

SALE / LEASE

Drive Thru Building on Nine Mile Rd Pensacola

500 EAST 9 MILE ROAD

Pensacola, FL 32514

PRESENTED BY:

MICHAEL CARRO, CCIM

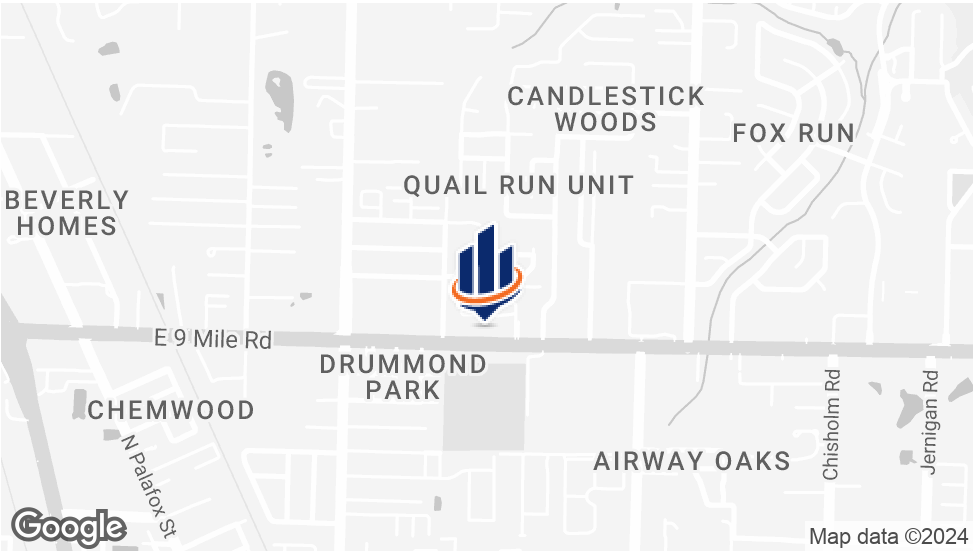
O: 850.434.7500

mcarro@svn.com

FL #BK3179263



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$825,000
LEASE RATE:	\$5,500.00/ MO + NNN
AVAILABLE SF:	3,500 SF
LOT SIZE:	0.517 Acres
PRICE / SF:	\$235.71
YEAR BUILT:	1997
ZONING:	HC/LI

MADKET: Pensacola

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PROPERTY OVERVIEW

This free-standing 3,500 sf DRIVE THRU building is strategically located on bustling Nine Mile Rd ready to be transformed into drive-thru coffee shop , fast-food restaurant, liquor store or anything else. Highly visible in a high-traffic area with median cut for exceptional accessibility and highly visible.

PROPERTY HIGHLIGHTS

- Drive Thru
- 39,500 Cars Passing Daily
- Good ingress/egress

SITE PHOTO



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RETAIL MAP



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PROPERTY PHOTOS



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FLOOR PLAN



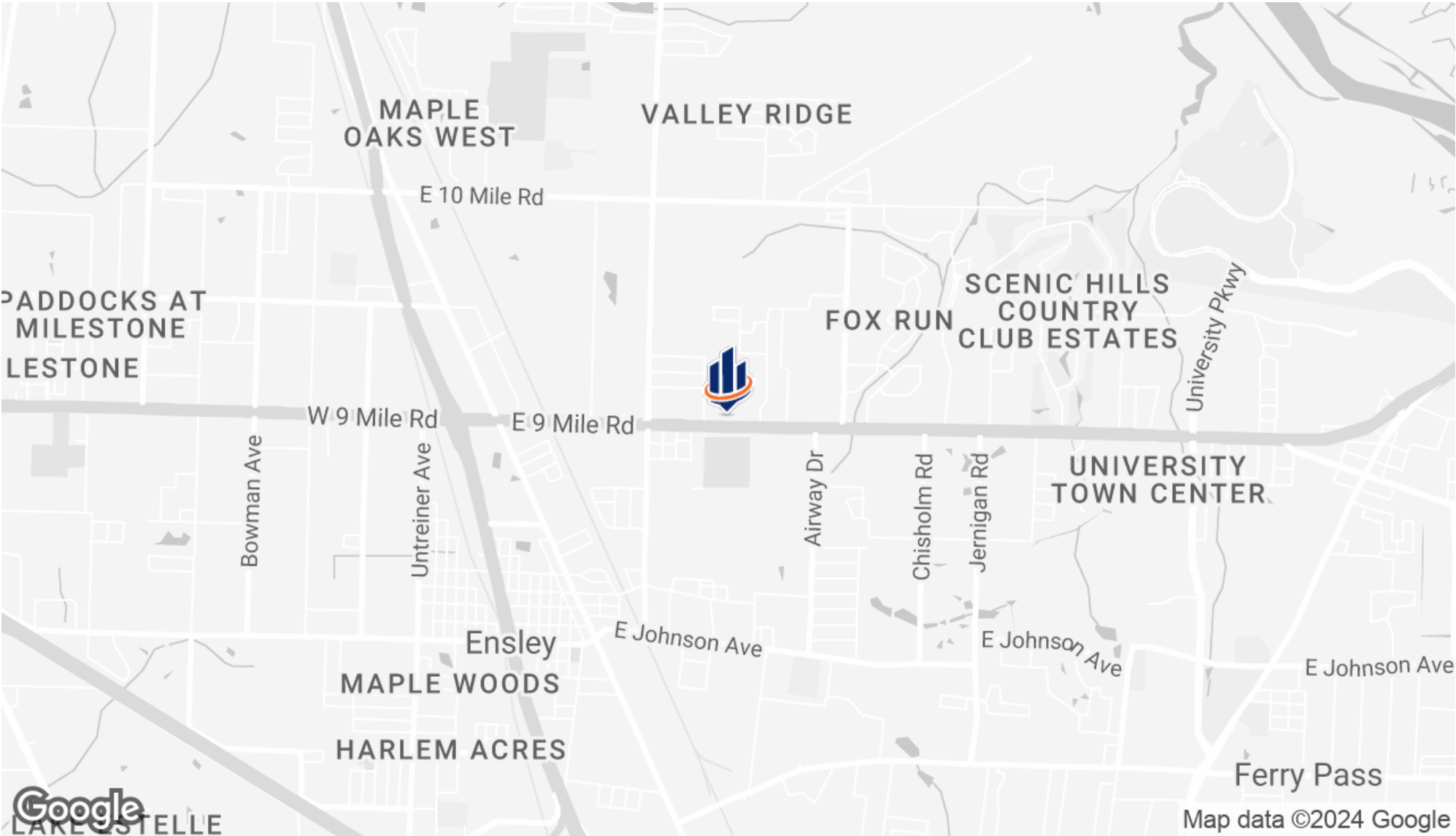
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

