



A modern, single-story office building with a grey exterior and a white roof. The building features large windows, including a prominent triangular window on the left side. A dark grey deck with a railing runs along the front of the building. The building is surrounded by trees and a clear blue sky.

LEASE

13 Suite Office Building for LEASE

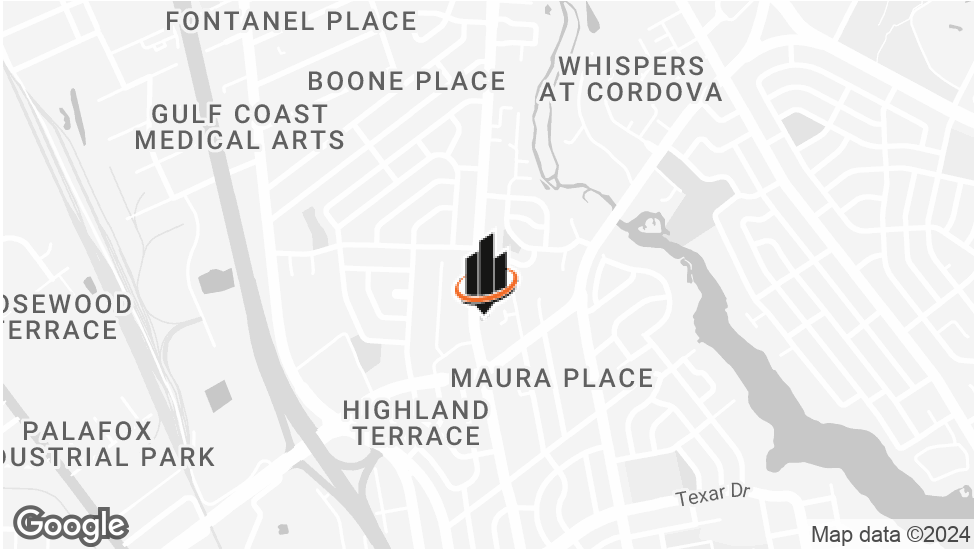
4006 N 9TH AVE
Pensacola, FL 32503

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

BLDG: 4161SF	\$6,241.50/mo + NNN
SUITE 1: 1960 SF	\$3,100.00/mo + NNN
SUITE 2: 2201 SF	\$3,451.50/mo + NNN
RENOVATED:	2020
ZONING:	C-1
MARKET:	Pensacola
SUBMARKET:	Cordova

PROPERTY OVERVIEW

Located minutes from Cordova Trade Area, this 4,161 SF Office building includes 13 Offices and 5 Restrooms (3 of which are located in private offices).

Approx NNN: \$5/SF/YR

PROPERTY HIGHLIGHTS

- AADT of 23,500 Cars Passing Daily
- Highly Visible
- Ample Parking
- Near the Farifield, I-110 Interchange

