



SALE

7500 Pine Forest Rd

7500 PINE FOREST RD

Pensacola, FL 32526

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$831,600
WAREHOUSE SF:	11,800 SF
LOT SIZE:	4.65 Acres
PRICE PER SF	\$70.00/SF
ZONING:	HC/LI
MARKET:	NW Pensacola
APN:	131S311100003053

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PROPERTY OVERVIEW

The 4.65-acre site boasts an impressive 466 feet of frontage on Pine Forest Road. Currently, the property features a single 11,880 square foot warehouse, and the entire area has been cleared and prepared for further development. With water and sewer connections readily available, the site offers the flexibility to expand by adding multiple additional warehouses or undergo a complete redevelopment. Situated between Longleaf to the south and I-10 to the north, the property enjoys a prime location directly across from Five Flags Speedway. Property has a month-to-month lease agreement. This presents a unique opportunity for prospective tenants or buyers to capitalize on the property's exceptional location and potential for growth. *Please do not disturb current tenant.*

PROPERTY HIGHLIGHTS

- 466' Frontage on Pine Forest Rd
- 4.655 Acres
- Completely cleared property
- 1 Mile South of I-10

WAREHOUSE- 11,880 SF



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SITE PHOTOS



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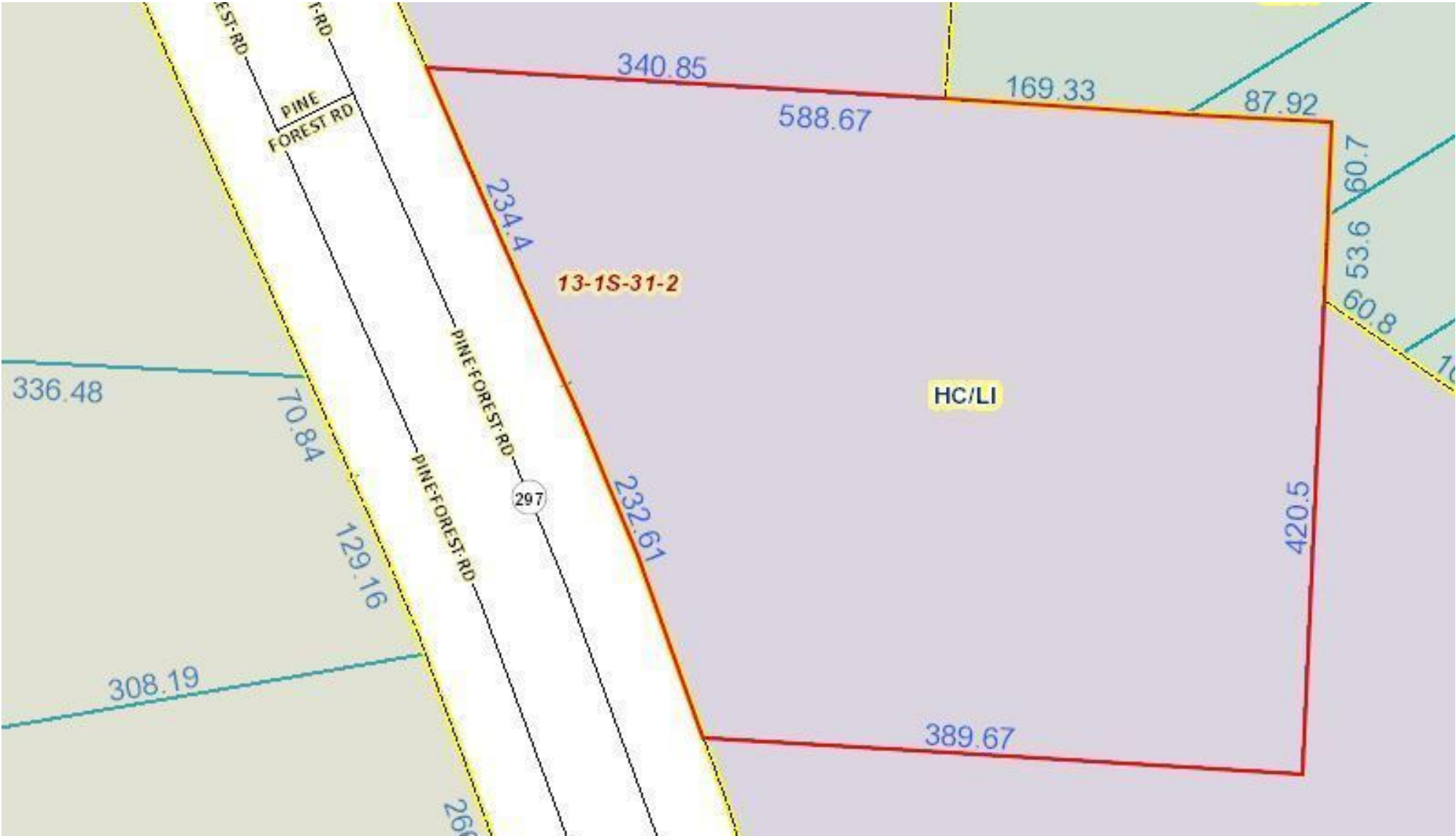
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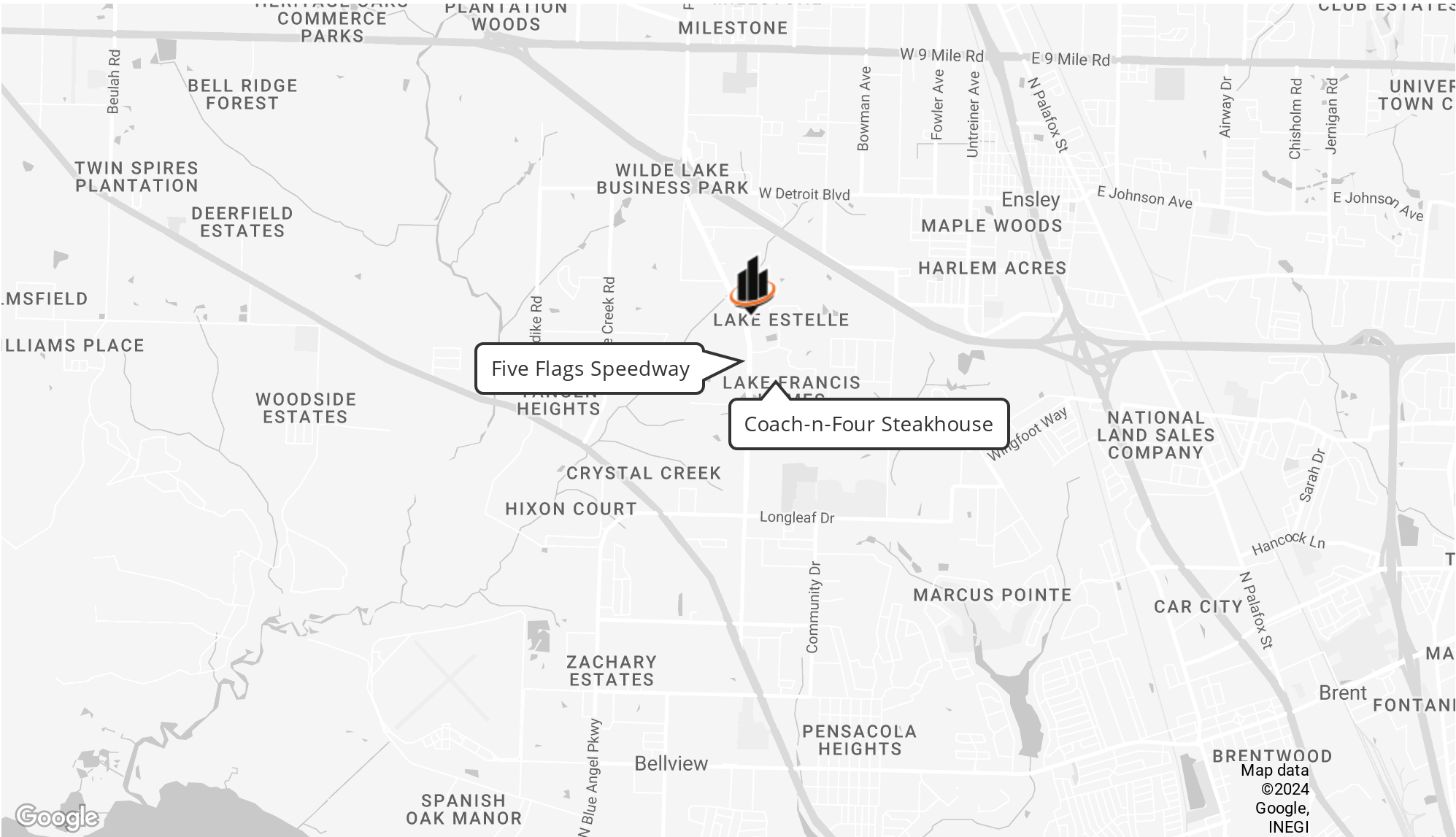
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SITE PHOTO



