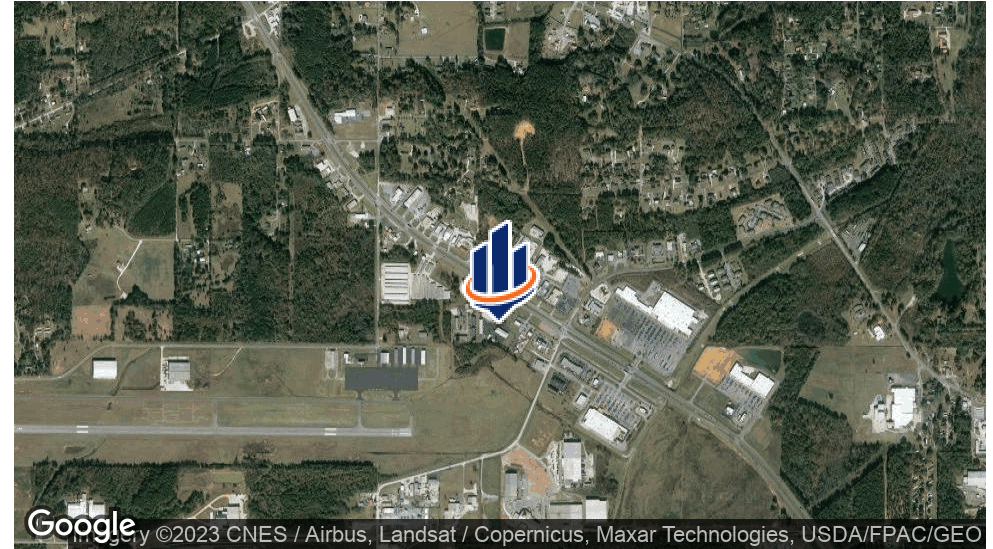
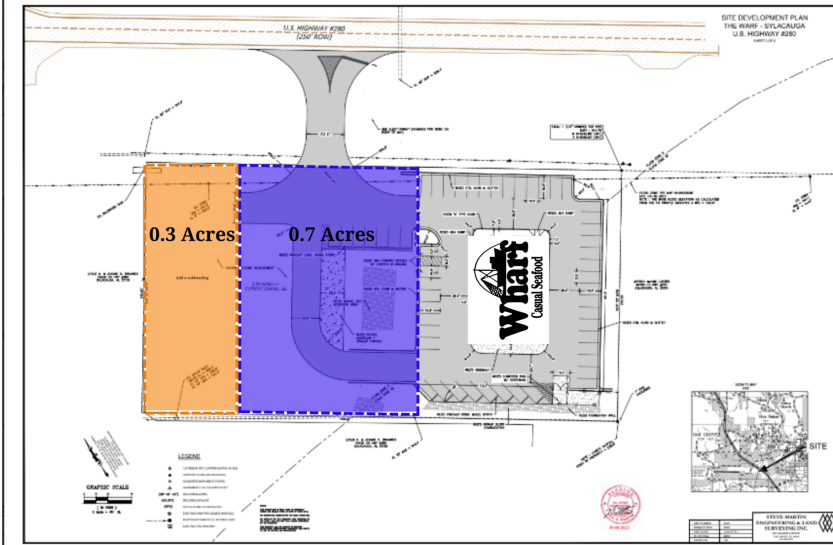




## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000 - 850,000
<b>LOT SIZE:</b>	0.3 - 1.0 Acres
<b>ZONING:</b>	COM 3
<b>MARKET:</b>	Sylacauga
<b>AADT:</b>	21,424/day