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SUITE 1 PHOTOS



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SUITE 1 PHOTOS



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SUITE 2 PHOTOS



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PARKING LOT

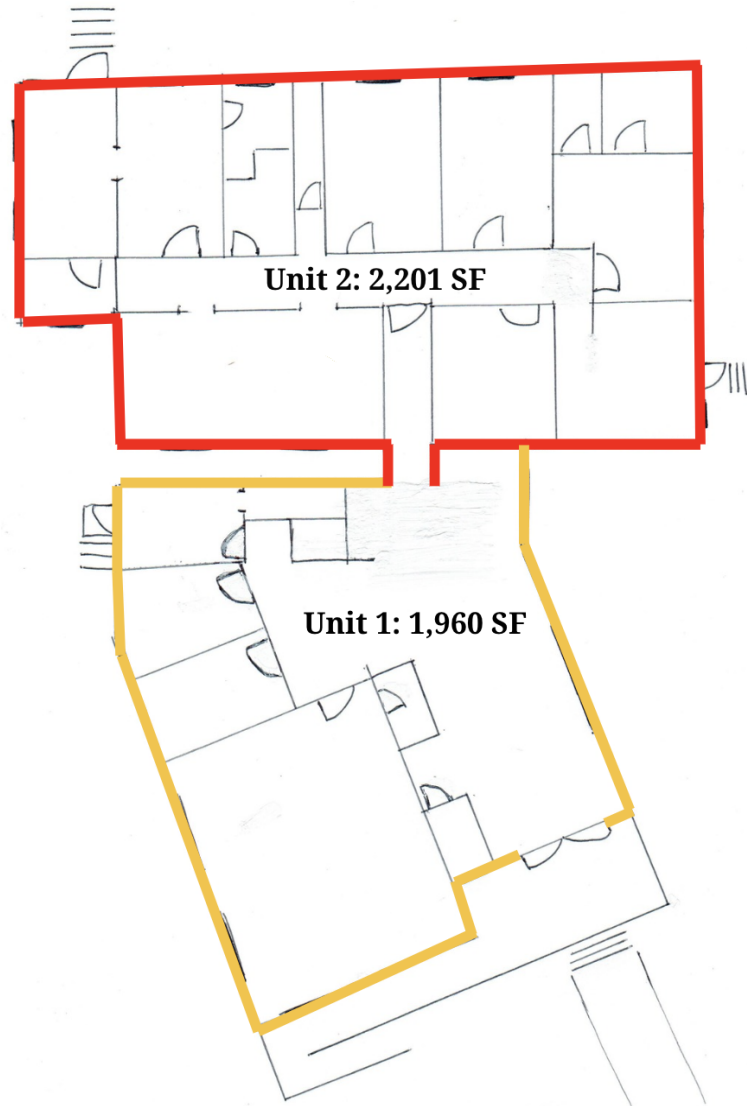


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FLOOR PLAN



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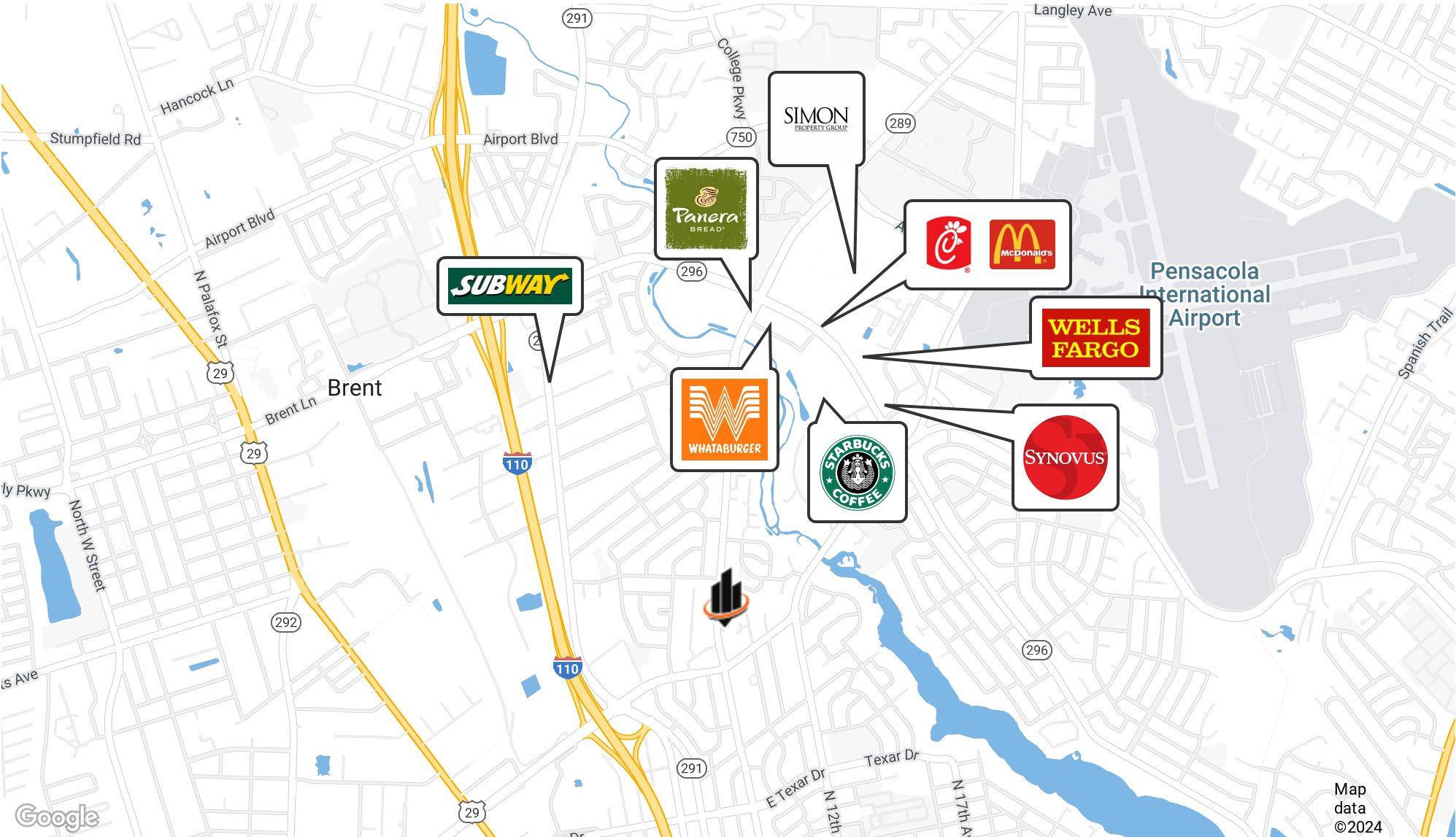
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

