



**LEASE**

## Warehouse Space for Lease- UNIT B

**1417 W CERVANTES ST**

Pensacola, FL 32501



**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

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PROPERTY SUMMARY



OFFERING SUMMARY

UNIT B:	3,465 SF
UNIT B:	\$2,300 / month + NNN
LOT SIZE:	0.67 Acres
ZONING:	C-1 and C-3

PROPERTY OVERVIEW

Conveniently situated just a mile from downtown Pensacola, 2 warehouse spaces For Lease. Recently renovated in 2021, Unit B features a convenient 10' +/- ceiling equipped with a singular 10' wide x 9' high roll up door, office area, restroom, and storage closet. Unit C is 1242 SF with 3 Grade Level Roll Up Doors.

Unit B +/- 3,465 SF

PROPERTY HIGHLIGHTS

- AADT of 18,500
- 3 Phase Power

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## EXTERIOR PHOTOS



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**2 UNIT WAREHOUSE FOR LEASE** | 1417 W Cervantes St Pensacola, FL 32501

**SVN | SOUTHLAND COMMERCIAL** 3



## UNIT B PHOTOS



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## UNIT B PHOTOS



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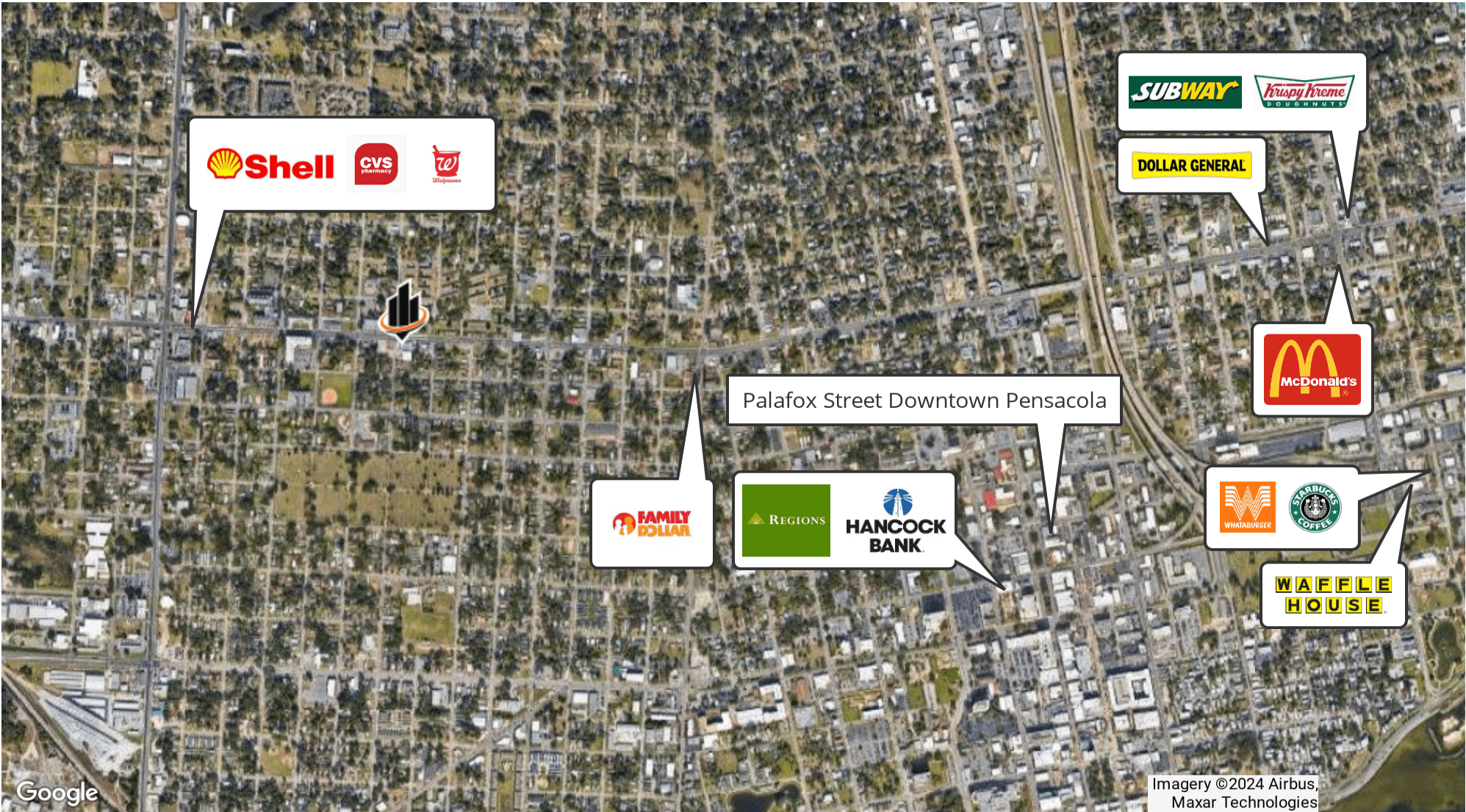
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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

