



**SALE**

# Nippon Sushi Sale

**5100 NORTH 9TH AVENUE SPACE J948**

Pensacola, FL 32503

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

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FL #BK3179263

**GREG HAZARD**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$675,000
<b>2022 REVENUE:</b>	\$1,513,279
<b>2022 NOI/SDE:</b>	\$239,137
<b>2021 REVENUE:</b>	\$1,571,965
<b>2021 NOI/SDE:</b>	\$297,679
<b>AVAILABLE SF:</b>	1,254 SF
<b>VIDEO:</b>	<a href="#">View Here</a>

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## PROPERTY OVERVIEW

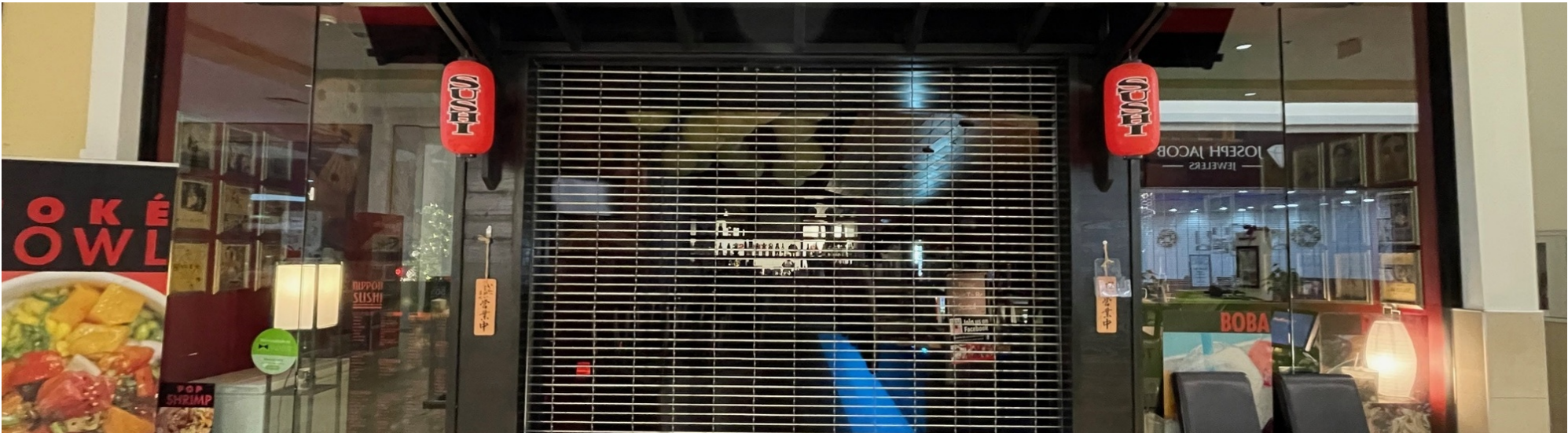
Turnkey Highly Profitable Business & Assets For Sale. Sale includes Business, Trademark, Restaurant Furniture, Fixtures and Equipment, Menu and Recipes.

Located next to the food court in Cordova Mall with extremely high foot traffic.

## PROPERTY HIGHLIGHTS

- Best Retail Area in Pensacola: Cordova Mall. Sacred Heart Hospital & Pensacola State College are across the Street, Pensacola International Airport is 2 Blocks
- FF&E included
- High foot traffic
- Inside Cordova Mall

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Business assets for sale. This sale includes Business Trademark, restaurant furniture, fixtures and equipment, menu and recipes. This business is located next to the food court in Cordova Mall. This location has high foot traffic.

PROPERTY HIGHLIGHTS

- FF&E included
- High foot traffic
- Inside Cordova Mall

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OFFERING SUMMARY

BUSINESS & ASSETS SALE PRICE:	\$675,000
NOI:	\$239,137
RESTAURANT SIZE:	1,254 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,631	10,253	25,701
TOTAL POPULATION	5,278	26,728	61,414
AVERAGE HH INCOME	\$60,739	\$63,726	\$64,427

