

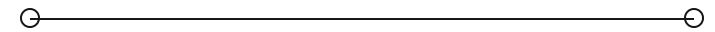


SALE

Drive Thru Full Service Restaurant & Land for Sale

5887 HIGHWAY 90

Milton, FL 32583



PRESENTED BY:

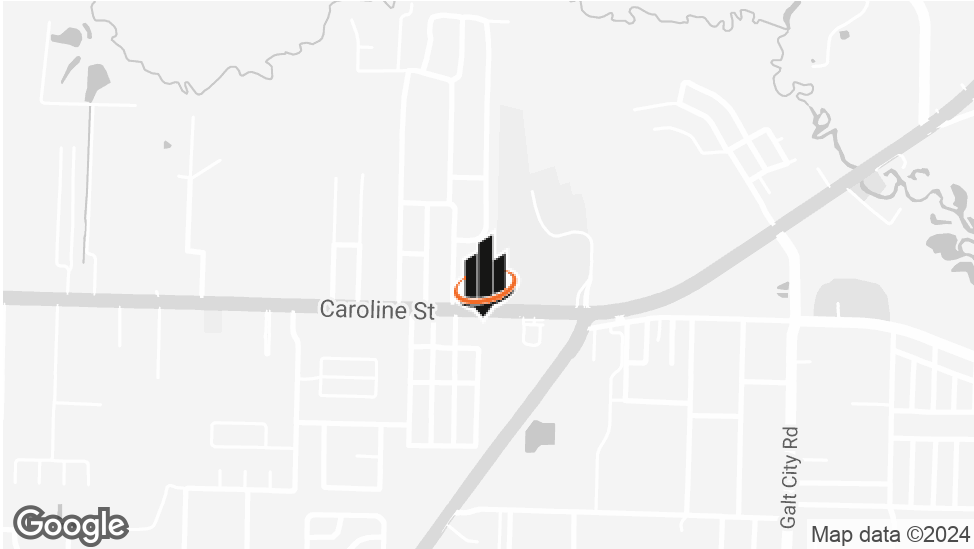
MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,995,000
BUILDING SIZE:	7,823 SF
LOT SIZE:	4.38 Acres
PRICE / SF:	\$382.85
YEAR BUILT:	1989
ZONING:	HCD
MARKET:	Milton

17-1N-28-0000-03603-

PROPERTY OVERVIEW

This property includes a 7,823 SF restaurant on 4.38 Acres located on Hwy 90 in Milton. This location has a 960 SF Wearhouse in the back. The restaurant has a bar and large open floor plan. It also has a Drive thru. This location also includes 3.0 +/- Acres Adjacent to the restaurant. This location 33,000 cars passing daily. Good ingress and Egress. Large Parking Lot.

PROPERTY HIGHLIGHTS

- 4.83 Acres
- Full Service Restaurant
- Drive Thru
- AADT: 33,000
- Good Ingress and Egress
- Restaurant and Land can be purchased separately

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RESTAURANT PHOTOS



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ADDITIONAL PHOTOS



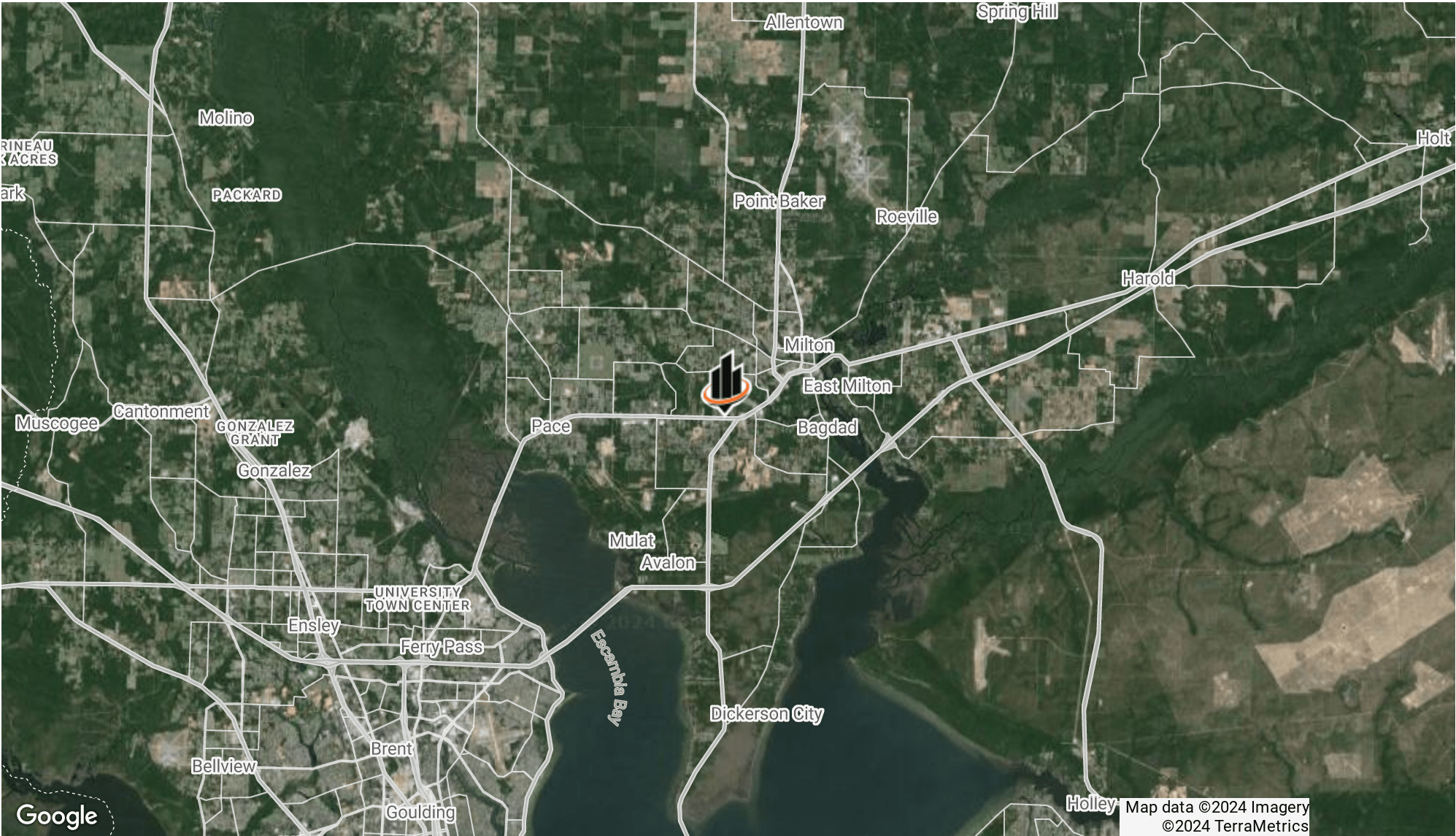
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

