

MIDTOWN
PROFESSIONAL
BUILDING



LEASE

Midtown Professional Building

14 W JORDAN STREET, SUITE 3

Pensacola, FL 32503

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

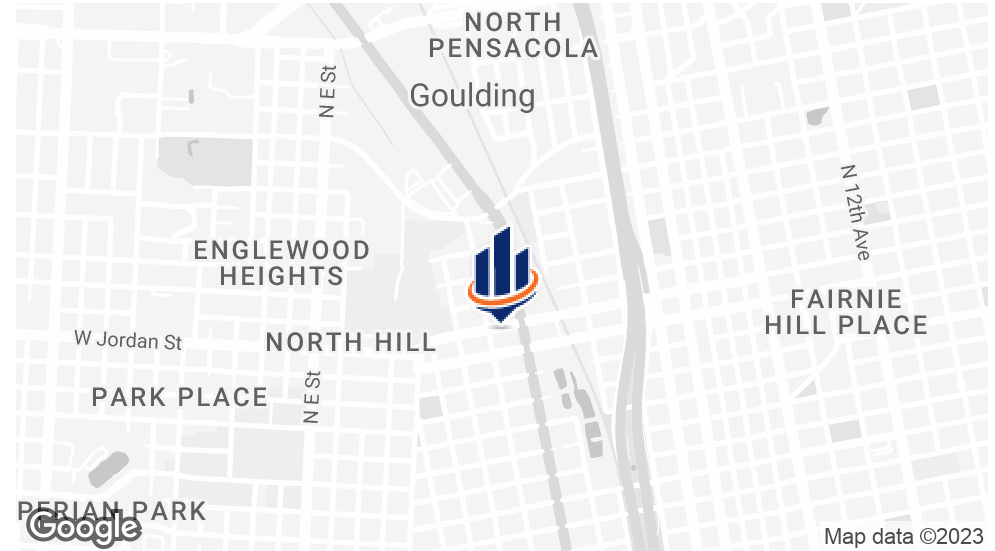
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10/SF + NNN
AVAILABLE SF:	8,152
LOT SIZE:	1.706 Acres
RENOVATED:	2022
MARKET:	Downtown
APN:	000S009010001124
VIRTUAL TOUR:	View Here

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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

LEASE SPACES

LEASE INFORMATION

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

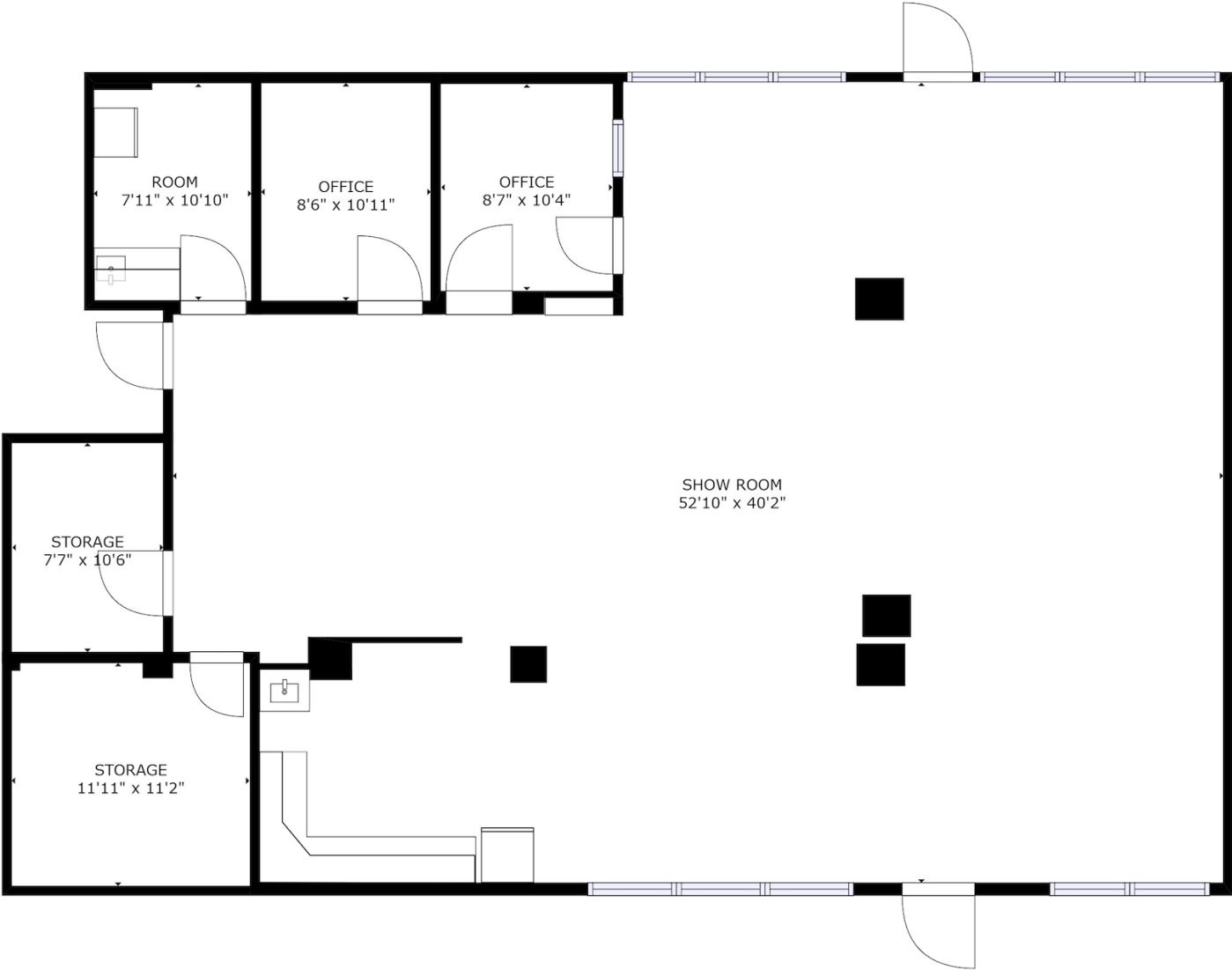
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	-	8,045 SF	NNN	\$10.00 SF/yr	8,045 SF First Floor Space Former Medical and Office Space Large Lobby Area Landlord to paint and update design elements as needed throughout

