

**LEASE**

# 1,600 SF Warehouse for Lease

**4006 N 9TH AVE**

Pensacola, FL 32503

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

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FL #BK3179263

**ANNA GRIFFIN**

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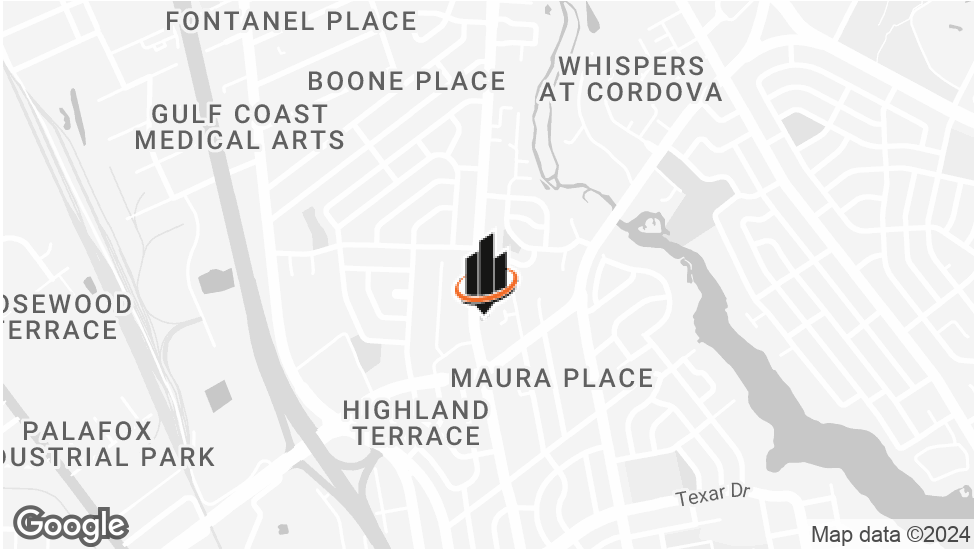
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,500.00/mo + NNN
AVAILABLE SF:	1,600 SF
LOT SIZE:	0.92 Acres
YEAR BUILT:	1964
ZONING:	C-1
MARKET:	Pensacola
APN:	042S302007000074

PROPERTY OVERVIEW

+/- 1,600 SF warehouse located south of Cordova Mall on 9th Ave between Bayou Blvd and Fairfield Drive. Warehouse sits behind the Office Building at 4006 N 9th Ave.  
Approx NNN: \$236.30/month

PROPERTY HIGHLIGHTS

- High Traffic Road
- 1 Grade Level Roll Up Door

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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	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

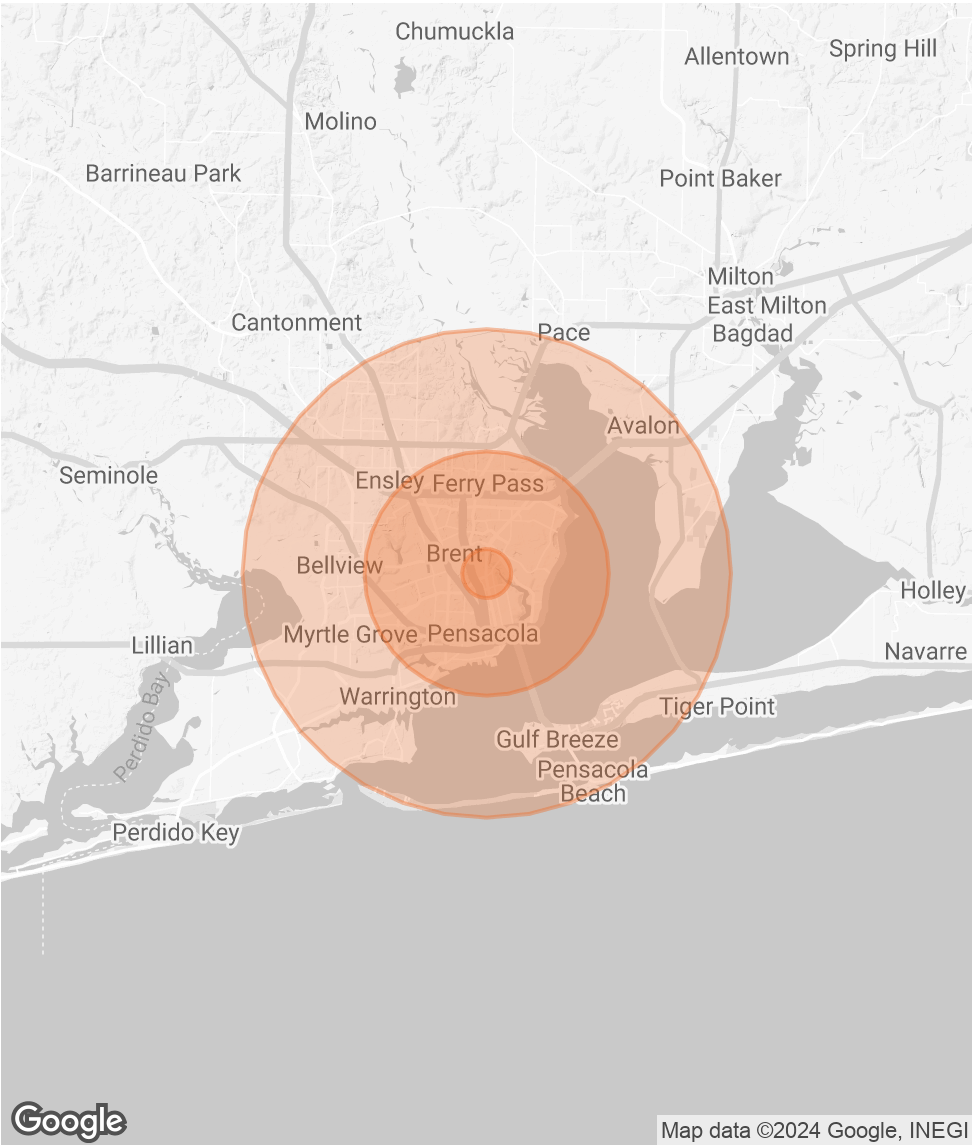
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,068	63,100	124,213
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$64,843	\$57,732	\$63,684
AVERAGE HOUSE VALUE	\$171,327	\$152,855	\$172,615

2020 American Community Survey (ACS)

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1,600 SF WAREHOUSE FOR LEASE | 4006 N 9th Ave Pensacola, FL 32503





## 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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