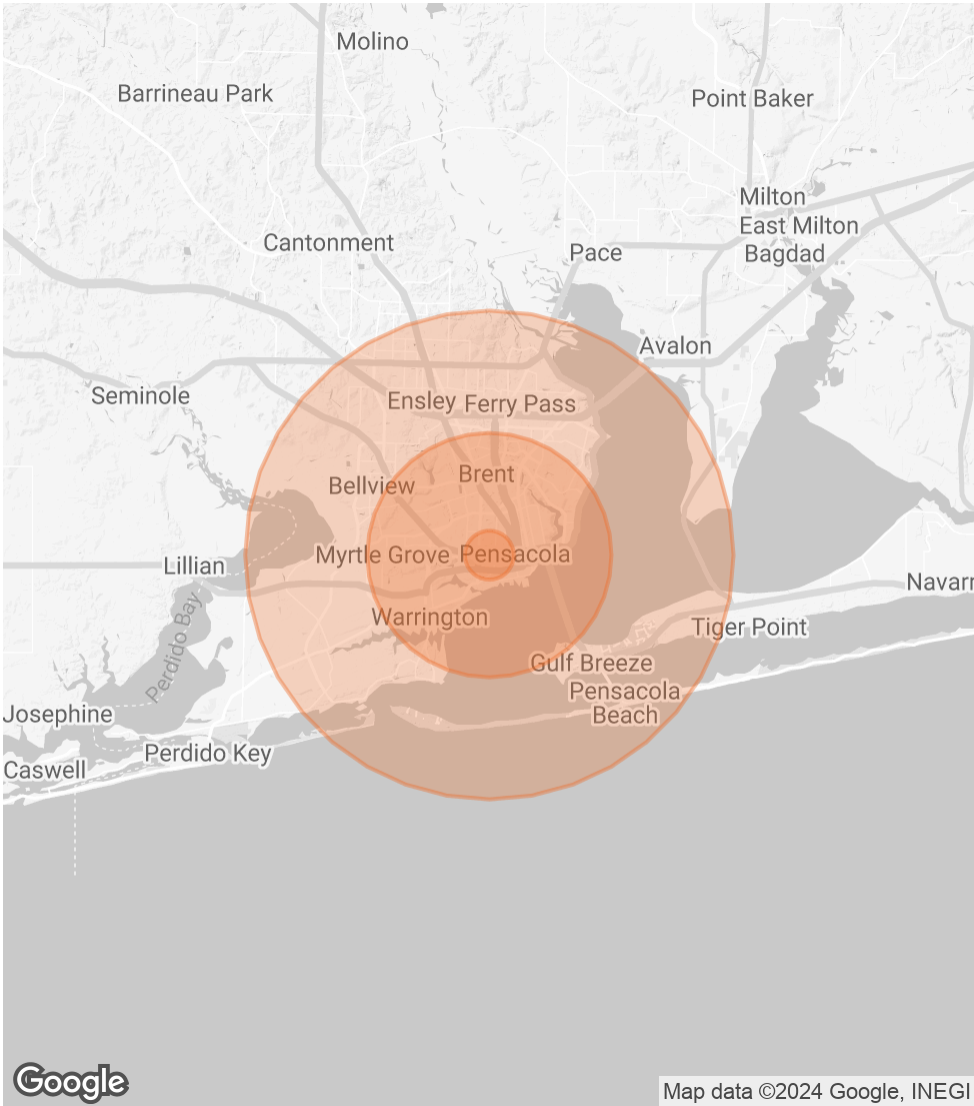
## POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	8,876	122,830	272,532
AVERAGE AGE	38.7	38.4	38.8
AVERAGE AGE (MALE)	37.8	35.7	36.8
AVERAGE AGE (FEMALE)	39.4	41.1	40.8

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	4,385	56,291	122,140
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$38,038	\$56,412	\$62,916
AVERAGE HOUSE VALUE	\$139,847	\$154,365	\$170,935

2020 American Community Survey (ACS)



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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.

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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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