

FOR LEASE

35 W MAXWELL ST SUITE 226

MIDTOWN PROFESSIONAL
BUILDING SUITE 226

Pensacola, FL 32501

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

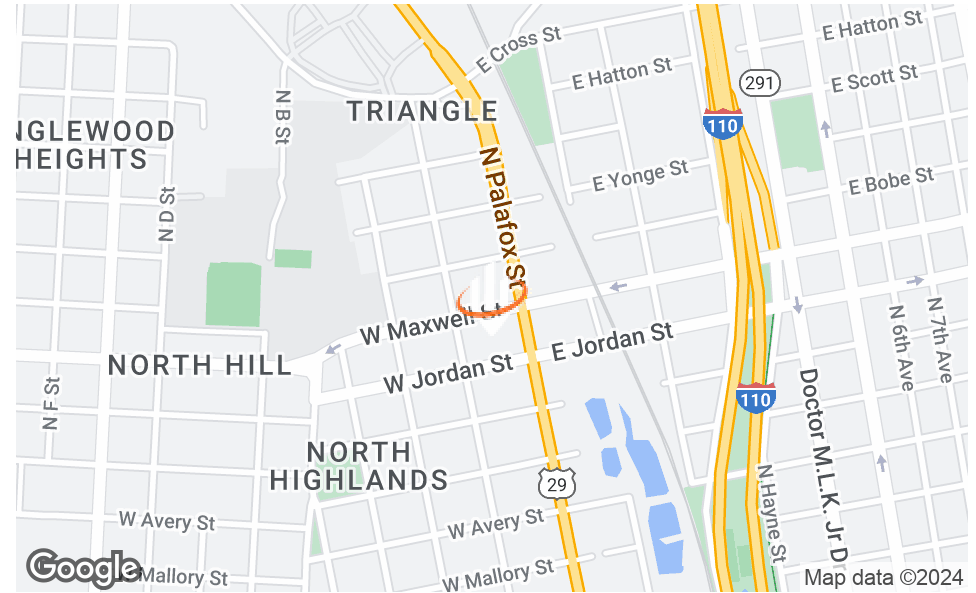
ANNA GRIFFIN

O: 850.434.7500 x112

anna.griffin@svn.com

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OFFERING SUMMARY

AVAILABLE SF:	1,500
LEASE RATE:	\$1,500/Month + NNN [\$744/Mo]
MARKET:	Downtown

PROPERTY OVERVIEW

With easy access to I-10 this property is ideally located, allowing you to serve Downtown and greater Pensacola. The space is suitable for a variety of business needs. Property is professionally managed by Blue CPM.

PROPERTY HIGHLIGHTS

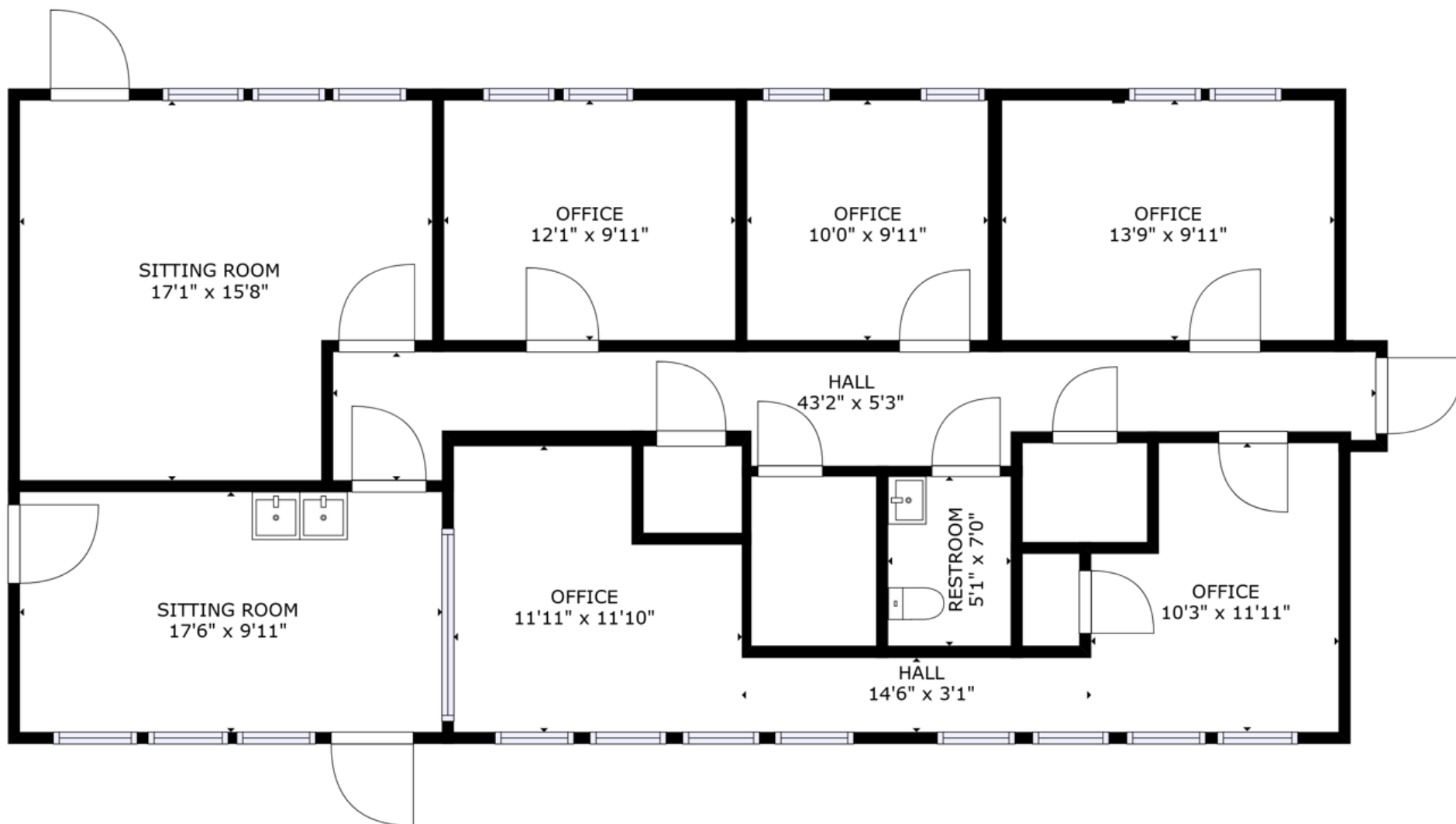
- Great location in Downtown Pensacola, with easy access to I-10
- Ample Parking
- Reception Space
- Open Meeting Room