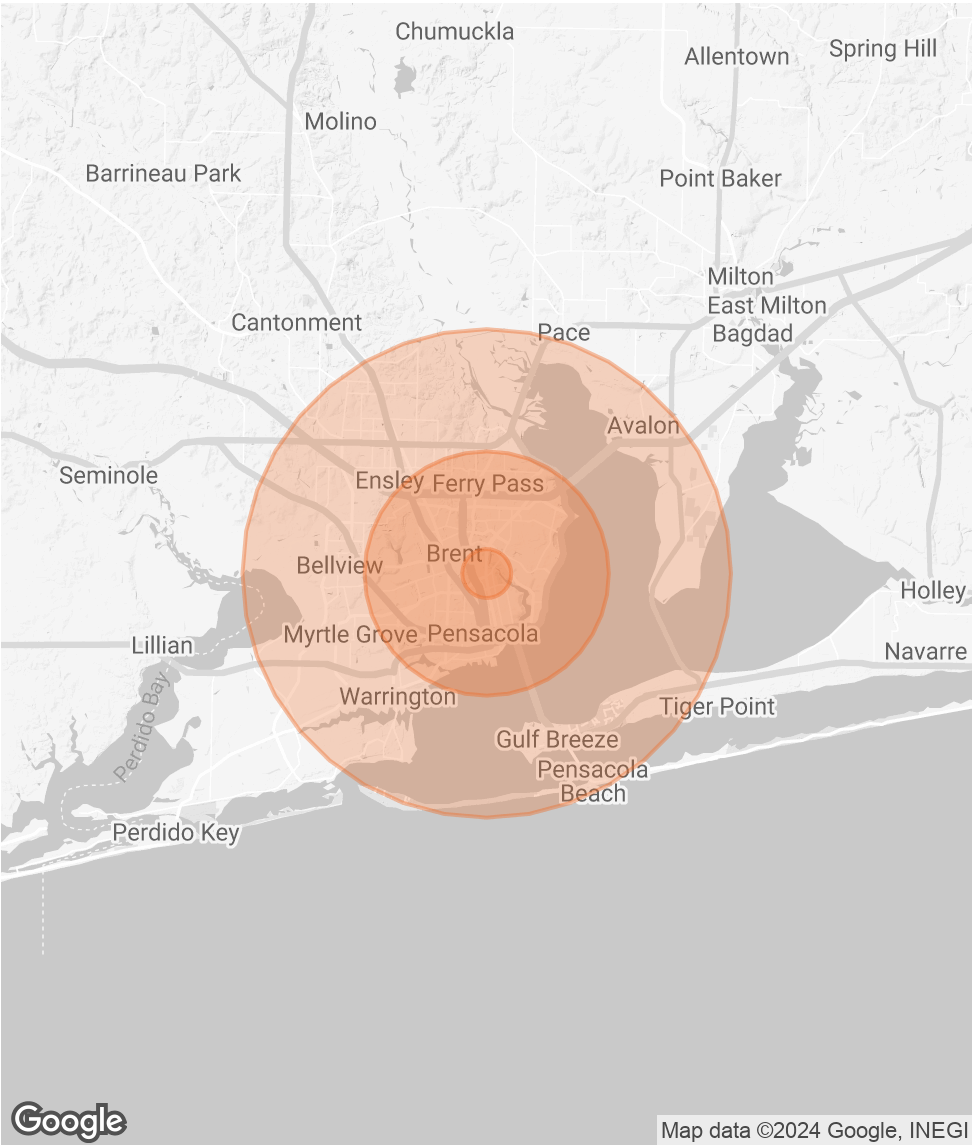
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,989	136,876	277,959
AVERAGE AGE	36.7	37.9	39.3
AVERAGE AGE (MALE)	35.7	35.8	37.4
AVERAGE AGE (FEMALE)	38.0	40.2	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,068	63,100	124,213
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$64,843	\$57,732	\$63,684
AVERAGE HOUSE VALUE	\$171,327	\$152,855	\$172,615

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, 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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ANNA GRIFFIN, ADVISOR



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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