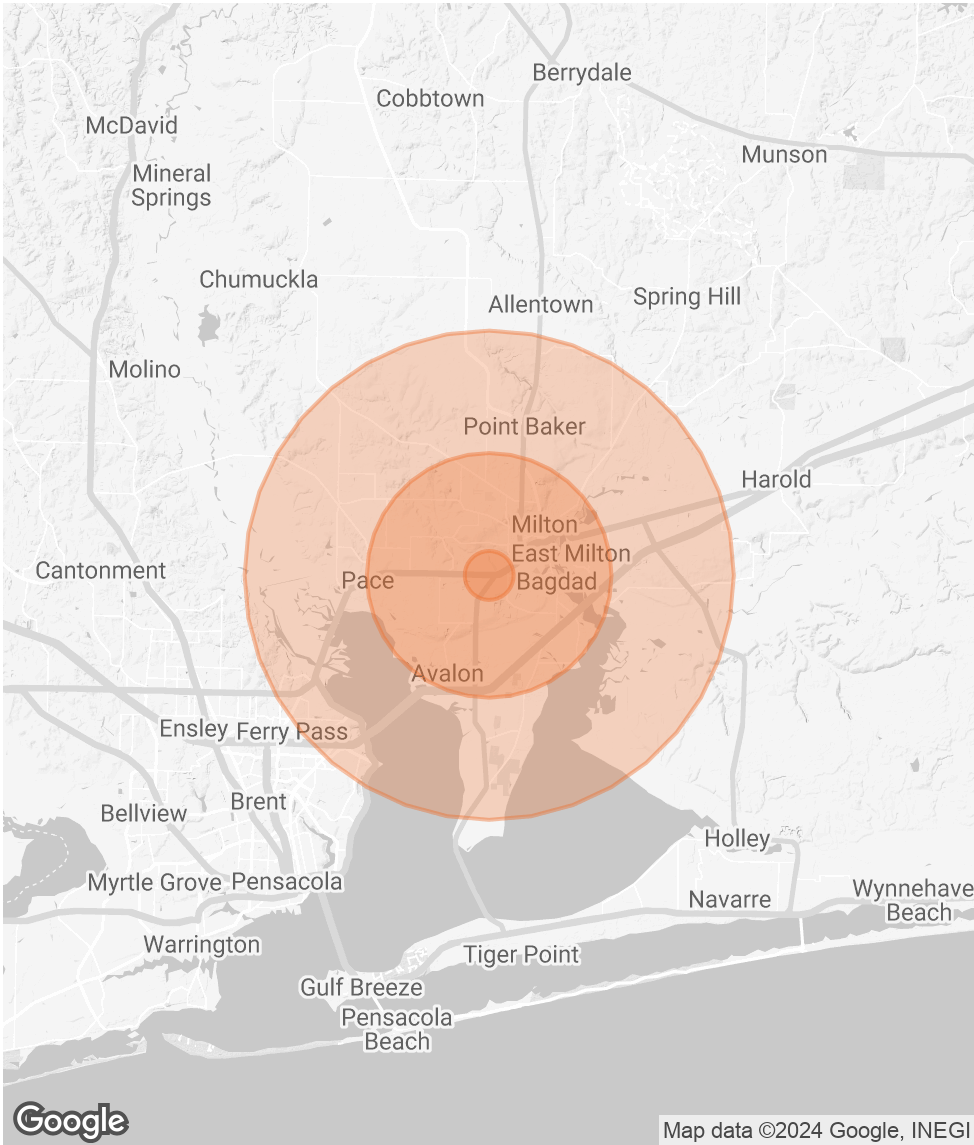
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	3,798	53,761	118,696
AVERAGE AGE	35.5	39.0	38.3
AVERAGE AGE (MALE)	34.2	37.7	37.6
AVERAGE AGE (FEMALE)	42.4	40.5	39.4

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,663	22,597	47,493
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$71,178	\$68,054	\$69,726
AVERAGE HOUSE VALUE	\$141,388	\$168,490	\$179,751

* Demographic data derived from 2020 ACS - US Census



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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.
- 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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