

**LEASE**

# Office Building for Lease

**1004 SCENIC HWY**

Pensacola, FL 32503

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**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

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FL #BK3179263

**ANNA GRIFFIN**

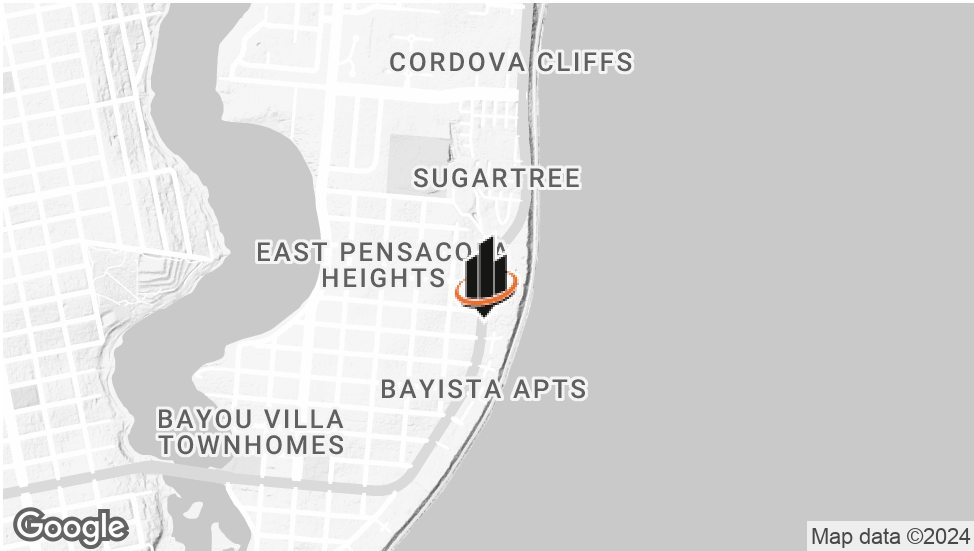
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,478.67/mo + NNN
AVAILABLE SF:	1,352 SF
LOT SIZE:	0.27 AC
RENOVATED:	2015
ZONING:	R-2
MARKET:	Pensacola
SUBMARKET:	The Heights

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PROPERTY OVERVIEW

This 1,352 SF Office space is conveniently located on Scenic Highway right next to Apple Market, Healthcore Chiropractor, and CVS. This building features outstanding visibility and signage out front. Recently renovated in 2015, this space offers a reception area, break room, two restrooms, and 5 individual offices.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Prime Road Frontage
- Good Visibility
- Dedicated Parking Lot
- NNN approx. \$549.50/mo
- Utilities approx. \$233/mo



## RECEPTION AREA



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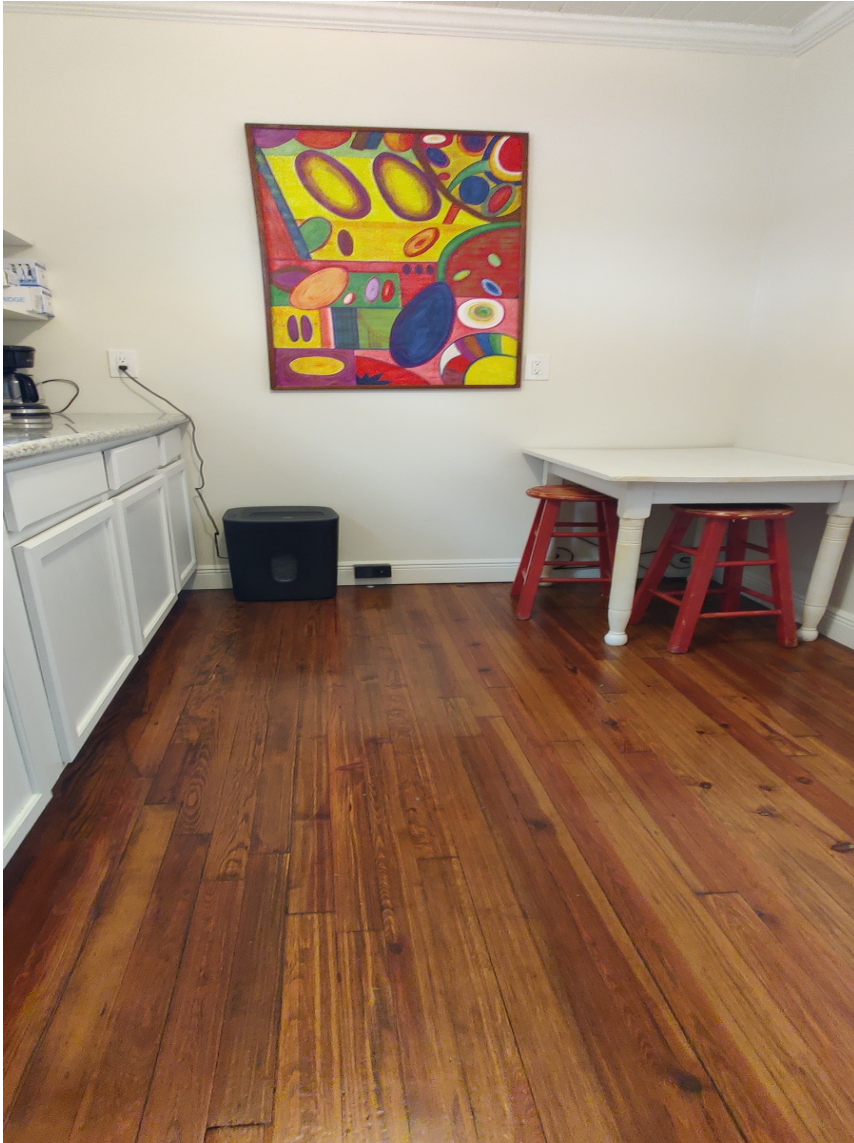
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## BREAK ROOM



