

HOW TIME
ALL + BUFFET
NOW OPEN!
Corner 9th Ave at Creigh

SALE / LEASE

31 W Nine Mile Rd

31 W NINE MILE RD

Pensacola, FL 32534

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

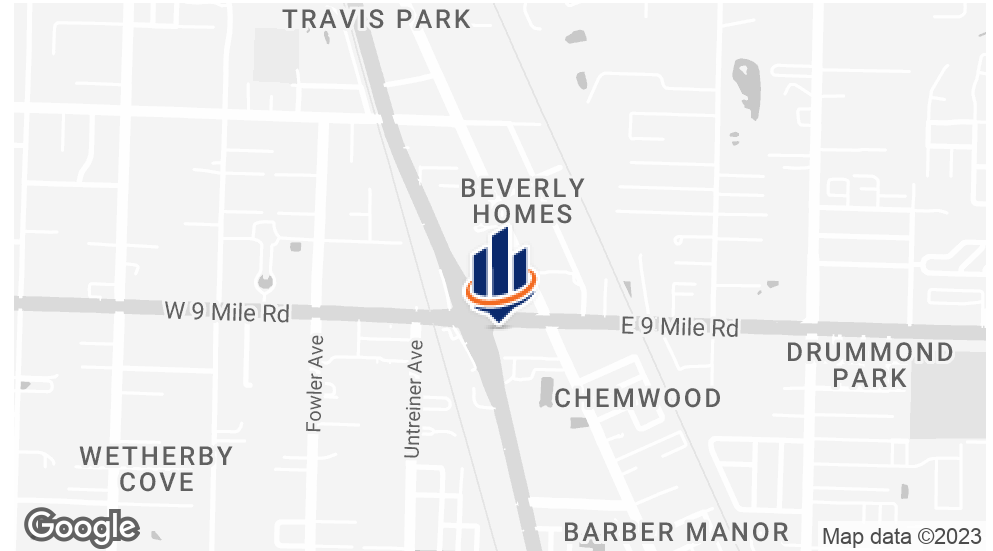
mcarro@svn.com

FL #BK3179263

MEXICANA
Grocery Store & Restaurant
Butcher Shop (Carniceria)

100 Mex
MEXICAN TAQUERIA
(850) 607-6770

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------|----------------------------|
| SALE PRICE: | \$800,000 |
| LEASE RATE: | \$4,386.00 per month (NNN) |
| BUILDING SIZE: | 4,386 SF |
| LOT SIZE: | 1.303 Acres |
| PRICE / SF: | \$182.40 |
| YEAR BUILT: | 1983 |
| VIDEO: | View Here |

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PROPERTY OVERVIEW

This open floor plan was formerly home to a restaurant and market. It offers plenty of dry storage, a hood system, and other kitchen equipment in place. This building also has a roll-up door for easy unloading.

DISCOUNTED RATE AVAILABLE for tenants who are willing to complete the upgrades needed

PROPERTY HIGHLIGHTS

- Combined AADT: 77,000 cars passing daily
- Stand-alone building available for lease
- Market & Restaurant Space
- Roll-Up Door
- Kitchen FF&E in place
- Billboard on Property

EXTERIOR PHOTOS



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SVN | SOUTHLAND COMMERCIAL

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INTERIOR PHOTOS



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KITCHEN PHOTOS



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LOCATION MAP



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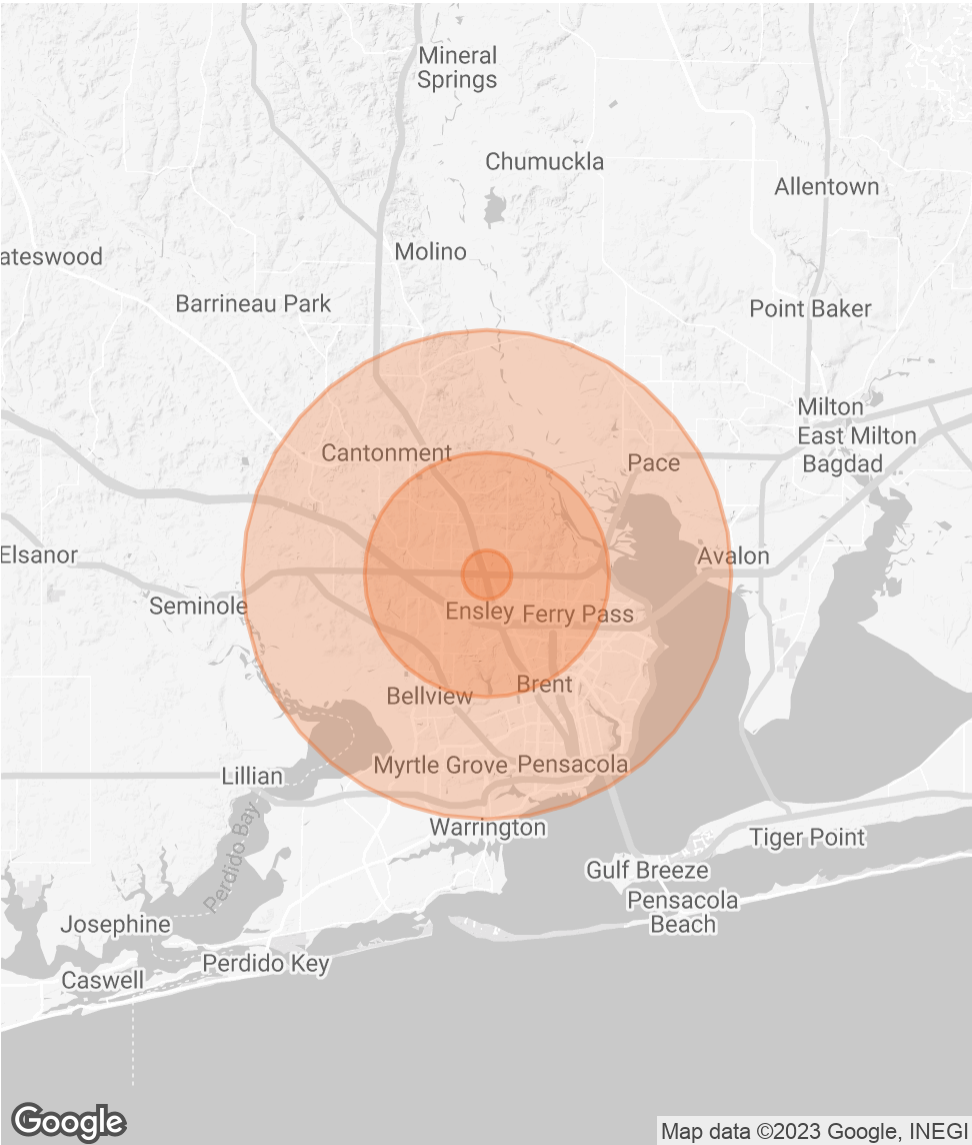
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| TOTAL POPULATION | 4,109 | 90,164 | 282,457 |
| AVERAGE AGE | 38.5 | 38.9 | 38.0 |
| AVERAGE AGE (MALE) | 35.7 | 38.2 | 36.7 |
| AVERAGE AGE (FEMALE) | 43.2 | 40.6 | 39.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,749 | 36,173 | 109,629 |
| # OF PERSONS PER HH | 2.3 | 2.5 | 2.6 |
| AVERAGE HH INCOME | \$52,523 | \$59,745 | \$56,381 |
| AVERAGE HOUSE VALUE | \$183,256 | \$175,764 | \$183,127 |

* Demographic data derived from 2020 ACS - US Census



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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.
- 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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