



**SALE**

# 3.0 +/- Acres for Sale

**HWY 90**

Milton, FL 32570

**PRESENTED BY:**

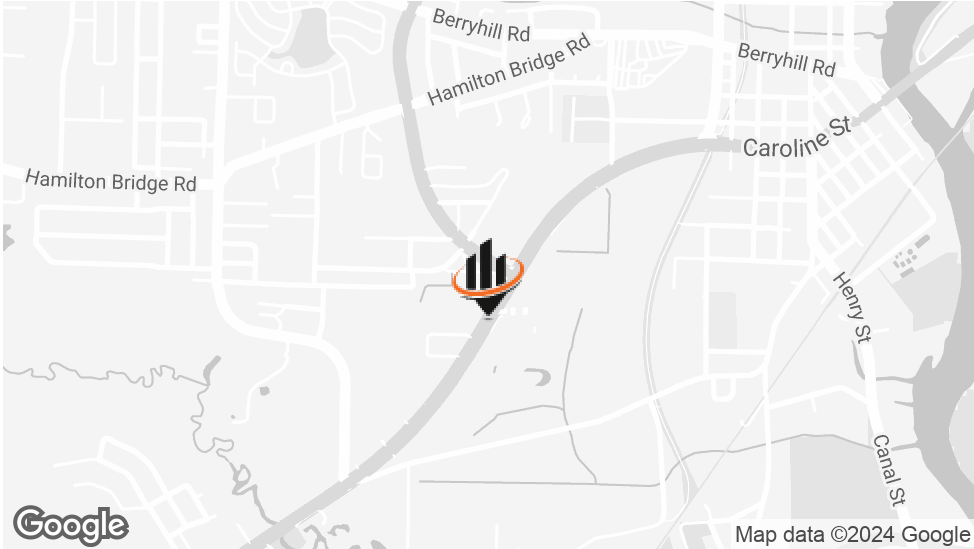
**MICHAEL CARRO, CCIM**

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,420,000
LOT SIZE:	3 Acres
PRICE / ACRE:	\$473,333
ZONING:	HCD
APN:	17-1N-28-0000-04800-0000

PROPERTY OVERVIEW

3.0 Acres for sale on busy Hwy 90 in Milton. Located next to Grover T's BBQ. This location gets 33,000 cars passing daily.

PROPERTY HIGHLIGHTS

- 3.0 Acres
- AADT: 33,000
- Adjacent Restaurant and 1.83 Acres can be purchased with Land

