

**SALE / LEASE**

# Full Service Turn Key Restaurant and Country Store

**5539 HIGHWAY 29 N**

Molino, FL 32577

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

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FL #BK3179263

**GREG HAZARD**

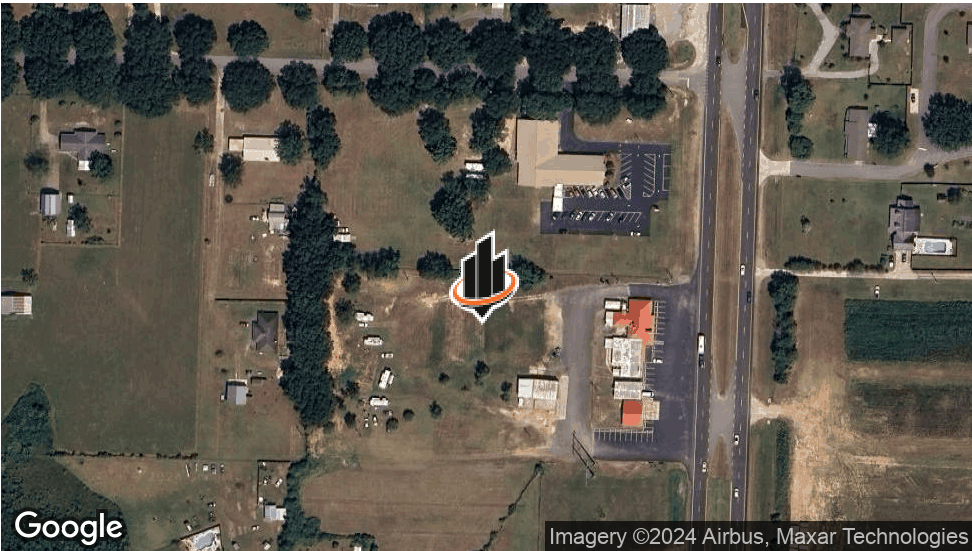
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PROPERTY SUMMARY



OFFERING SUMMARY

<b>BUSINESS SALE PRICE:</b>	\$795,000
<b>BUSINESS REVENUE:</b>	\$2,200,000 +
<b>BUSINESS NOI:</b>	\$320,000 +
<b>REAL ESTATE LEASE RATE:</b>	\$6,000 / month (NNN)
<b>REAL ESTATE SALE PRICE</b>	\$750,000
<b>VIRTUAL TOUR:</b>	<a href="#">View Here</a>

PROPERTY OVERVIEW

Highly Profitable Restaurant & Country Store For Sale  
Business Purchase Price includes operating business and all Furniture, Fixtures & Equipment  
Real Estate can be Purchased at \$750,000 or Leased at \$6000 per month + NNN

PROPERTY HIGHLIGHTS

- Total Building Size: 5,407 SF (Business 4818 SF & Salon 589 SF)
- Real Estate Sales Price per SF = \$138.70/SF
- High Daily Traffic
- Turn Key Restaurant
- Loyal Customer Base
- Lot Size: 0.9 acres

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## INTERIOR



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## COUNTRY STORE



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## KITCHEN



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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

