



4636 US 90

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PACE, FL 32571

Michael Carro, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	5,875 SF
Lot Size:	1.92 Acres
Year Built:	2005
Zoning:	HCD
APN:	11-1N-29-0000-01900-0000
Virtual Tour:	View Here

PROPERTY OVERVIEW

This 5,875 SF commercial use church is situated on 1.92 acres with 100' Frontage on US Hwy 90. Located in a heavily populated residential area. Large open sanctuary, with a stage. 3 classrooms, 2 Offices.

PROPERTY HIGHLIGHTS

- Large open Lobby
- Fenced in play area
- Ample Parking
- 2 Bathrooms

Lobby And Sanctuary



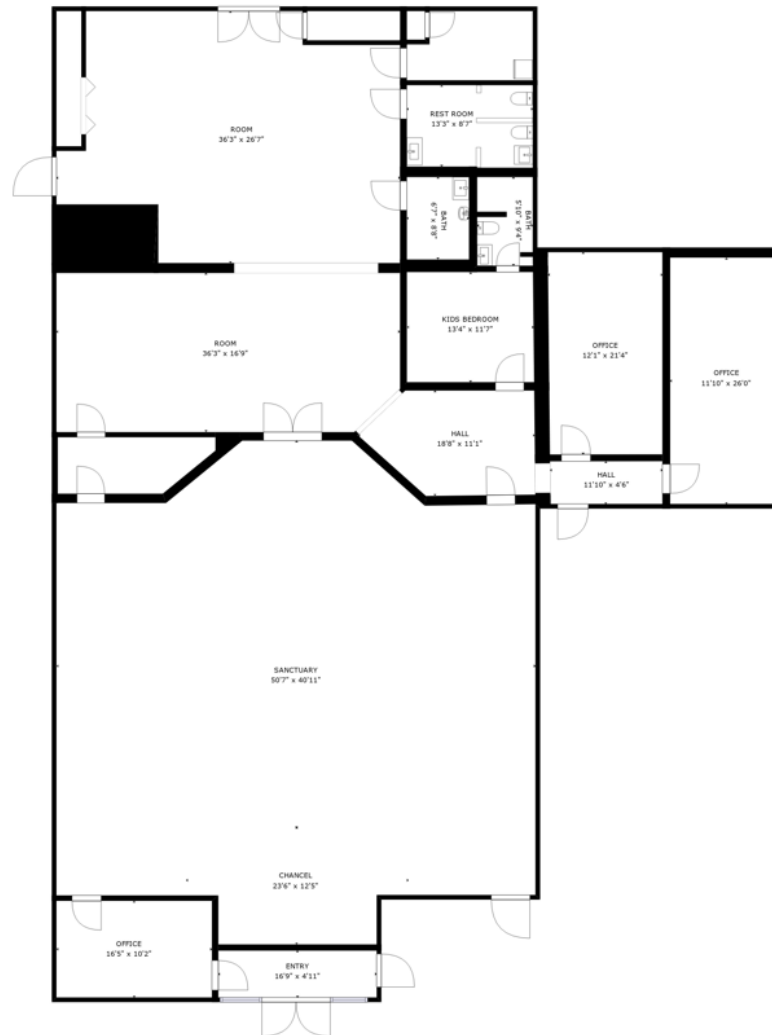
Classrooms



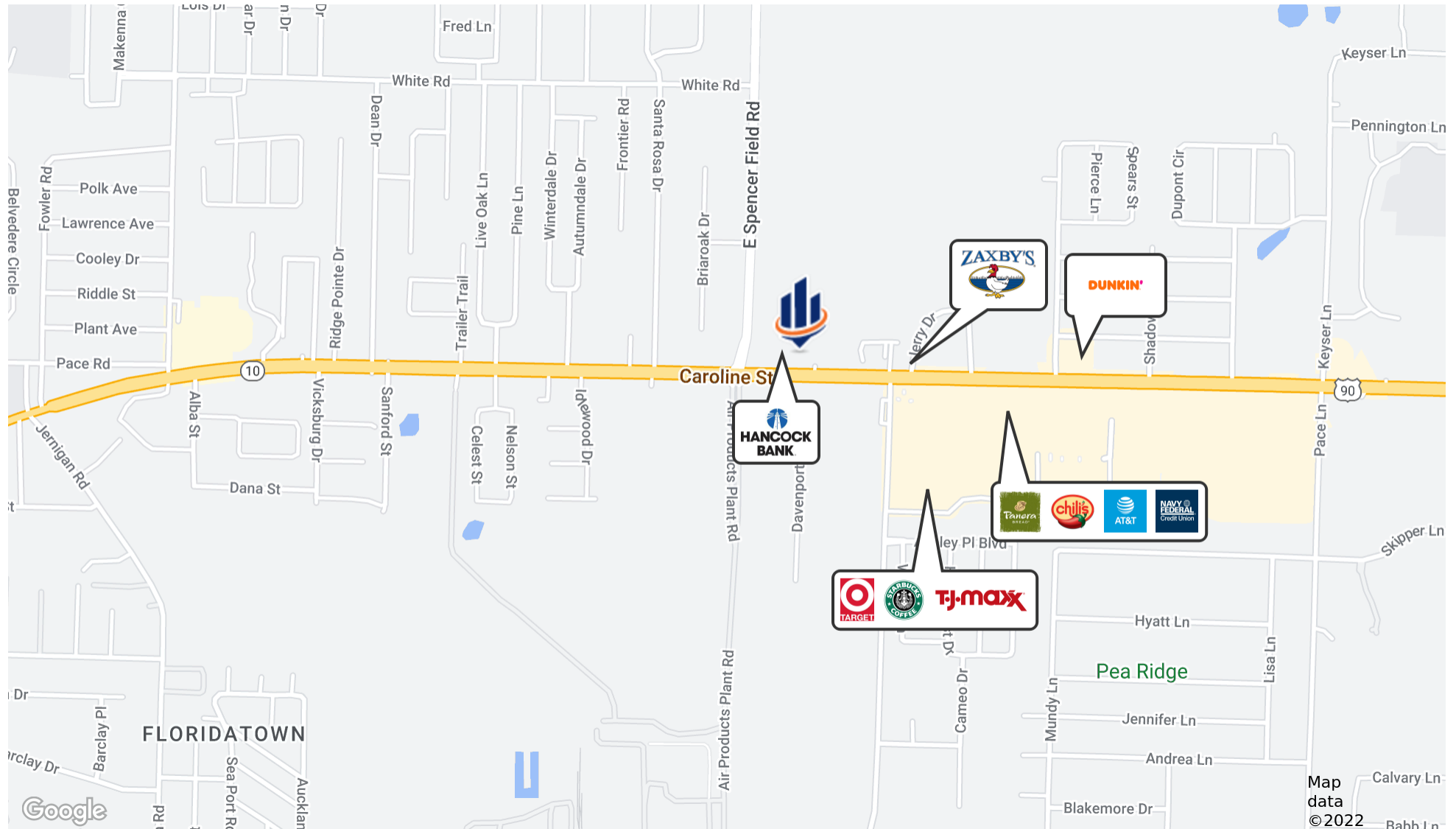
Interior And Exterior