MICHAEL CARRO, CCIM  
O: 850.434.7500  
mcarro@svn.com  
FL #BK3179263



## ADDITIONAL PHOTOS



**MICHAEL CARRO, CCIM**

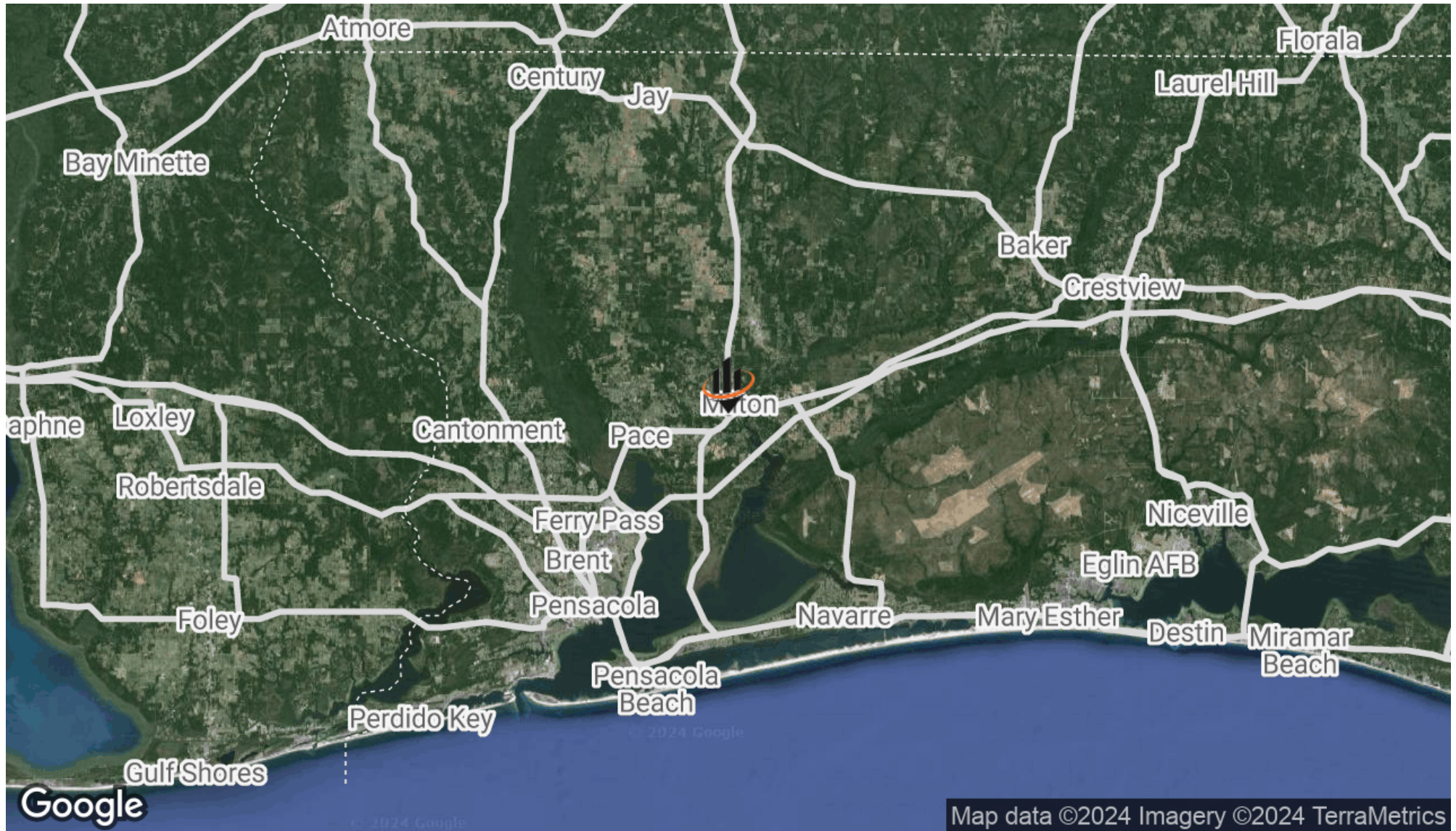
O: 850.434.7500

mcarro@svn.com

FL #BK3179263



## LOCATION MAP



**MICHAEL CARRO, CCIM**

O: 850.434.7500

mcarro@svn.com

FL #BK3179263



# DEMOGRAPHICS MAP & REPORT

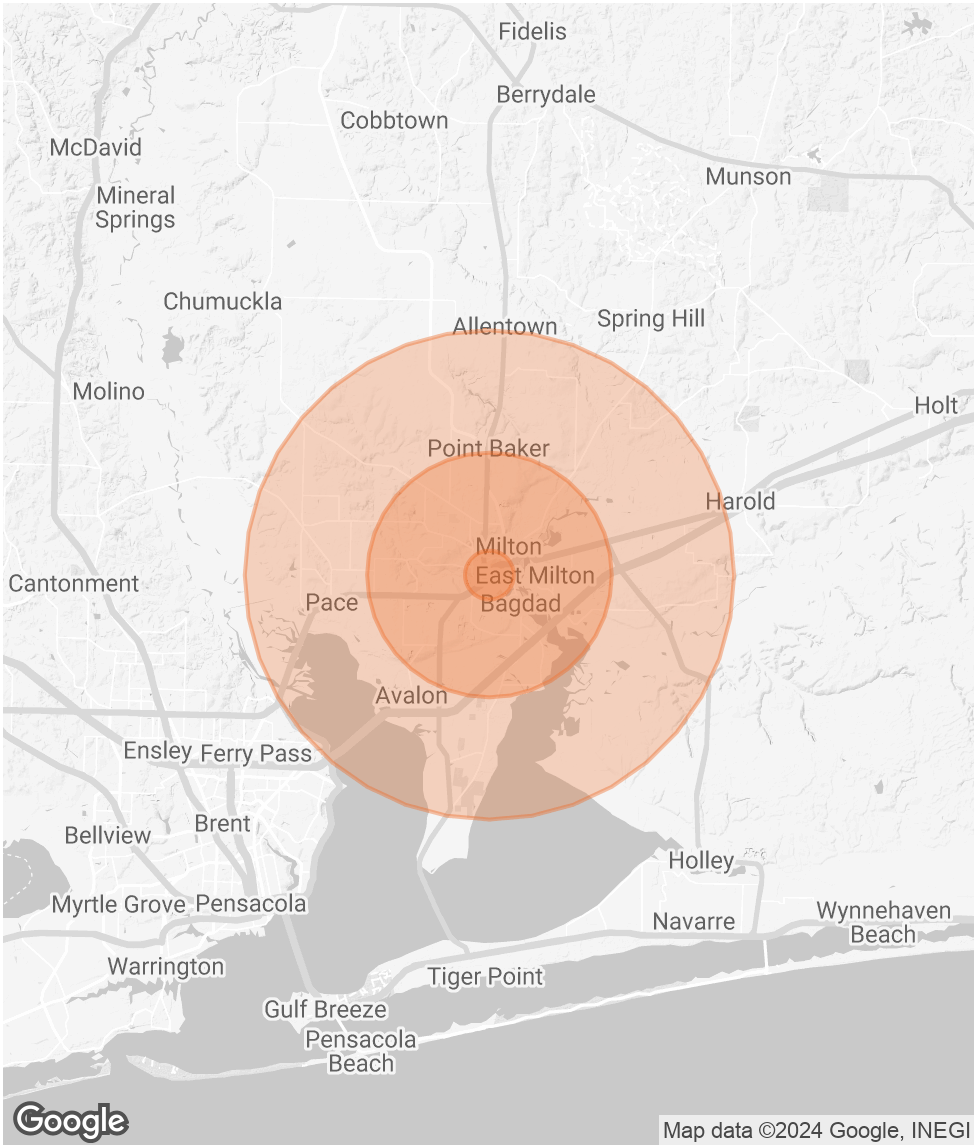
## POPULATION                      1 MILE   5 MILES   10 MILES

TOTAL POPULATION	3,756	50,258	93,257
AVERAGE AGE	36.2	39.4	39.3
AVERAGE AGE (MALE)	34.4	38.1	38.4
AVERAGE AGE (FEMALE)	42.3	41.1	40.5

## HOUSEHOLDS & INCOME   1 MILE   5 MILES   10 MILES

TOTAL HOUSEHOLDS	1,714	20,418	36,619
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$46,178	\$67,701	\$70,571
AVERAGE HOUSE VALUE	\$115,735	\$160,790	\$178,978

*\* Demographic data derived from 2020 ACS - US Census*



**MICHAEL CARRO, CCIM**

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

**3.0 +/- ACRES FOR SALE** | Hwy 90 Milton, FL 32570



## MICHAEL CARRO, CCIM



### MICHAEL CARRO, CCIM

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"

### MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263