

SALE

Warehouse For Sale

3130 W FAIRFIELD DR

Pensacola, FL 32505

PRESENTED BY:

MICHAEL CARRO, CCIM

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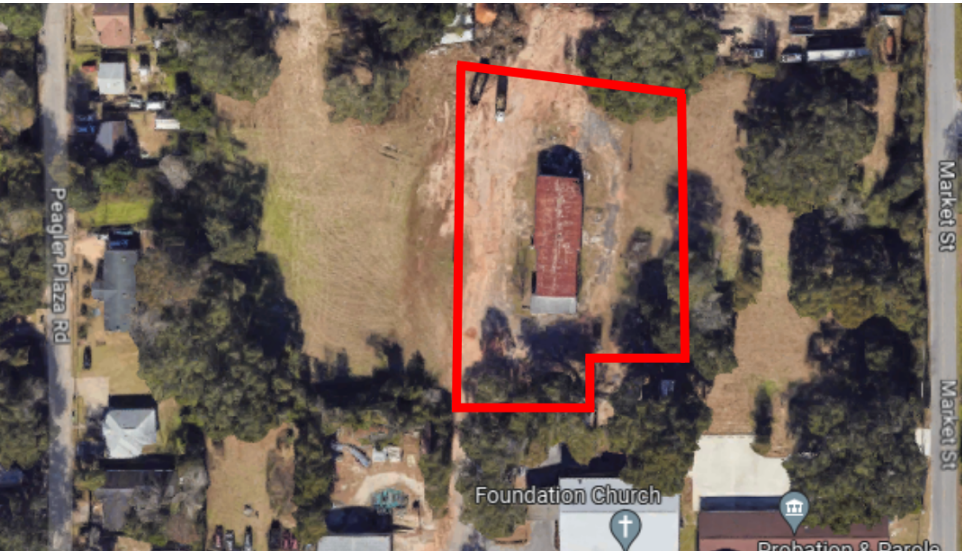
FL #SL3582498



ACCESS EASEMENTS



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$200,000
SALE WITH EXTRA LAND	\$550,000
BUILDING SIZE:	3,638 SF
LOT SIZE:	1.2 Acres - 4 Acres
PRICE / SF:	\$
YEAR BUILT:	1958
ZONING:	HC/LI

PROPERTY OVERVIEW

3638 +/- SF Warehouse available with 1.2 acres to 4 Acres of land. 2 access points of both Peagler Plaza Rd or Fairfield Drive.
AS IS CONDITION! Warehouse will need a New Roof, New Electrical, Updated Plumbing and Mechanical work. The low price reflects this need.

Seller will divided in to 3 Parcels:
Warehouse with 1.2 +/- acres available at \$200,000
Warehouse with 4 +/- acres available at \$550,000
2.8 +/- acres without the warehouse available at \$350,000

PROPERTY HIGHLIGHTS

- 1.2 - 4 +/- Acres
- High traffic road
- Two points of access
- 3,638 +/- SF Warehouse

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1.2 ACRES AND WAREHOUSE



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WAREHOUSE PHOTOS



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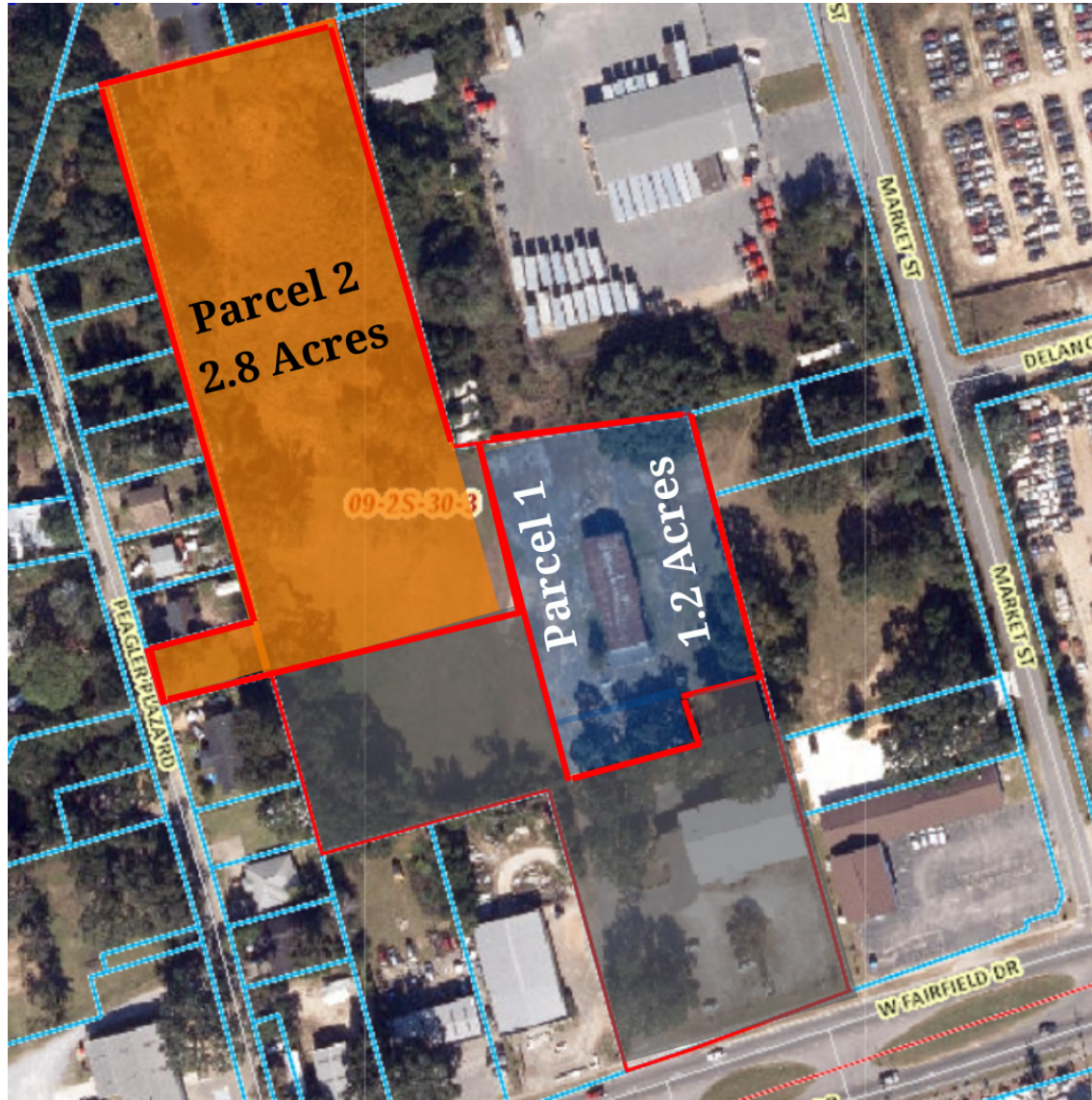
2.8 ACRES WITHOUT WAREHOUSE