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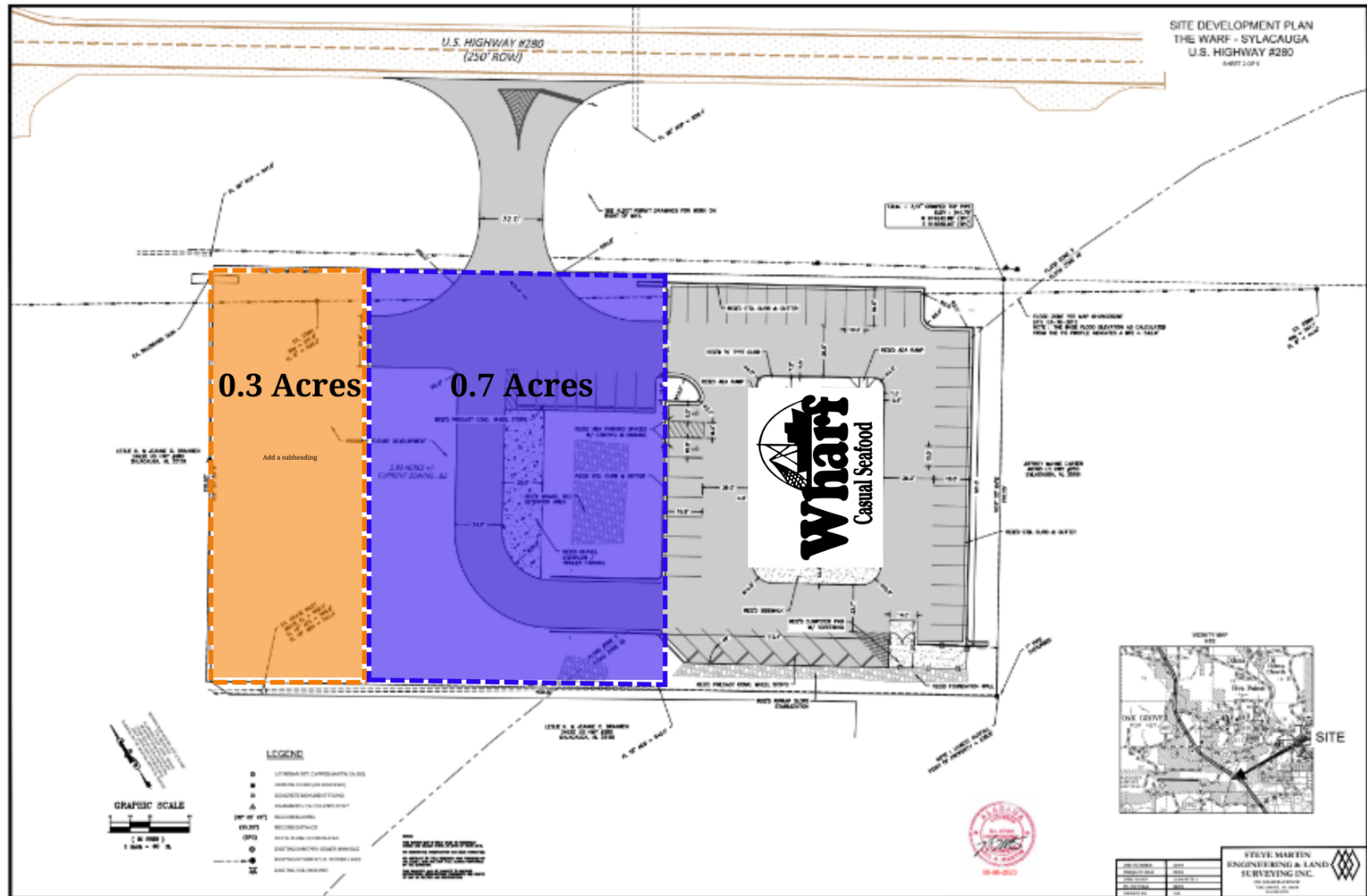
## PROPERTY OVERVIEW

Join Wharf Casual Seafood along heavily travelled Hwy 280 in Sylacauga. There are 3 options:  
\$450,000 for 0.3 +/- acres on the far West Side of the Property  
\$600,000 for 0.7 +/- acres in the middle of the Property  
\$850,000 for 1.0 +/- acres (Both Parcels Combined)  
The remaining property is Wharf Casual Seafood (Under Construction)

## PROPERTY HIGHLIGHTS

- Seller to ensure utilities to the site plan (location not identified)
- Permits in hand from DOT
- Permits in hand from ADEM
- Civil engineering almost completed and not expected to change
- Asphalt to be completed as identified in the site plan