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

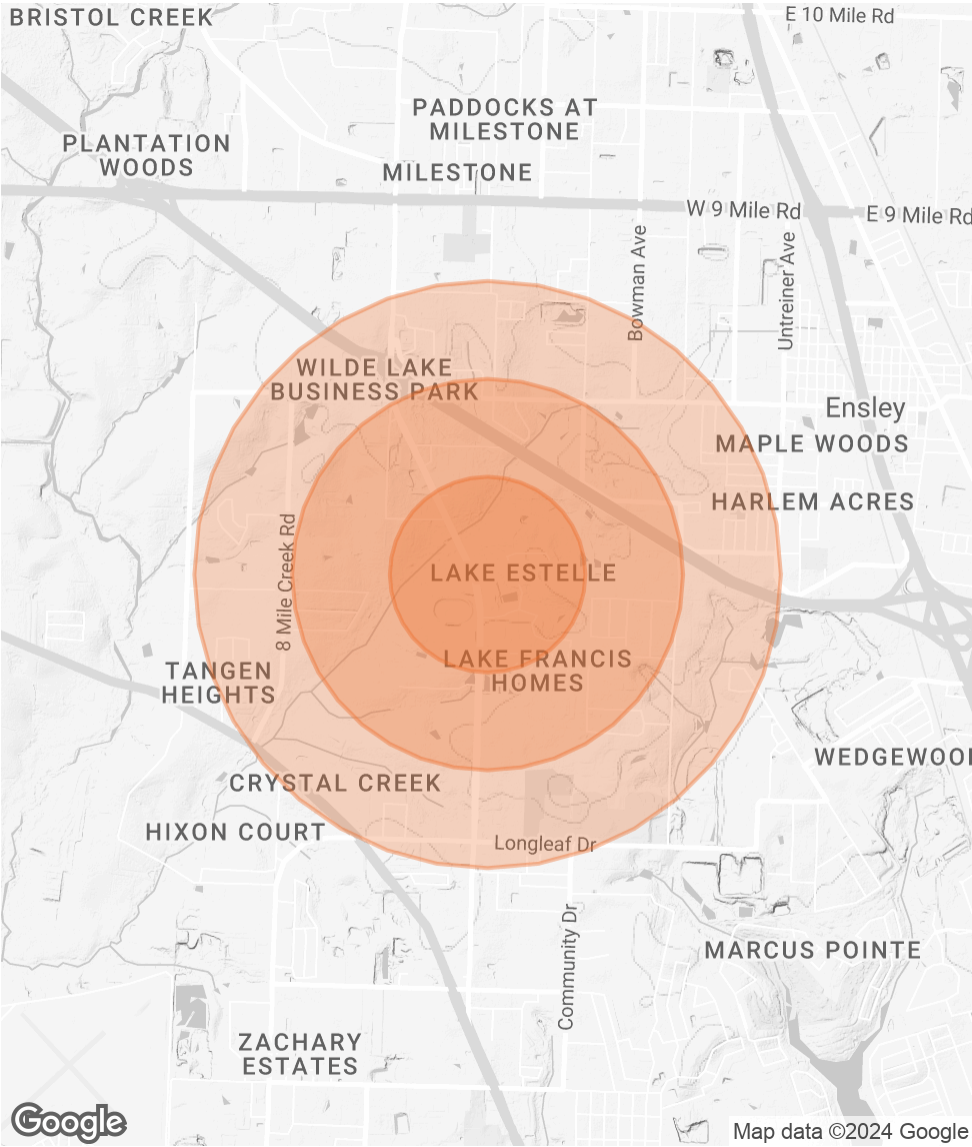
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	860	3,496	7,972
AVERAGE AGE	49.1	46.9	44.2
AVERAGE AGE (MALE)	42.0	41.9	41.4
AVERAGE AGE (FEMALE)	52.0	49.9	46.9

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	367	1,452	3,411
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$57,935	\$58,012	\$59,927
AVERAGE HOUSE VALUE	\$171,764	\$150,937	\$136,422

* Demographic data derived from 2020 ACS - US Census



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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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