## DINING ROOM



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## KITCHEN



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# KITCHEN



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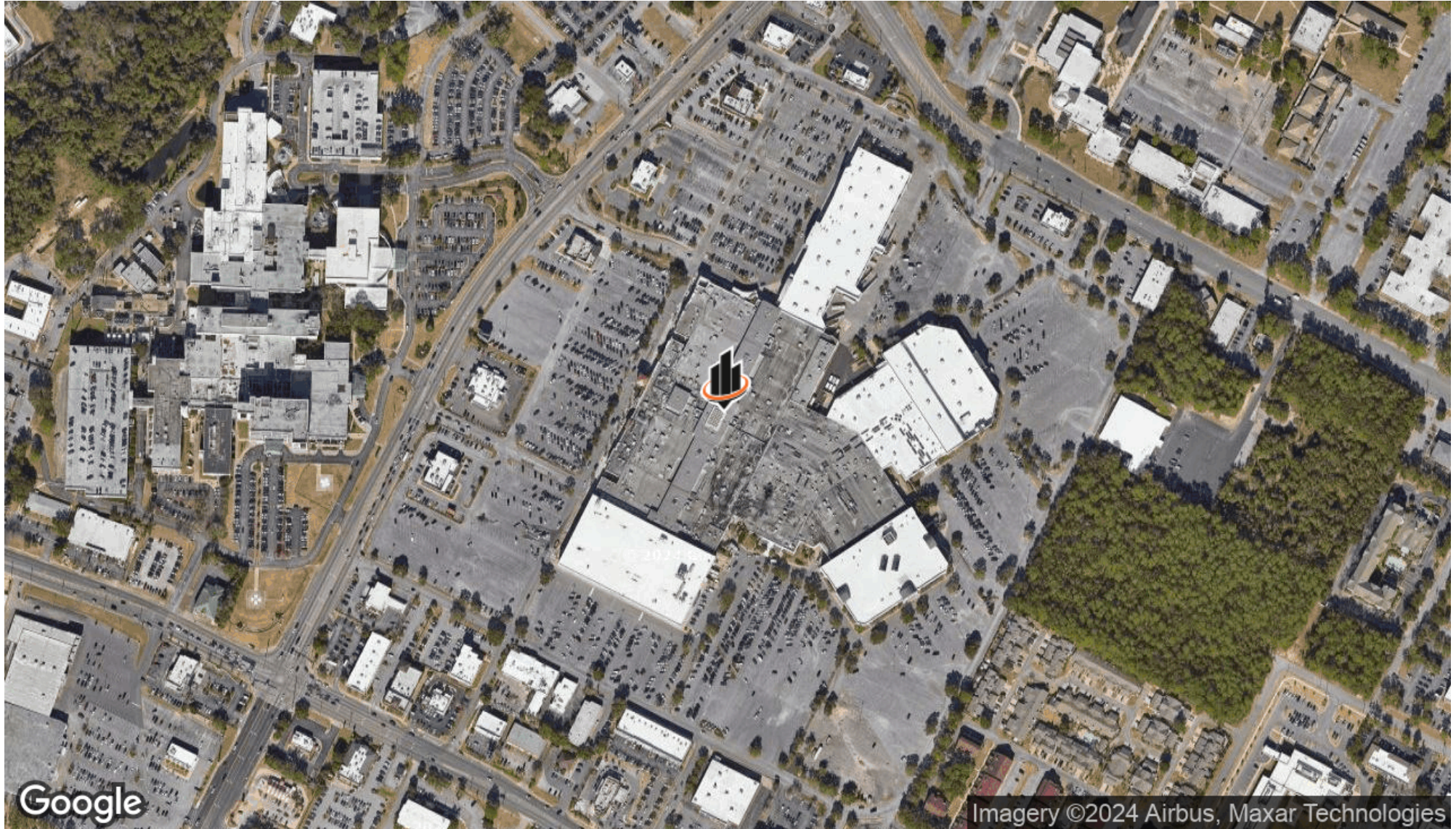
FLOOR PLAN