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## LOCATION MAP



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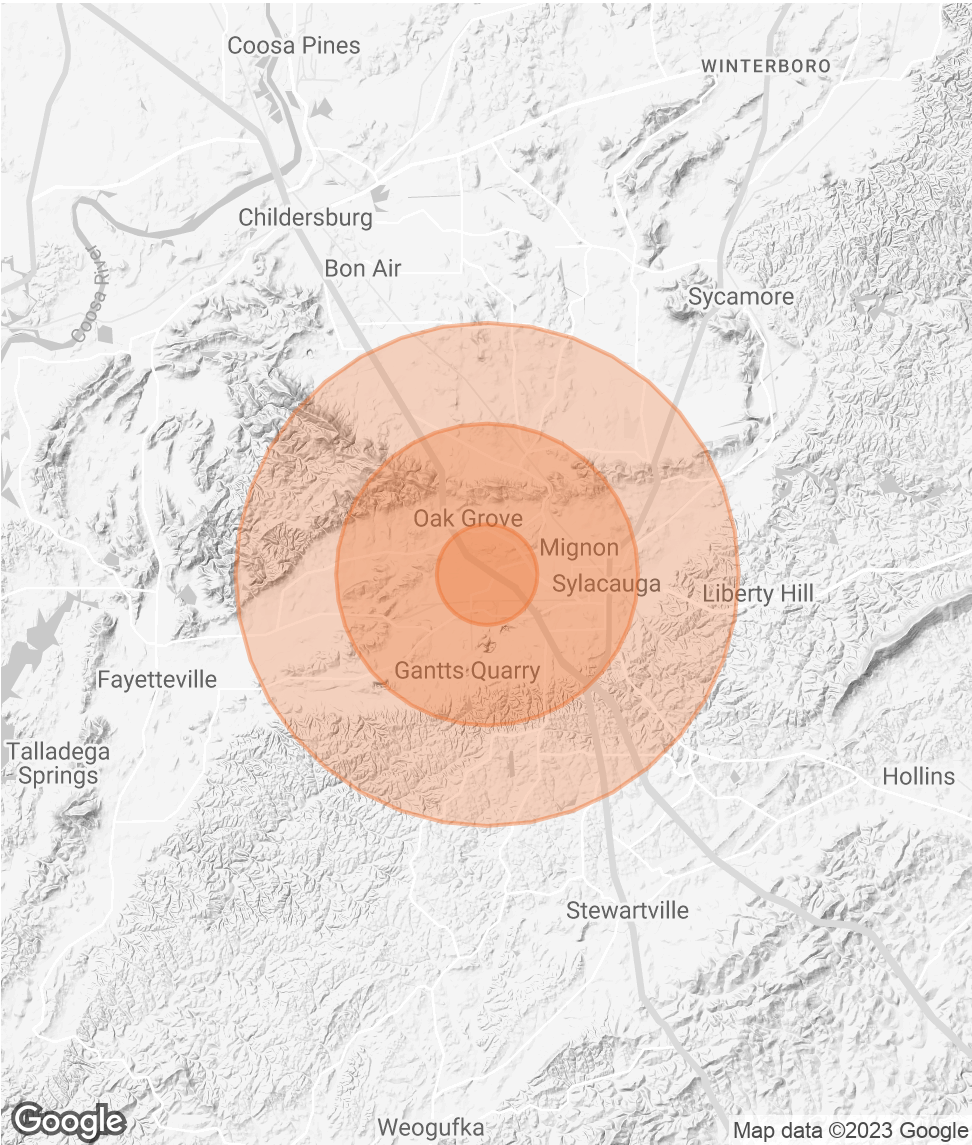
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,257	10,264	17,391
AVERAGE AGE	36.0	42.3	41.0
AVERAGE AGE (MALE)	33.7	39.8	39.3
AVERAGE AGE (FEMALE)	39.8	44.5	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	628	5,172	8,352
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$42,056	\$43,663	\$47,026
AVERAGE HOUSE VALUE	\$109,765	\$106,674	\$121,113

\* Demographic data derived from 2020 ACS - US Census



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## MICHAEL CARRO, CCIM



### MICHAEL CARRO, CCIM

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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