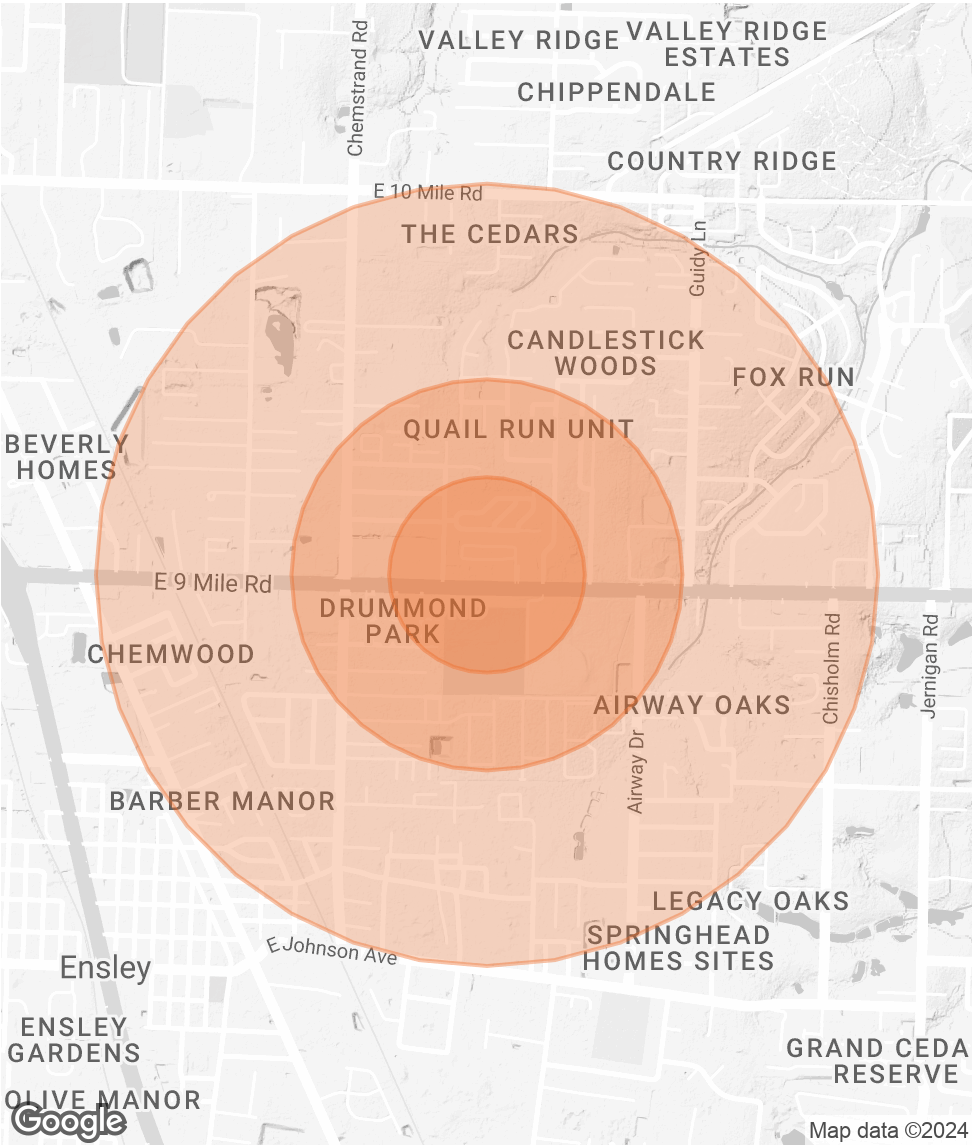
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	363	1,400	5,165
AVERAGE AGE	39.2	39.3	40.0
AVERAGE AGE (MALE)	41.4	40.7	39.4
AVERAGE AGE (FEMALE)	37.4	38.4	40.9

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	185	711	2,534
# OF PERSONS PER HH	2.0	2.0	2.0
AVERAGE HH INCOME	\$46,015	\$47,041	\$53,013
AVERAGE HOUSE VALUE	\$128,809	\$129,101	\$135,828

* Demographic data derived from 2020 ACS - US Census



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Senior Advisor, Principal

mcarro@svn.com

Direct: 850.434.7500 | **Cell:** 850.380.3344

FL #BK3179263 // AL #000093777

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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