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4 ACRES WITH WAREHOUSE



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

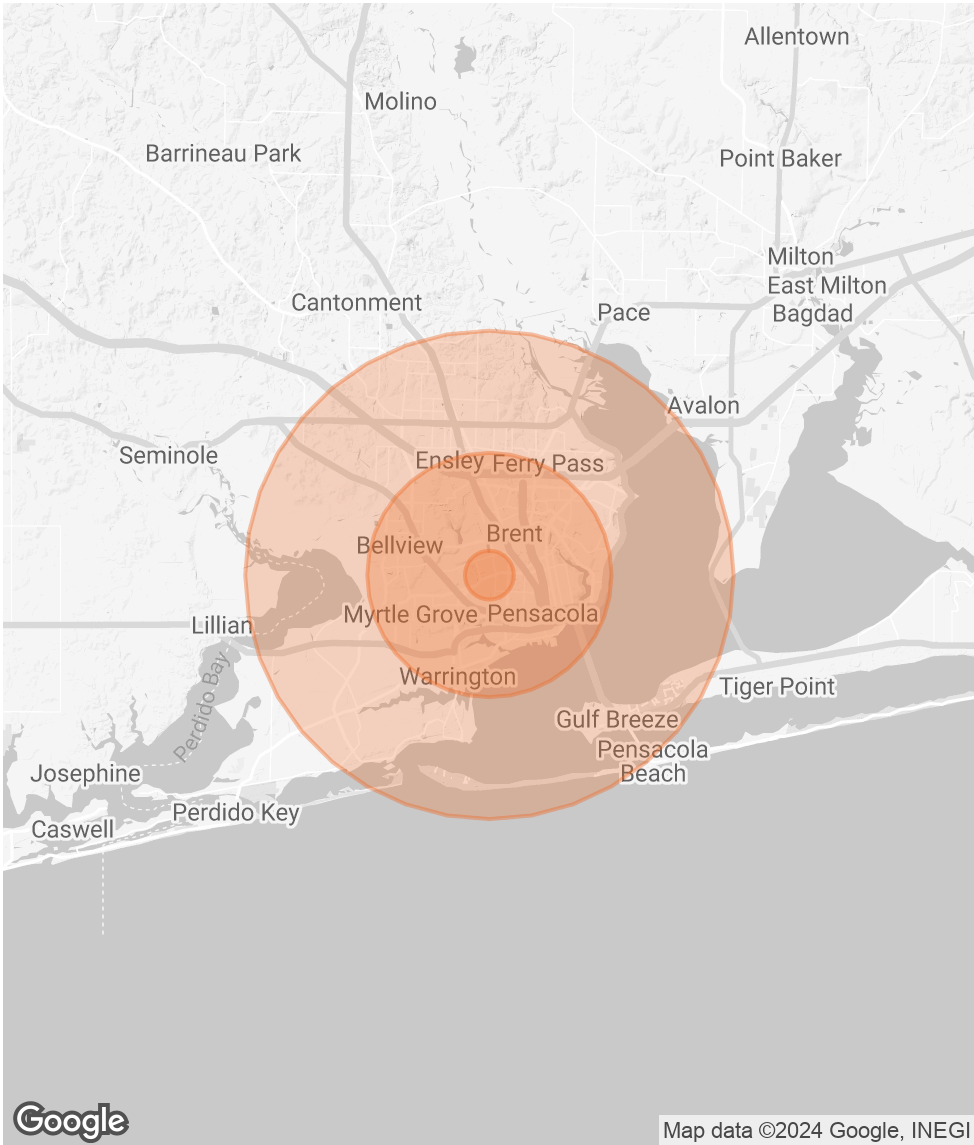
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	8,256	145,112	282,725
AVERAGE AGE	40.6	38.6	39.0
AVERAGE AGE (MALE)	37.2	36.1	37.1
AVERAGE AGE (FEMALE)	42.8	41.2	40.9

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	3,902	66,510	125,558
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$34,733	\$53,311	\$63,839
AVERAGE HOUSE VALUE	\$62,099	\$140,002	\$170,918

* Demographic data derived from 2020 ACS - US Census



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MICHAEL CARRO, CCIM



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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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ADVISOR BIO 2



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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