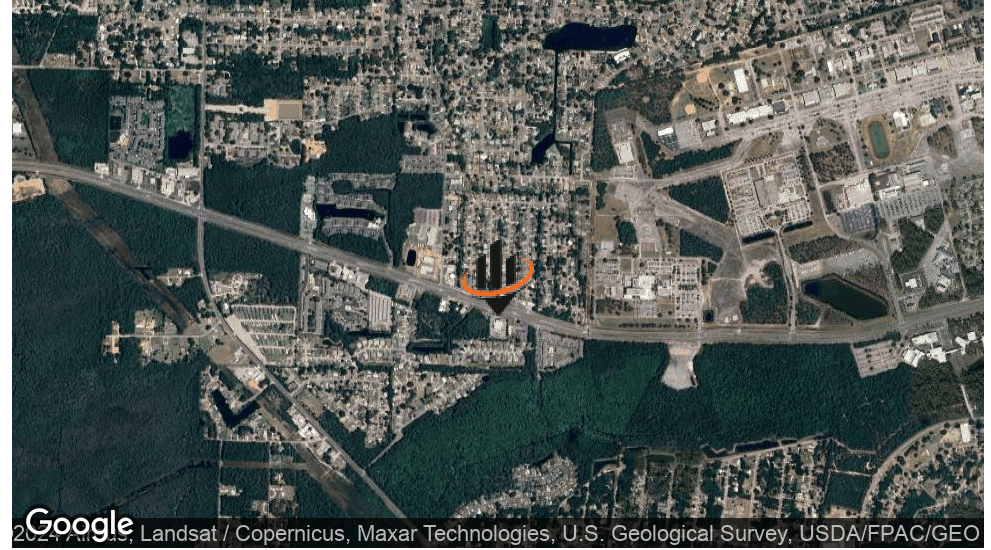
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FL #BK3179263



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2995/MO + NNN - \$5.00 SF
BUILDING SIZE:	5,137 SF
YEAR BUILT:	2008
ZONING:	COM
FF&E:	Restaurant Equipment Included
VIDEO:	View Here

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PROPERTY OVERVIEW

This 5,137 SF restaurant has a dedicated bar area and an additional 907 SF outside covered patio. It has a sprinkler system as well as a monitored fire system. Fully furnished from existing restaurant furniture, fixtures, and equipment all available for new tenant use. This property is located on US Highway 98 across from the Naval Hospital and Veteran's Affairs Clinic. Good ingress/egress including a decel lane.

PROPERTY HIGHLIGHTS

- 254' Highway Frontage
- Large pylon signage directly on the highway
- Outside patio seating
- Good ingress/egress including a decel lane.
- Fully furnished, existing furniture, fixtures, and equipment
- High traffic area with traffic counts upwards of 27,000
- Can accommodate 212 guests

INTERIOR PHOTOS



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KITCHEN PHOTOS



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PROPERTY PHOTOS



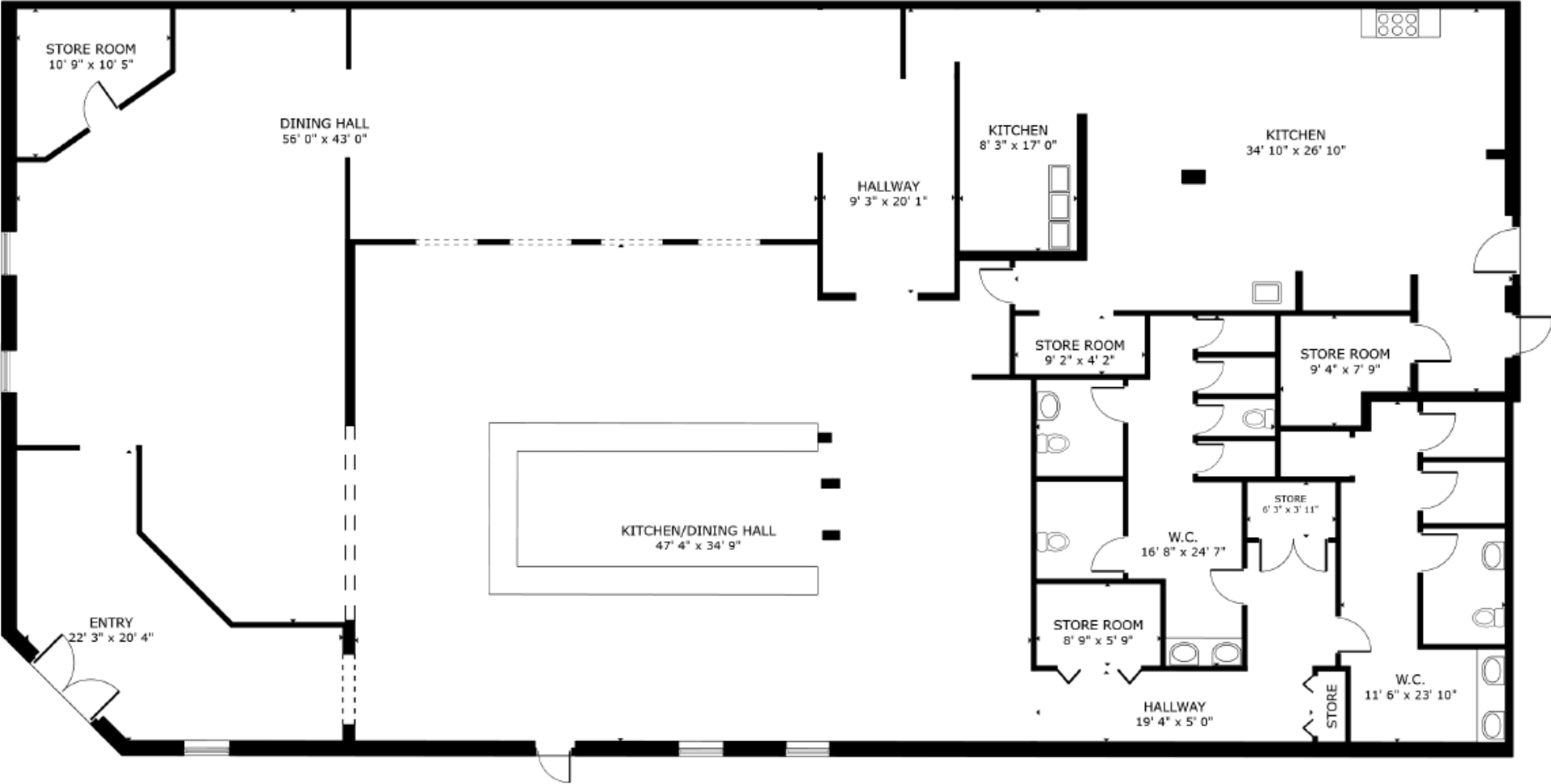
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FLOOR PLAN



