

MIDTOWN
PROFESSIONAL
BUILDING



LEASE

Midtown Professional Building

14 W JORDAN STREET, SUITE 2

Pensacola, FL 32503

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

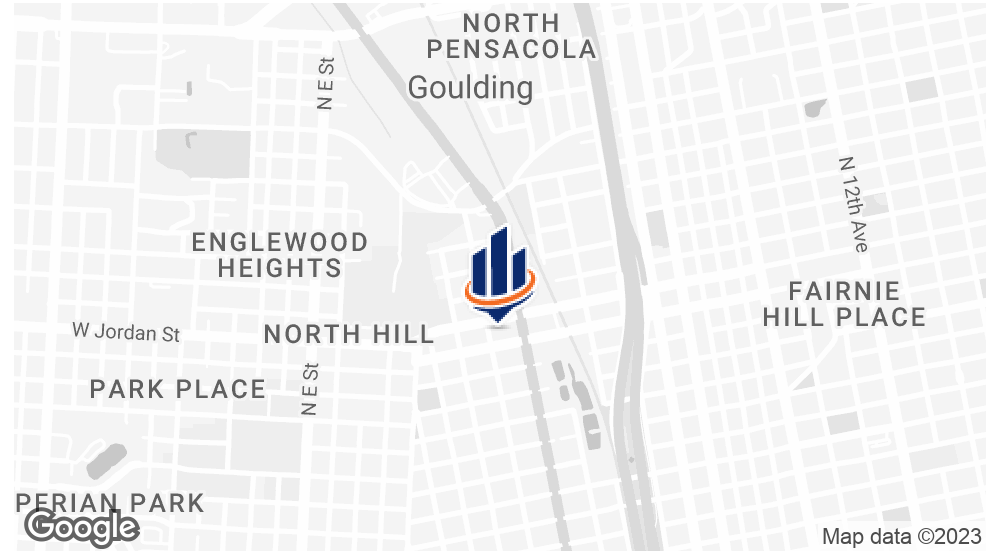
ANNA GRIFFIN

O: 850.434.7500 x112

anna.griffin@svn.com

FL #SL3582498

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11/SF + NNN
AVAILABLE SF:	5050
LOT SIZE:	1.706 Acres
RENOVATED:	2022
MARKET:	Downtown
APN:	000S009010001124
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

Midtown Professional Building is a multi-tenant building home to a diverse community of Professionals. The spaces are now available and offer a unique opportunity to serve this community in a new way. These suites are ideal for office, medical, studio, and more.

With easy access to I-10, this property is ideally located, allowing you to serve downtown and the greater Pensacola.

PROPERTY HIGHLIGHTS

- Downtown Pensacola - 1 Mile North of Cervantes
- PARKING INCLUDED
- Video Surveillance

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	-	LEASE TERM:	Negotiable
TOTAL SPACE:	-	LEASE RATE:	Negotiable

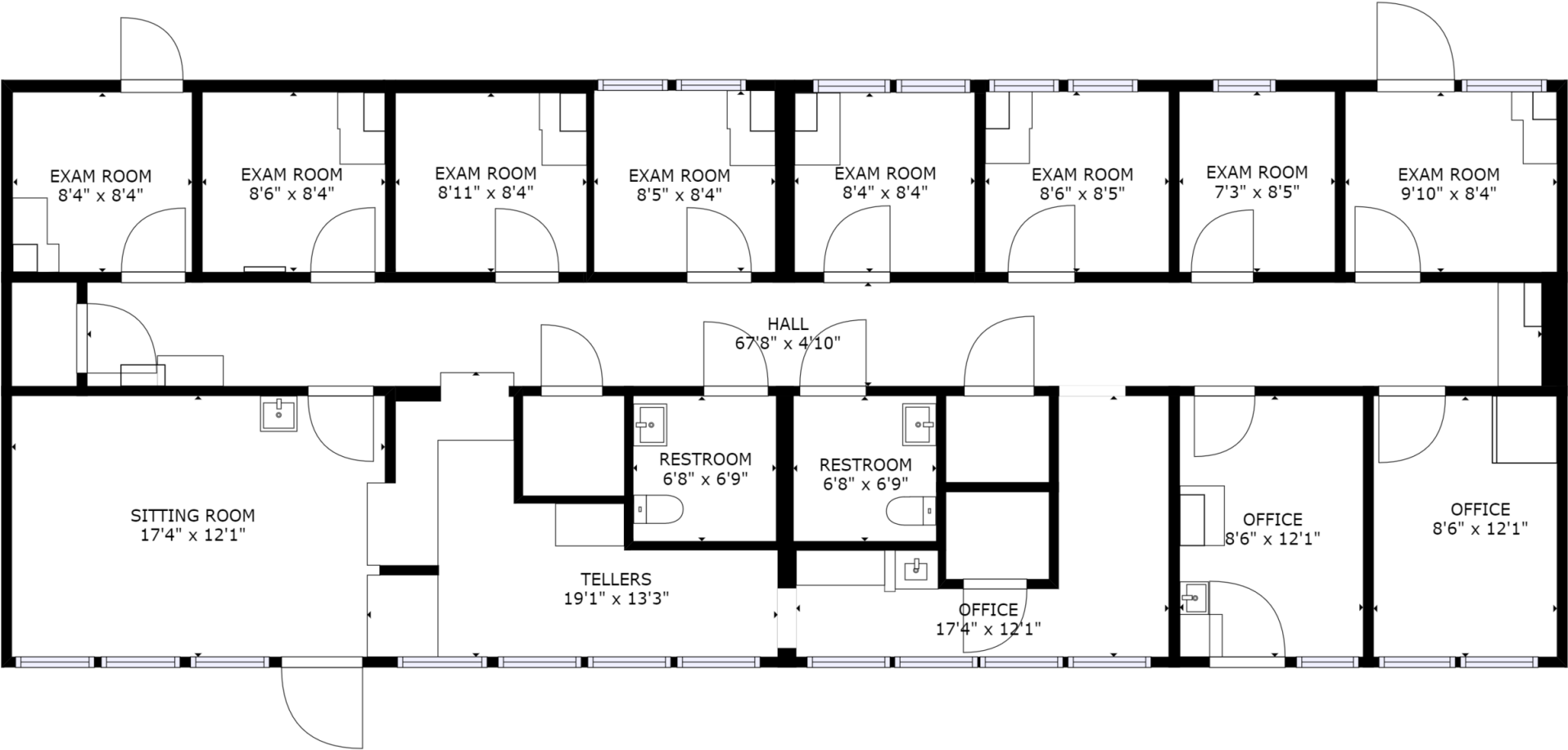
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	-	5,050 SF	NNN	\$11.00 SF/yr	5,050 SF First Floor Space Former Medical and Office Space Large Lobby Landlord to paint and update design elements as needed throughout