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FLOOR PLAN SUITE 100



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FLOOR PLAN SUITE 130



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FLOOR PLAN SUITE 244



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TRADE MAP



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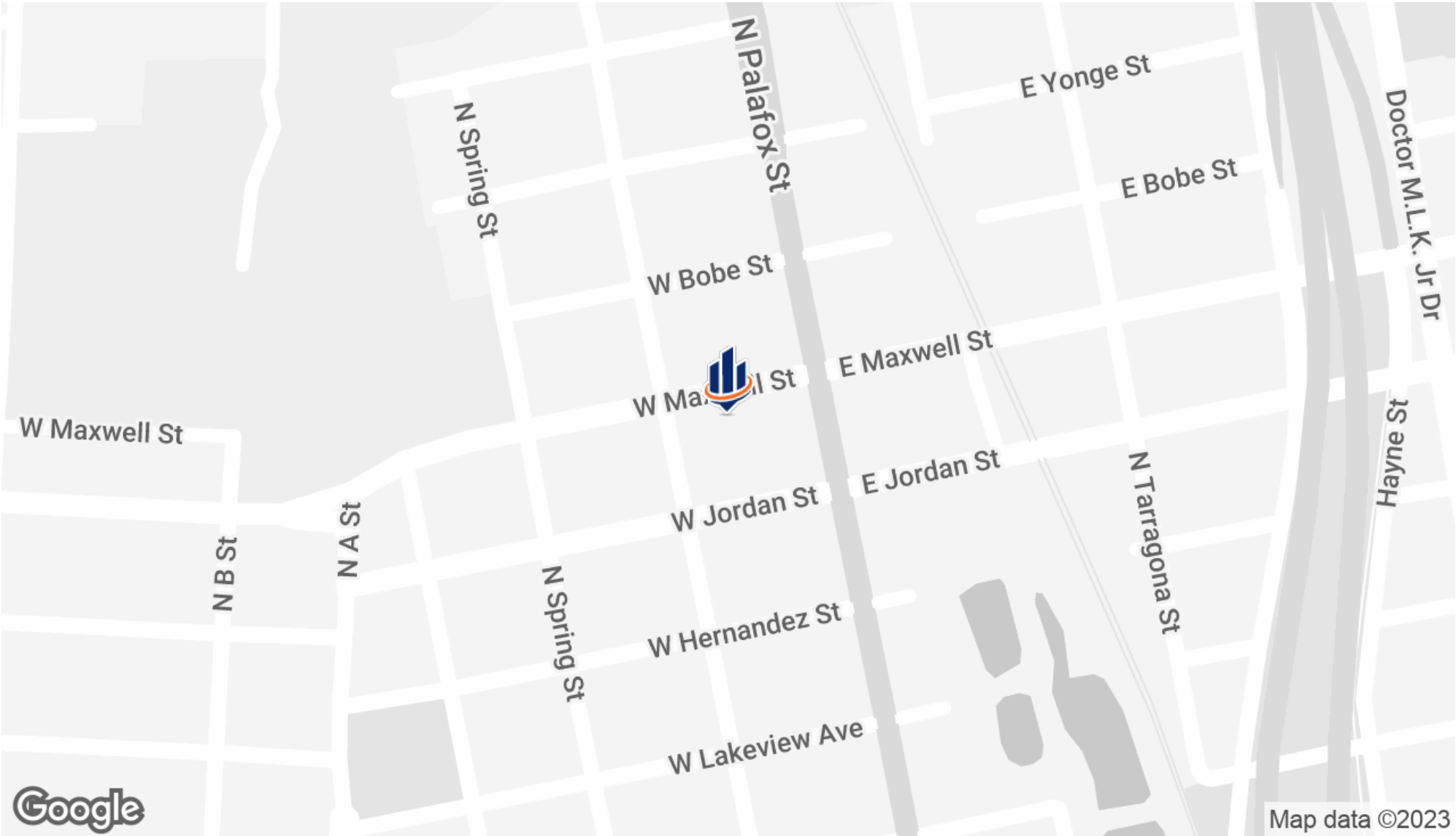
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LOCATION MAP