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## LOCATION MAP



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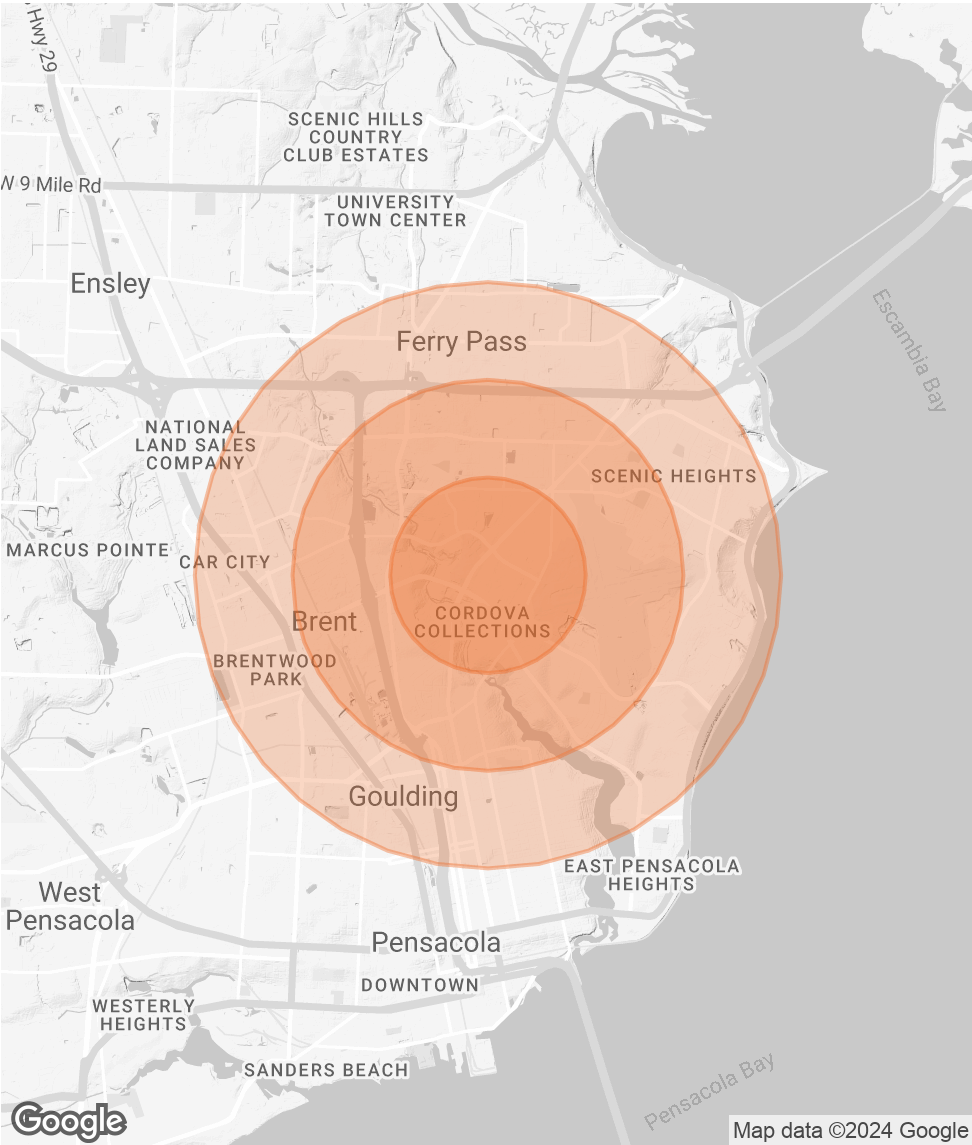
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,278	26,728	61,414
AVERAGE AGE	34.8	33.7	36.5
AVERAGE AGE (MALE)	34.5	33.7	35.0
AVERAGE AGE (FEMALE)	33.2	34.5	38.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,631	10,253	25,701
# OF PERSONS PER HH	2.0	2.6	2.4
AVERAGE HH INCOME	\$60,739	\$63,726	\$64,427
AVERAGE HOUSE VALUE	\$192,485	\$173,772	\$165,050

2020 American Community Survey (ACS)



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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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GREG HAZARD, ADVISOR



GREG HAZARD

Sales Associate

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PROFESSIONAL BACKGROUND

Greg Hazard is a commercial sales advisor specializing in Restaurants and Gas Stations. He has a strong background in restaurant operations but his passion is development. He has been a franchisee of Tony Roma's Famous for Ribs(5 units), Strategic Partner for Houlihan's(3 units), District General Manager for Eurest Dining Services(Microsoft Redmond 35 dining centers/24 Starbucks), COO and VP of Development with Hardee's(120 units), COO and VP of Development for Voodoo BBQ & Grill(10 units).

He has personally overseen the site locating, Negotiated the purchase of and ground-up development of, and ultimately operating the following:

- 5 Tony Roma's, Washington State
- 3 Houlihan's, Washington State
- 38 New Hardee's, 7 were conversions of Back Yard Burgers and KFC's, Alabama, Florida, Mississippi and Louisiana.

He has personally overseen the site locating, Negotiated the Leases of, oversaw the TI improvements of and ultimately operating the following.

- 12 Blaze Pizza's, Texas, Alabama and Louisiana
- 2 Jersey Mike's, Texas

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