FLOOR PLAN

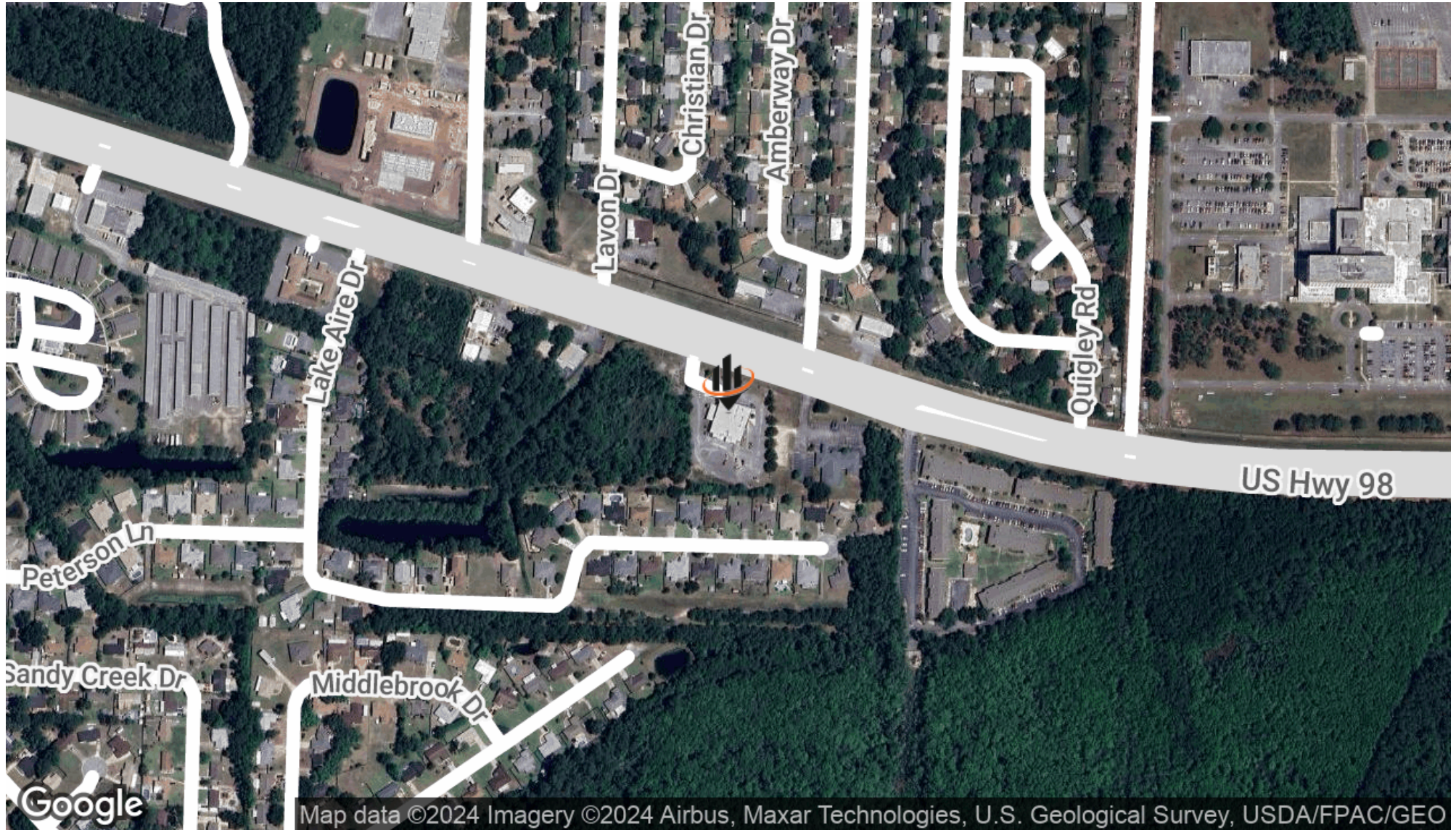
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