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PARKING MAP



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DEMOGRAPHICS MAP & REPORT

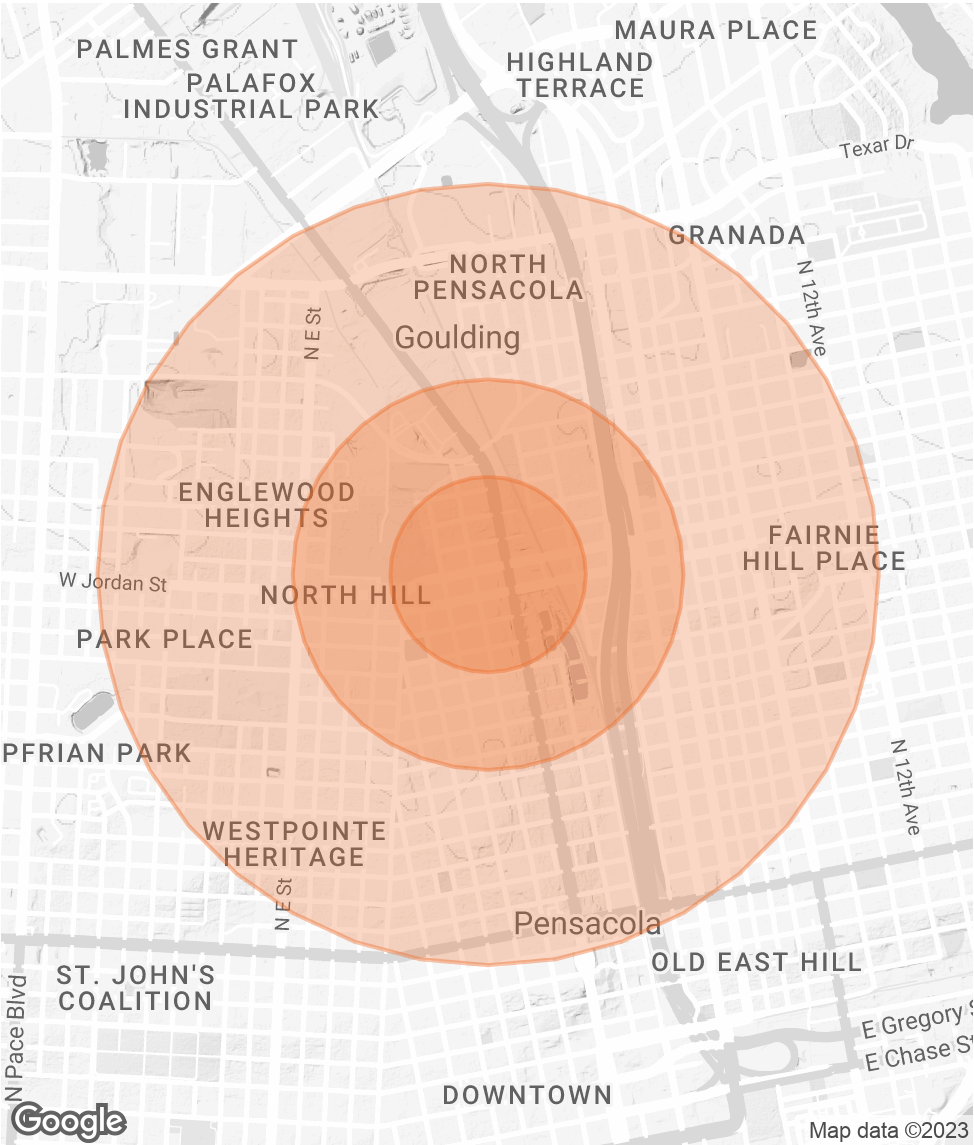
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	510	2,096	8,895
AVERAGE AGE	42.6	40.7	37.2
AVERAGE AGE (MALE)	38.0	37.3	34.2
AVERAGE AGE (FEMALE)	45.8	44.5	41.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	242	992	4,037
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$72,179	\$53,463	\$47,454
AVERAGE HOUSE VALUE	\$202,622	\$161,989	\$159,650

** Demographic data derived from 2020 ACS - US Census*



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ADVISOR BIO



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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ADVISOR BIO



ANNA GRIFFIN

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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