



3.53 Acres

SALE

3.53 Acre Development Site

1026 W. NINE MILE ROAD

Pensacola, FL 32534



PRESENTED BY:

MICHAEL CARRO, CCIM

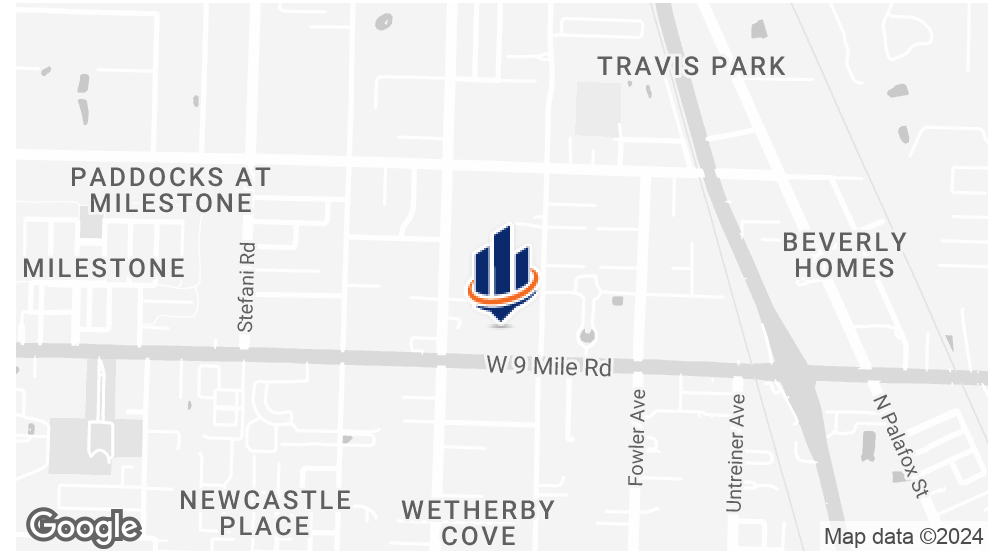
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FL #BK3179263

e Mile Rd

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,595,000
LOT SIZE:	3.53 Acres
PRICE / ACRE:	\$451,841
ZONING:	HC/LI
MARKET:	Pensacola
TRAFFIC COUNT:	28,500
APN:	091S302101090006

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PROPERTY OVERVIEW

Great development site available for purchase. This 3.53 acre site includes 220 feet of frontage along the north side of Nine Mile Road/Highway 90 between Bowman Avenue and Cove Avenue. This property has good visibility, high traffic counts, great demographics, and is located in the fastest growing area of Pensacola. Potential uses for the property include retail, shopping, schools, medical, offices, convenience stores, restaurants, apartments, single family homes, churches, and/or motels. The site is high and dry with no wetlands indicated on maps, and is located in Flood Zone X (areas of minimal flooding).

PROPERTY HIGHLIGHTS

- Great 3.53 Acre Site
- High Visibility
- Zoned HC/LI
- Close to Highway 29
- Between Lowe's, Home Depot, and New 240 Unit Apartment Development
- 28,500 Average Daily Traffic Count

PROPERTY PHOTOS



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RETAIL MAP



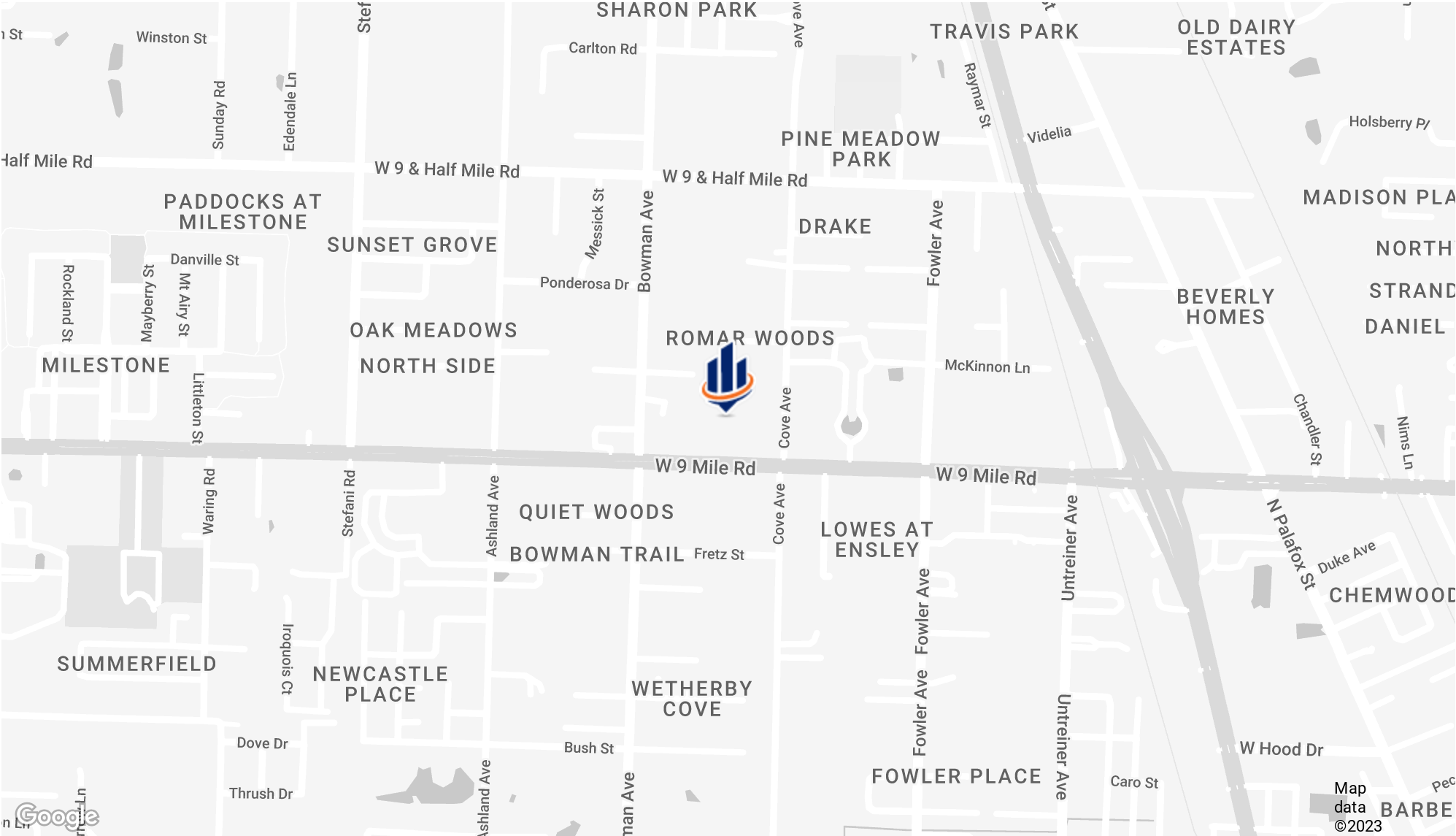
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LOCATION MAP