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FLOOR PLAN SUITE 130



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FLOOR PLAN SUITE 244



MICHAEL CARRO, CCIM
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TRADE MAP



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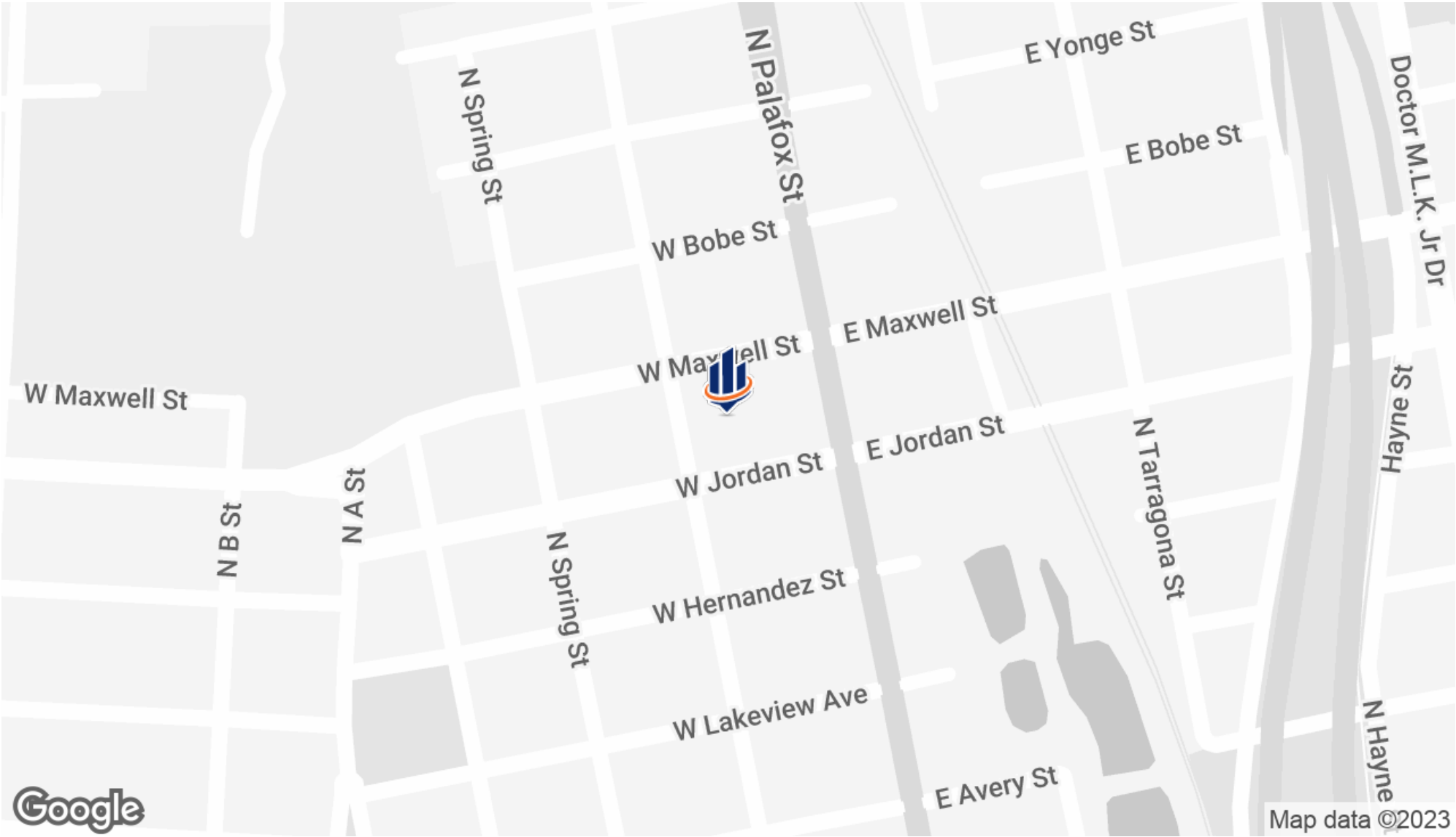
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LOCATION MAP



