

LEASE

+/- 4000 SF Retail Space for Lease

176 E NINE MILE RD

Pensacola, FL 32534

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

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FL #BK3179263

ANNA GRIFFIN

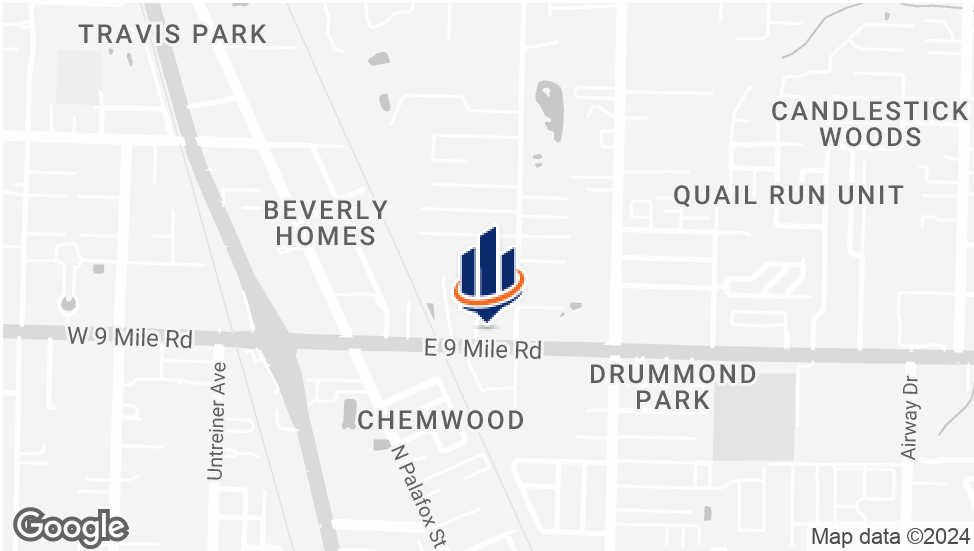
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6,666.00 + NNN
PRICE/SF:	\$20.00/SF
YEAR BUILT:	1981
RENOVATED:	2024
ZONING:	HC/LI
SUBMARKET:	Ferry-Pass, Brent
APN:	081S301003012031

PROPERTY OVERVIEW

This freestanding retail space combines convenience, versatility, and ample space for your business needs. Located on East 9 Mile Road in a high-traffic area and surrounded by national retailers, this site offers an excellent opportunity in one of the fastest growing areas in Pensacola.

PROPERTY HIGHLIGHTS

- Zoned HC/LI
- AADT: 35,500 cars passing daily

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4000 SF Building	Available	4,000 SF	NNN	\$6,666 per month	-

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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE5 MILES10 MILES

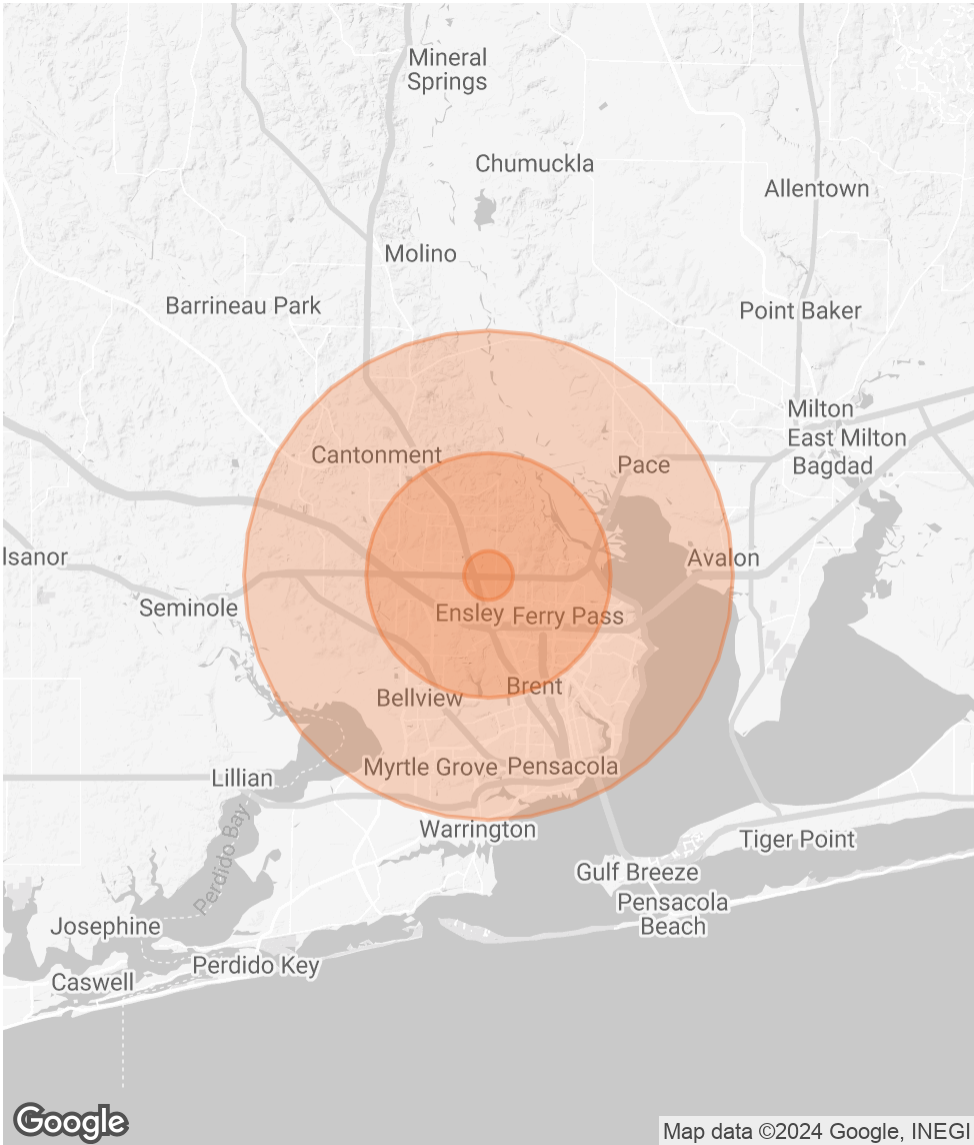
TOTAL POPULATION	4,252	103,129	273,596
AVERAGE AGE	45.5	38.7	39.0
AVERAGE AGE (MALE)	43.6	37.0	37.2
AVERAGE AGE (FEMALE)	46.1	40.4	40.9

HOUSEHOLDS & INCOME

1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	2,254	44,217	119,943
# OF PERSONS PER HH	1.9	2.3	2.3
AVERAGE HH INCOME	\$53,376	\$62,561	\$62,089
AVERAGE HOUSE VALUE	\$123,656	\$154,136	\$161,114

* Demographic data derived from 2020 ACS - US Census



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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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ADVISOR BIO 2



ANNA GRIFFIN

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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