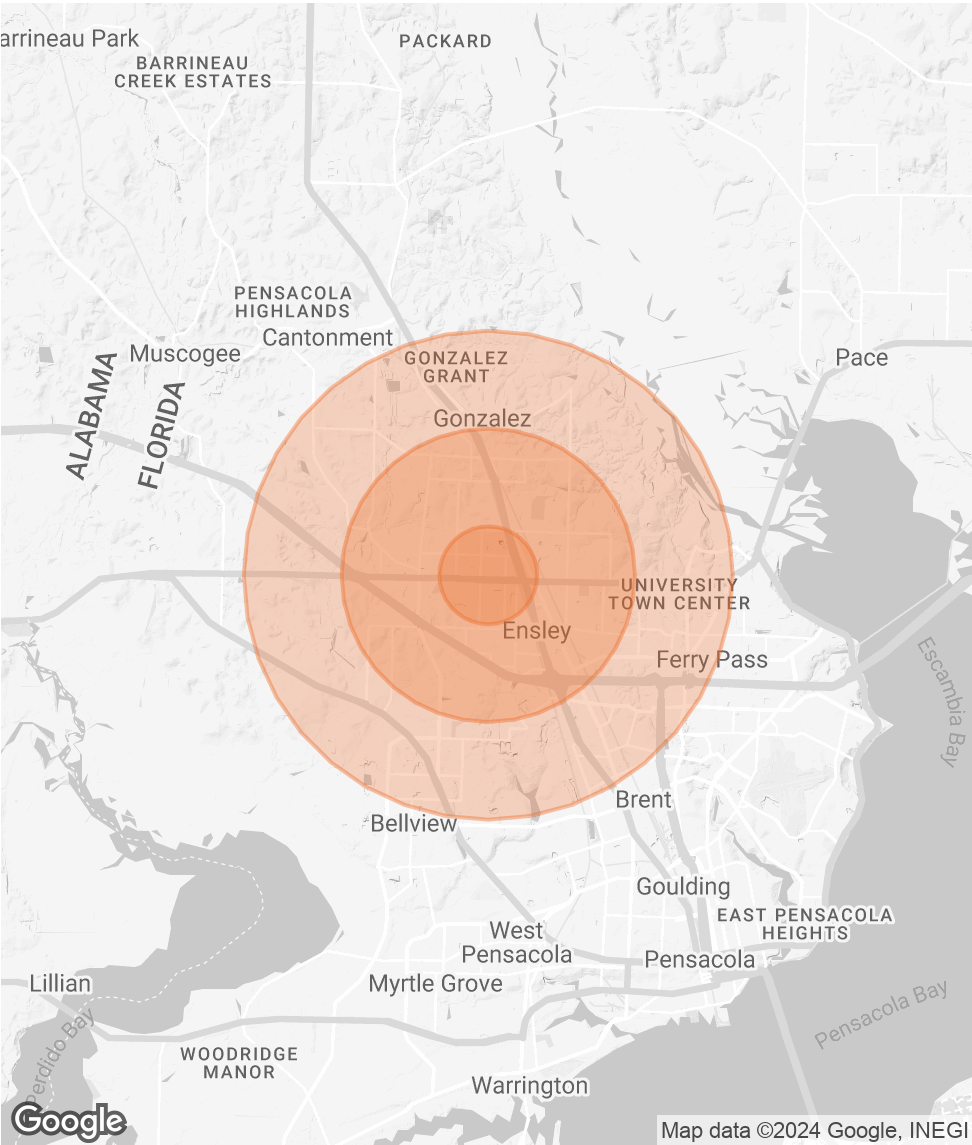
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,495	32,621	80,803
AVERAGE AGE	41.3	41.5	39.9
AVERAGE AGE (MALE)	38.8	40.5	39.1
AVERAGE AGE (FEMALE)	44.9	43.8	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,487	13,356	32,600
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$58,601	\$61,246	\$60,864
AVERAGE HOUSE VALUE	\$199,618	\$181,045	\$176,454

* Demographic data derived from 2020 ACS - US Census



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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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