

NO 1/2 R WAR

**SALE / LEASE**

**9326 N PENSACOLA  
BLVD**

**9326 N PENSACOLA BLVD**

Pensacola, FL 32534

**PRESENTED BY:**

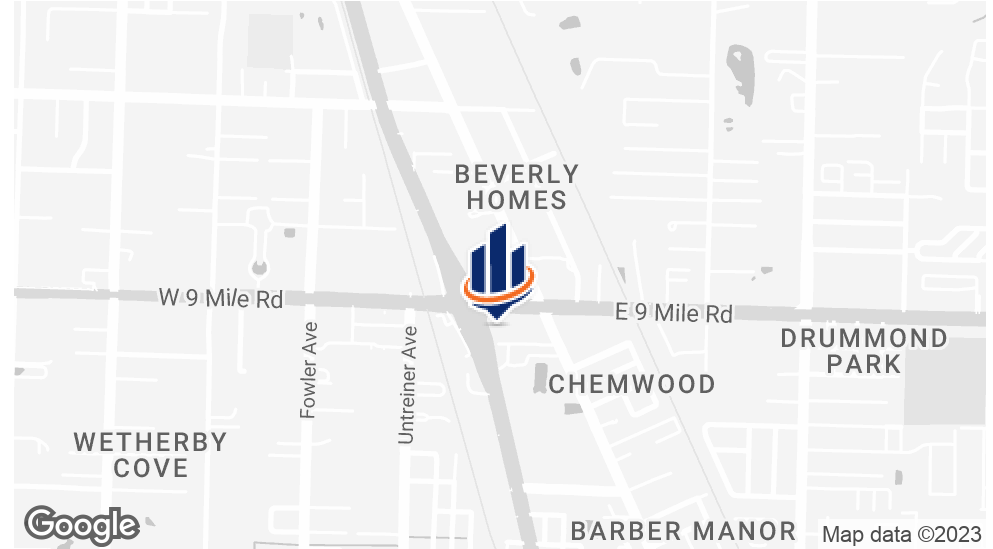
**MICHAEL CARRO, CCIM**

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,700,000
<b>LEASE RATE:</b>	\$10,000 per mo + (NNN)
<b>BUILDING SIZE:</b>	23,192 SF
<b>LOT SIZE (SHARED):</b>	1.303 Acres
<b>PRICE / SF:</b>	\$73.30
<b>YEAR BUILT:</b>	1998
<b>ZONING:</b>	HC/LI

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## PROPERTY OVERVIEW

23,192 SF of Retail or Warehouse space situated on shared 1.3 acres of land at the intersection of W Nine Mile Road and Hwy 29. With more than 31,000 cars passing in front of the site on Nine Mile Road daily, and 46,000 cars passing daily on Hwy 29 this is a prime site with built-in demand.

## PROPERTY HIGHLIGHTS

- Combined AADT: 77,000 cars passing daily
- 23,192 Total SF
- 16,400 SF on the First Floor
- 6,792 SF on the Second Floor
- 1.3 Acre Shared with 2 Buildings at 31 & 41 W Nine Mile Rd
- \*\*\*If purchased, a condo document would be created for the 3 individual buildings that would maintain the shared parking and access from Pensacola Blvd and Nine Mile Rd.\*\*\*



## MAIN LEVEL



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## SECOND FLOOR SPACE



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## FREIGHT ELEVATOR, RESTROOM, BREAK ROOM



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## ADDITIONAL PHOTOS



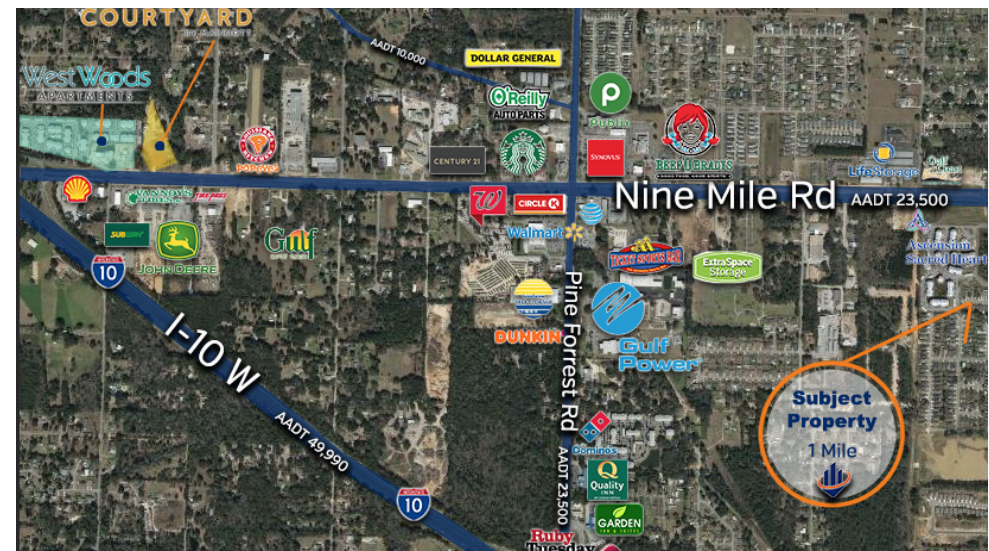
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## LOCATION MAP