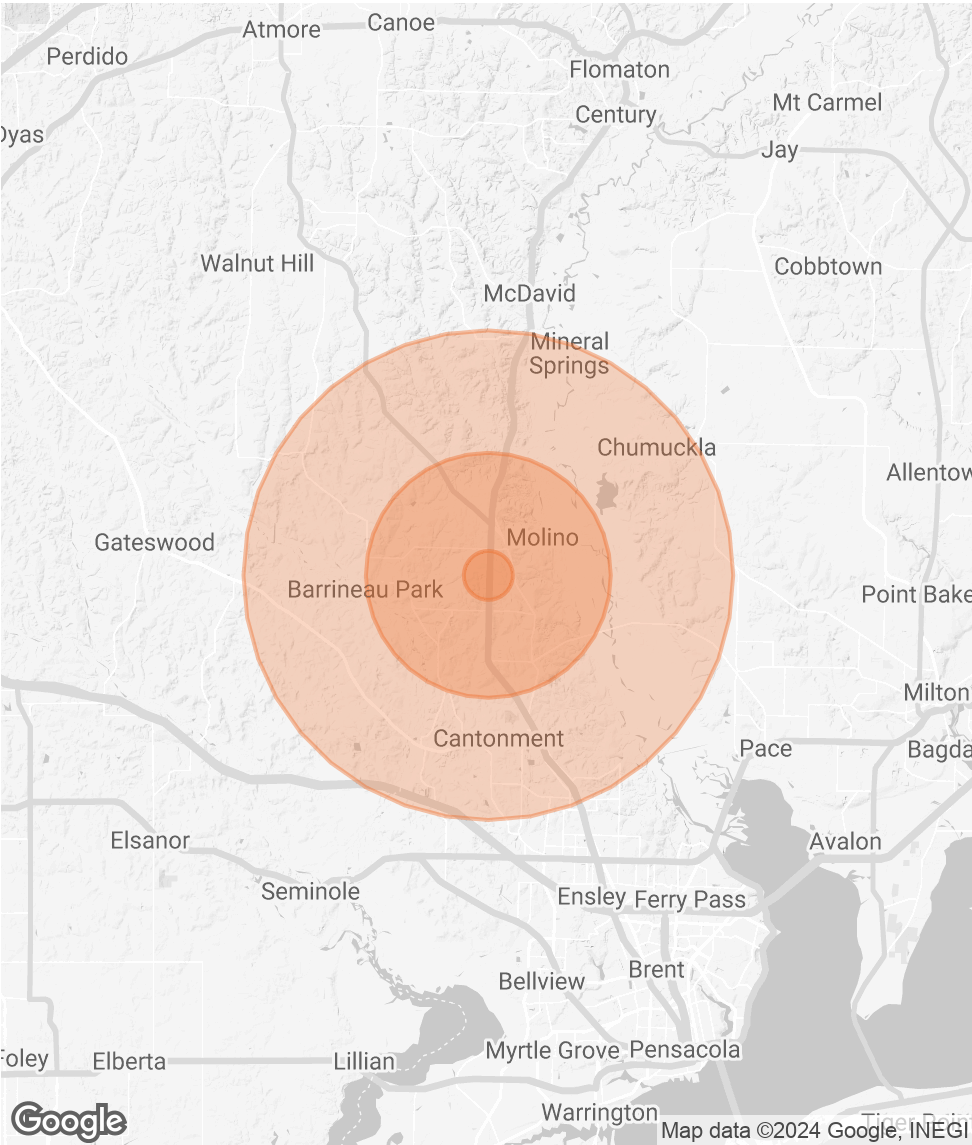
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	363	7,615	32,441
AVERAGE AGE	43.4	43.6	42.9
AVERAGE AGE (MALE)	42.4	41.0	41.6
AVERAGE AGE (FEMALE)	43.8	45.4	43.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	150	2,861	12,637
# OF PERSONS PER HH	2.4	2.7	2.6
AVERAGE HH INCOME	\$67,727	\$75,915	\$79,706
AVERAGE HOUSE VALUE	\$148,099	\$157,404	\$205,467

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 and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

- 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

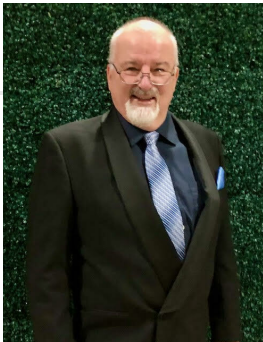
- Restaurant Background
- Founded The Restaurant Realty Network and TheRestaurantRealty.com
  - Hosts “The Restaurant Realty Show” weekly on News Radio 1620.

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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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