Site Plan



Location Map



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Demographics Map & Report

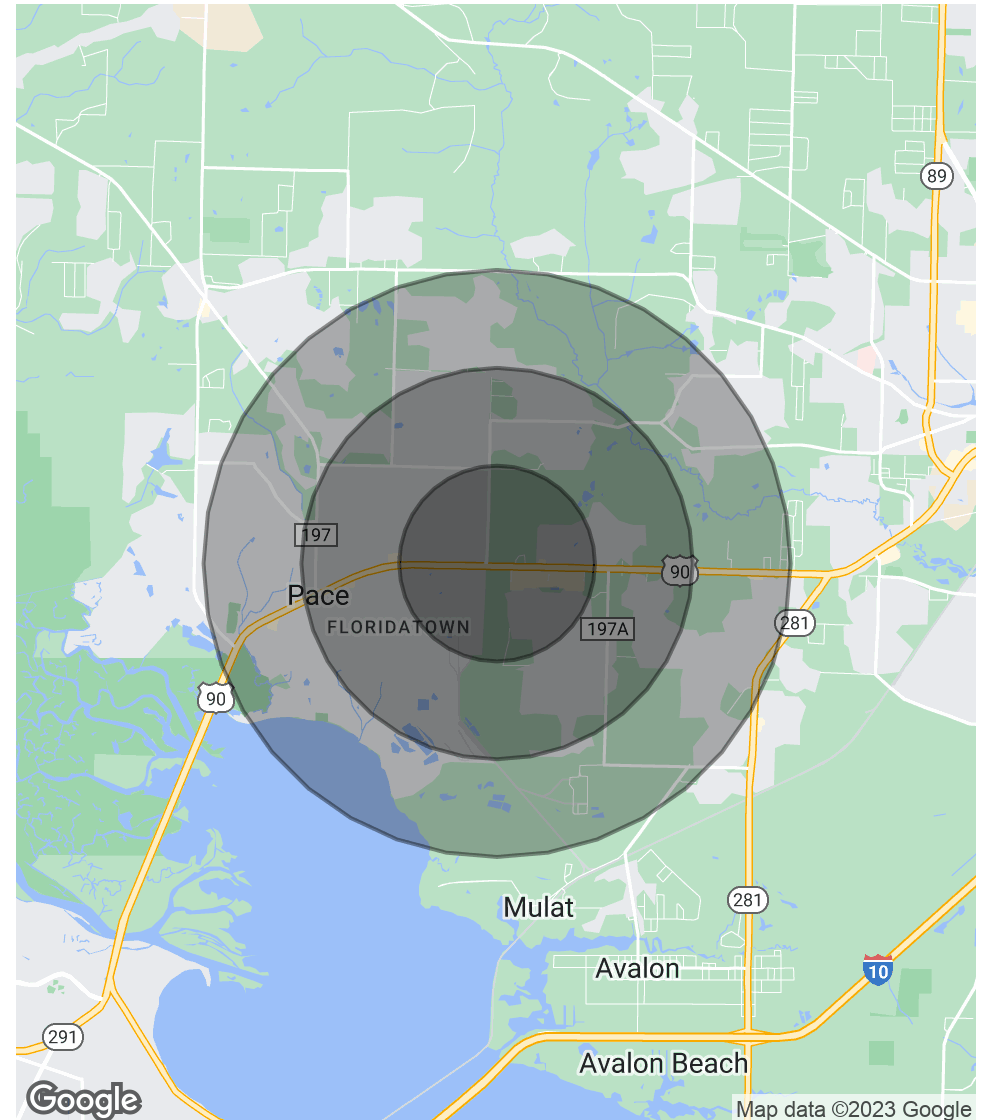
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,384	14,591	26,171
Average Age	36.1	35.8	38.0
Average Age (Male)	34.6	34.8	38.0
Average Age (Female)	37.8	37.2	39.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,648	5,678	10,452
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$70,678	\$65,923	\$67,945
Average House Value	\$158,052	\$157,807	\$162,969

* Demographic data derived from 2020 ACS - US Census



Michael Carro, CCIM



MICHAEL CARRO, CCIM

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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"