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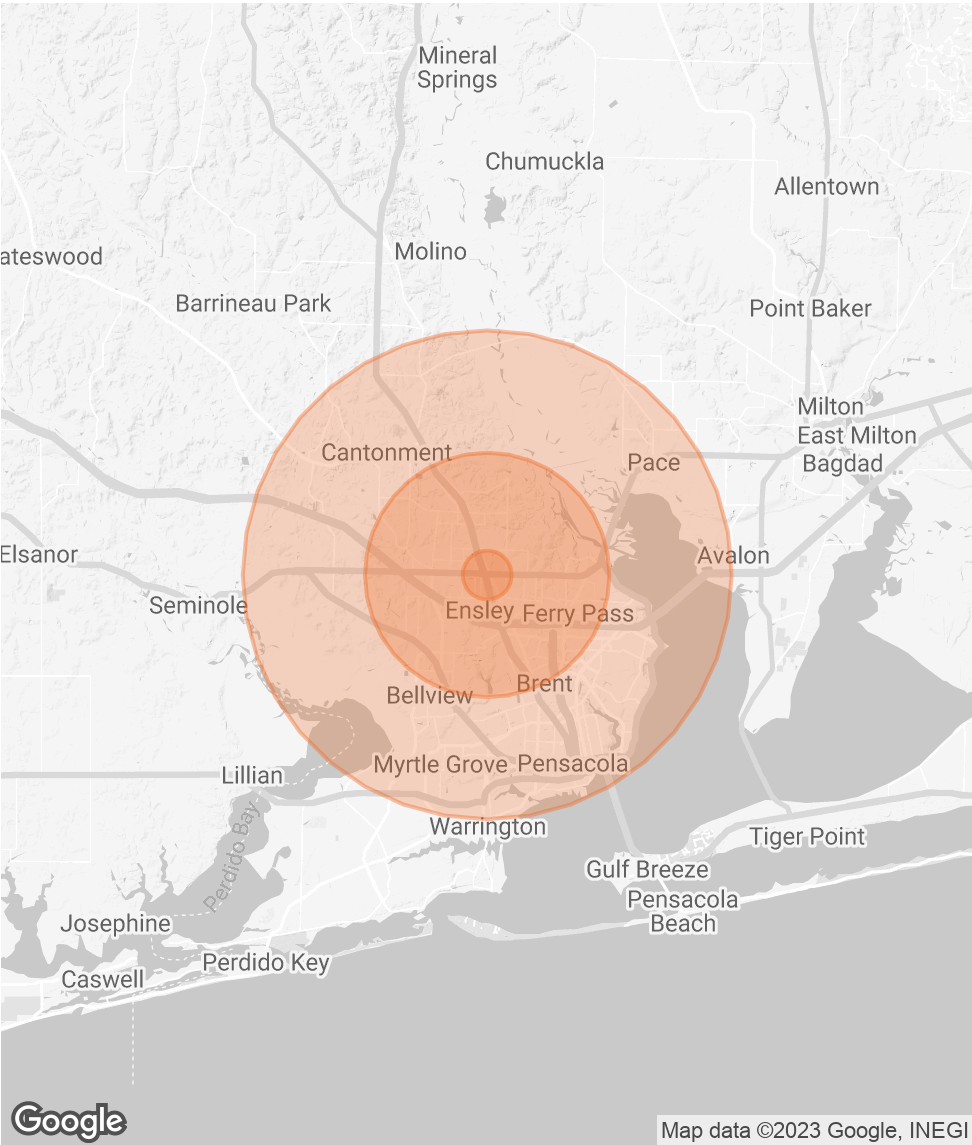


# DEMOGRAPHICS MAP & REPORT

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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## MICHAEL CARRO, CCIM



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Senior Advisor, Principal

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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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