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PARKING MAP



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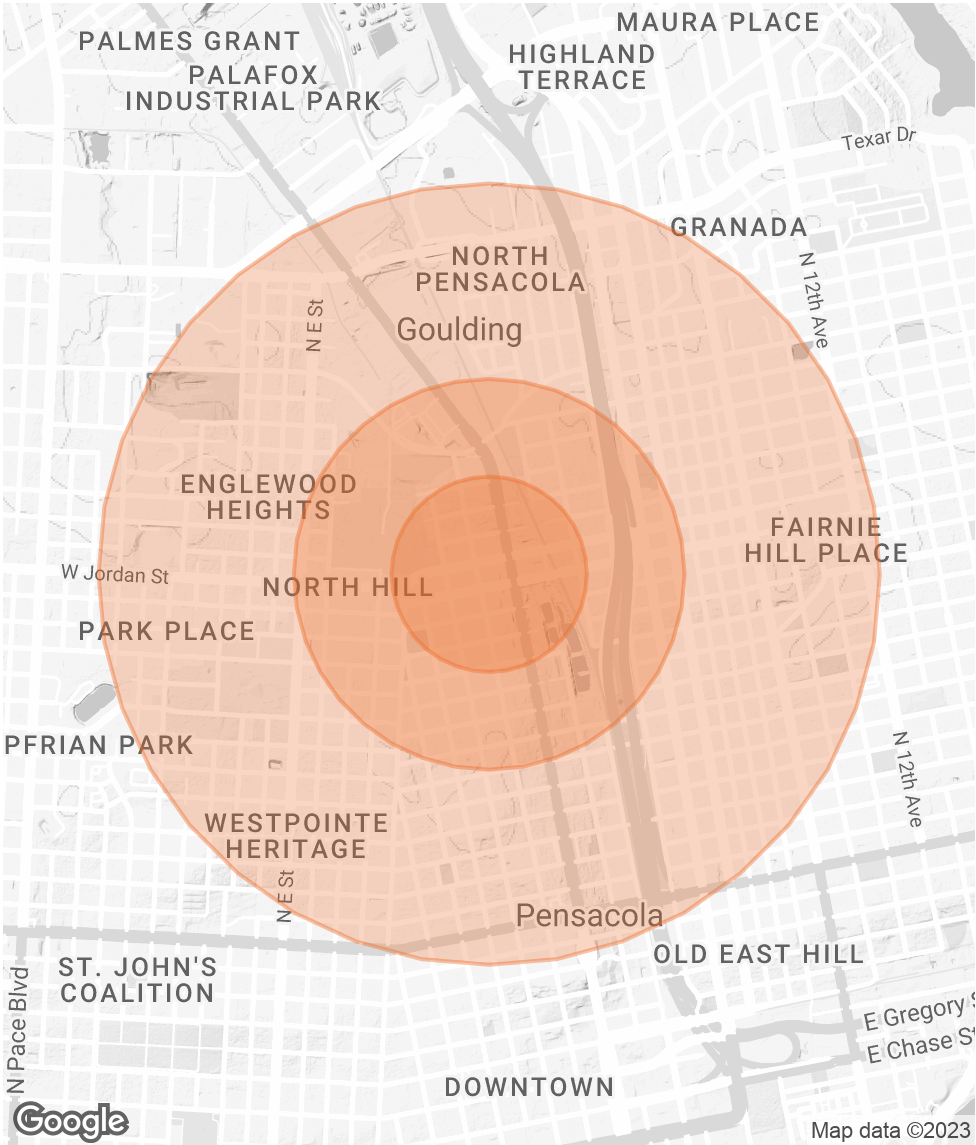
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	508	2,015	8,915
AVERAGE AGE	42.6	40.8	37.1
AVERAGE AGE (MALE)	38.0	37.3	34.1
AVERAGE AGE (FEMALE)	45.8	44.4	41.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	240	948	4,044
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$72,236	\$55,037	\$47,330
AVERAGE HOUSE VALUE	\$203,710	\$165,304	\$159,684

* Demographic data derived from 2020 ACS - US Census



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FL #SL3582498

ADVISOR BIO



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 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.

SVN | SouthLand Commercial
186 N. Palafox Street
Pensacola, FL 32502
850.434.7500

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ADVISOR BIO



ANNA GRIFFIN

Assistant Advisor

anna.griffin@svn.com
Direct: 850.434.7500 x112 | Cell: 850.586.0833

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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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