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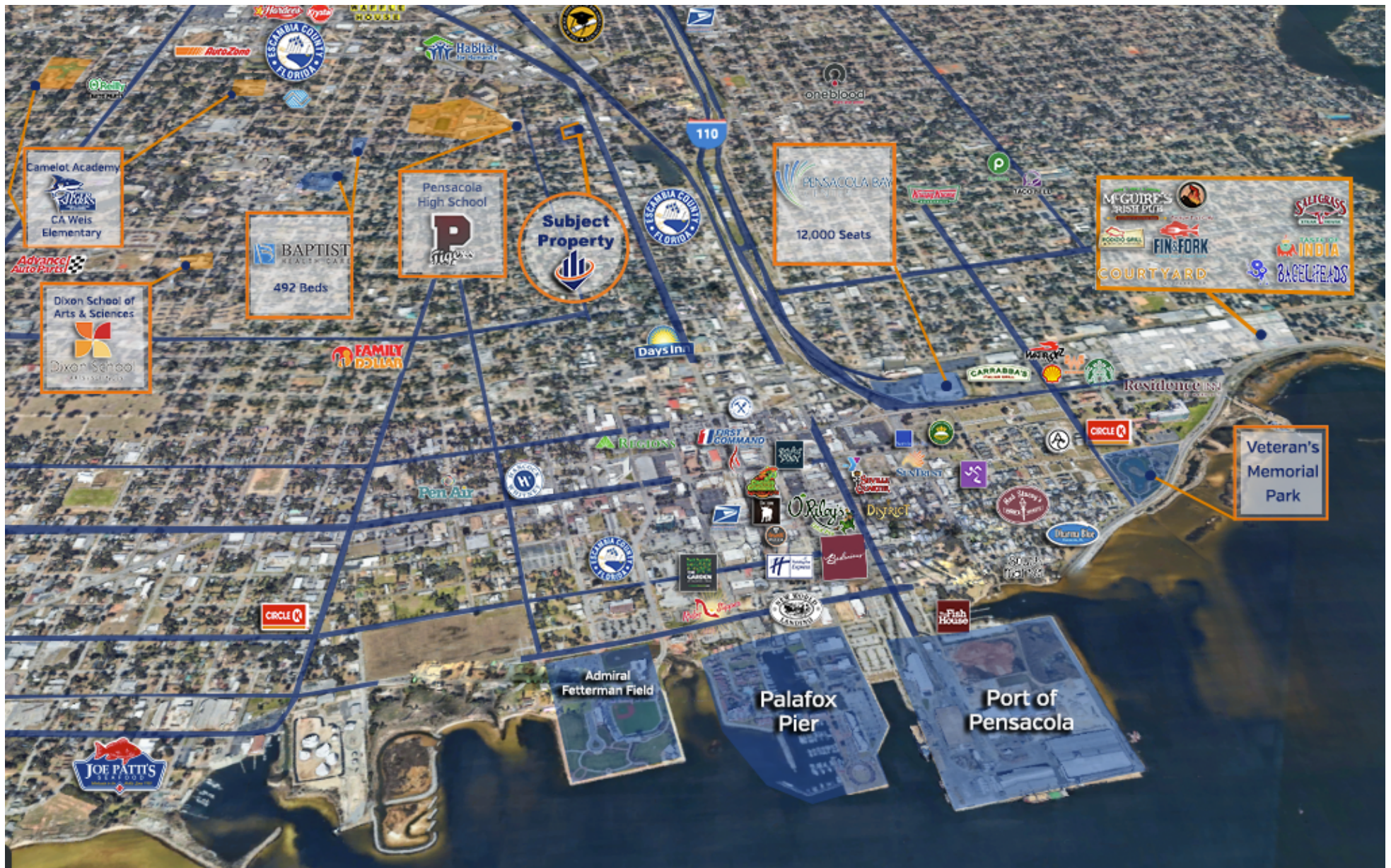
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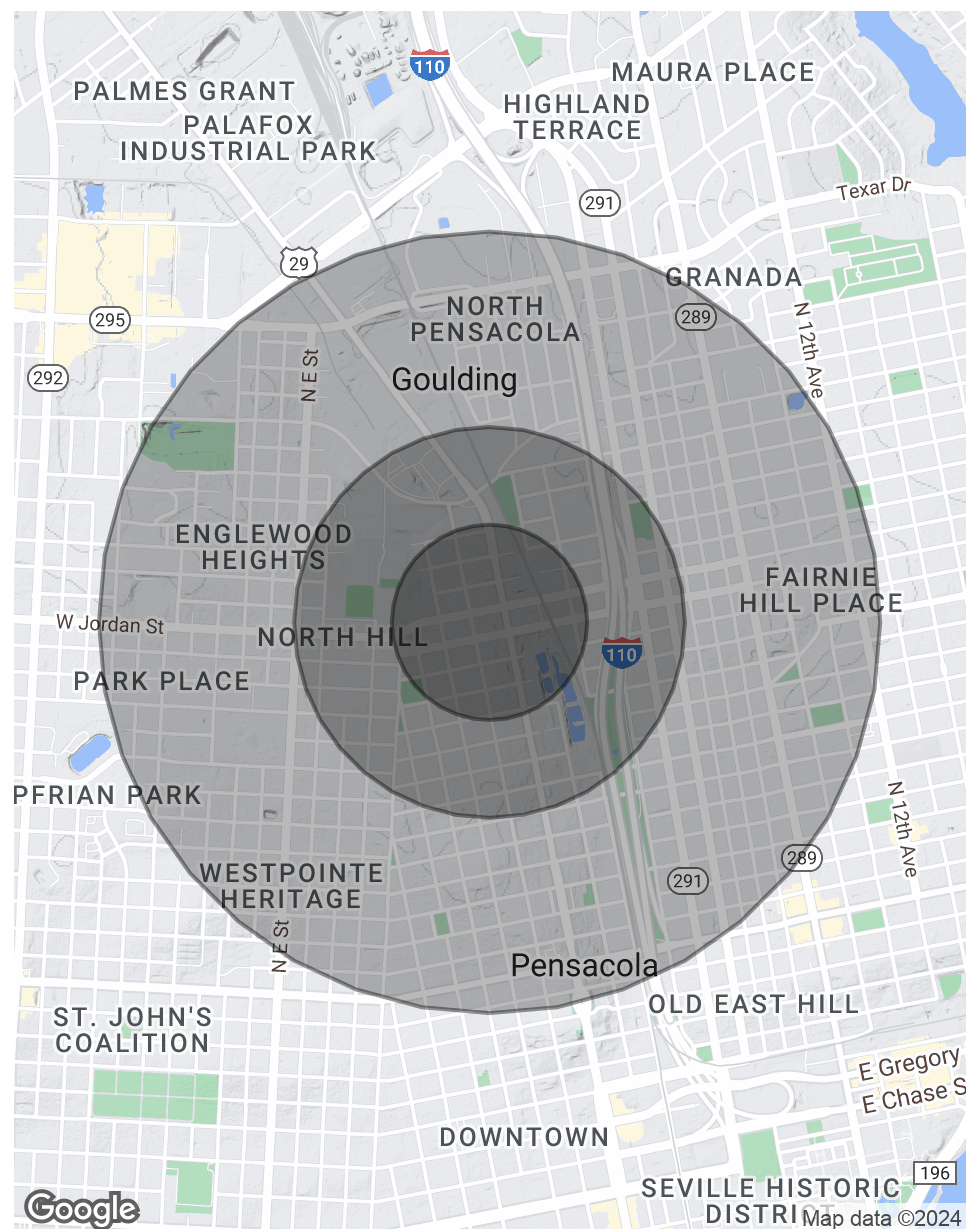
POPULATION **0.25 MILES** **0.5 MILES** **1 MILE**

TOTAL POPULATION	504	2,049	8,659
AVERAGE AGE	41.9	40.6	37.5
AVERAGE AGE (MALE)	37.4	37.1	34.4
AVERAGE AGE (FEMALE)	45.1	44.4	42.2

HOUSEHOLDS & INCOME **0.25 MILES** **0.5 MILES** **1 MILE**

TOTAL HOUSEHOLDS	240	966	3,940
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$69,077	\$53,646	\$47,799
AVERAGE HOUSE VALUE	\$197,566	\$161,786	\$159,678

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



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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

SVN | SouthLand Commercial

186 N. Palafox Street
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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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