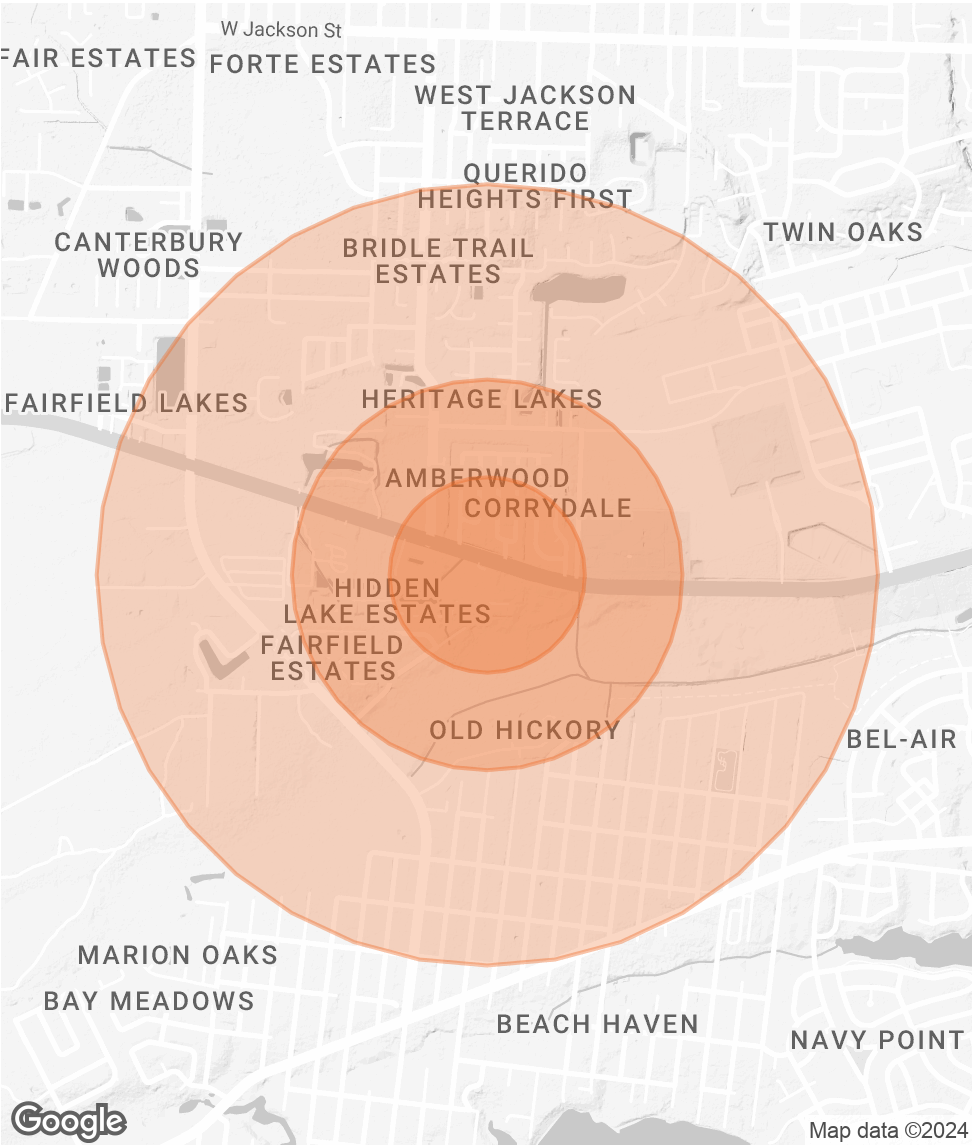
TOTAL POPULATION	672	2,377	8,101
AVERAGE AGE	33.5	33.2	33.9
AVERAGE AGE (MALE)	16.9	21.5	29.5
AVERAGE AGE (FEMALE)	39.0	39.4	38.7

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	190	813	3,300
# OF PERSONS PER HH	3.5	2.9	2.5
AVERAGE HH INCOME	\$75,845	\$63,464	\$51,377
AVERAGE HOUSE VALUE	\$172,365	\$147,249	\$122,016

* Demographic data derived from 2020 ACS - US Census



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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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