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## ADDITIONAL PHOTOS



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## RESTROOMS



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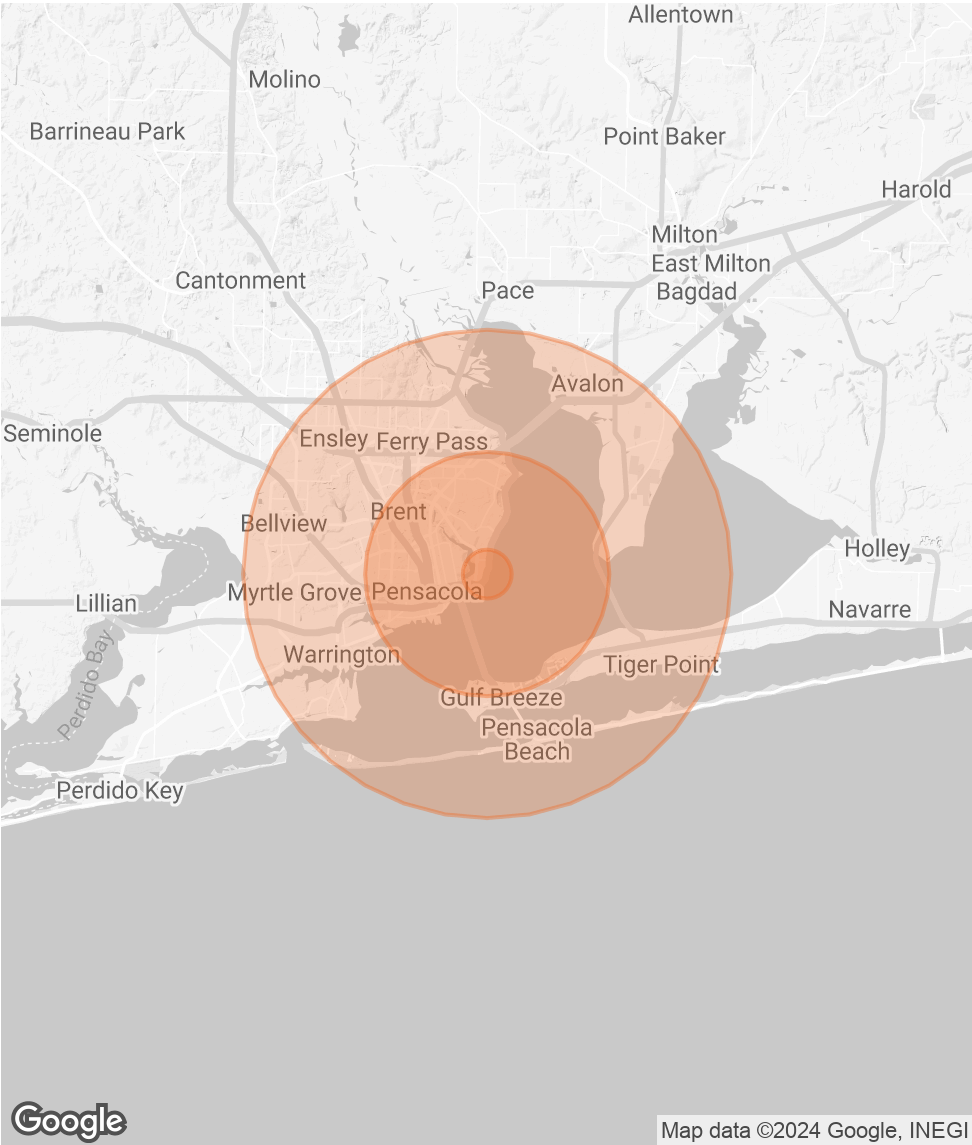


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,073	77,442	251,851
AVERAGE AGE	42.2	39.7	39.1
AVERAGE AGE (MALE)	40.0	38.2	37.2
AVERAGE AGE (FEMALE)	42.5	41.4	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,598	35,011	114,047
# OF PERSONS PER HH	1.9	2.2	2.2
AVERAGE HH INCOME	\$81,953	\$70,074	\$62,818
AVERAGE HOUSE VALUE	\$201,986	\$207,419	\$174,722

\* 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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