

LEASE

End Cap Unit A

433 S HWY 29
Cantonment, FL 32533

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

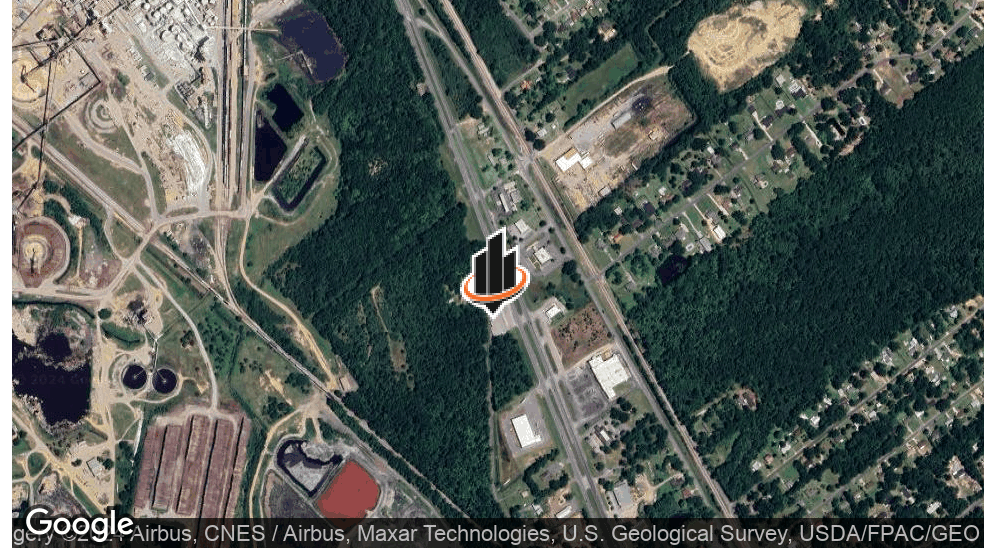
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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|---------------|------------------------|
| AVAILABLE SF: | 2,250 +/- SF |
| LEASE RATE: | \$2250.00 per mo + NNN |
| LOT SIZE: | 0.852 Acres |
| ZONING: | HC/LI |
| MARKET: | Pensacola |

PROPERTY OVERVIEW

End Cap Unit Available. Formerly used by USA Performance and the lease expires at the end of March. Easy access and plenty of parking for clients of tenants. Hwy 29 boasts high traffic with 29,500 cars passing this site daily.

PROPERTY HIGHLIGHTS

- High Traffic Counts : AADT of 29,500 cars passing daily
- Excellent access
- NNN is \$1.81 psf

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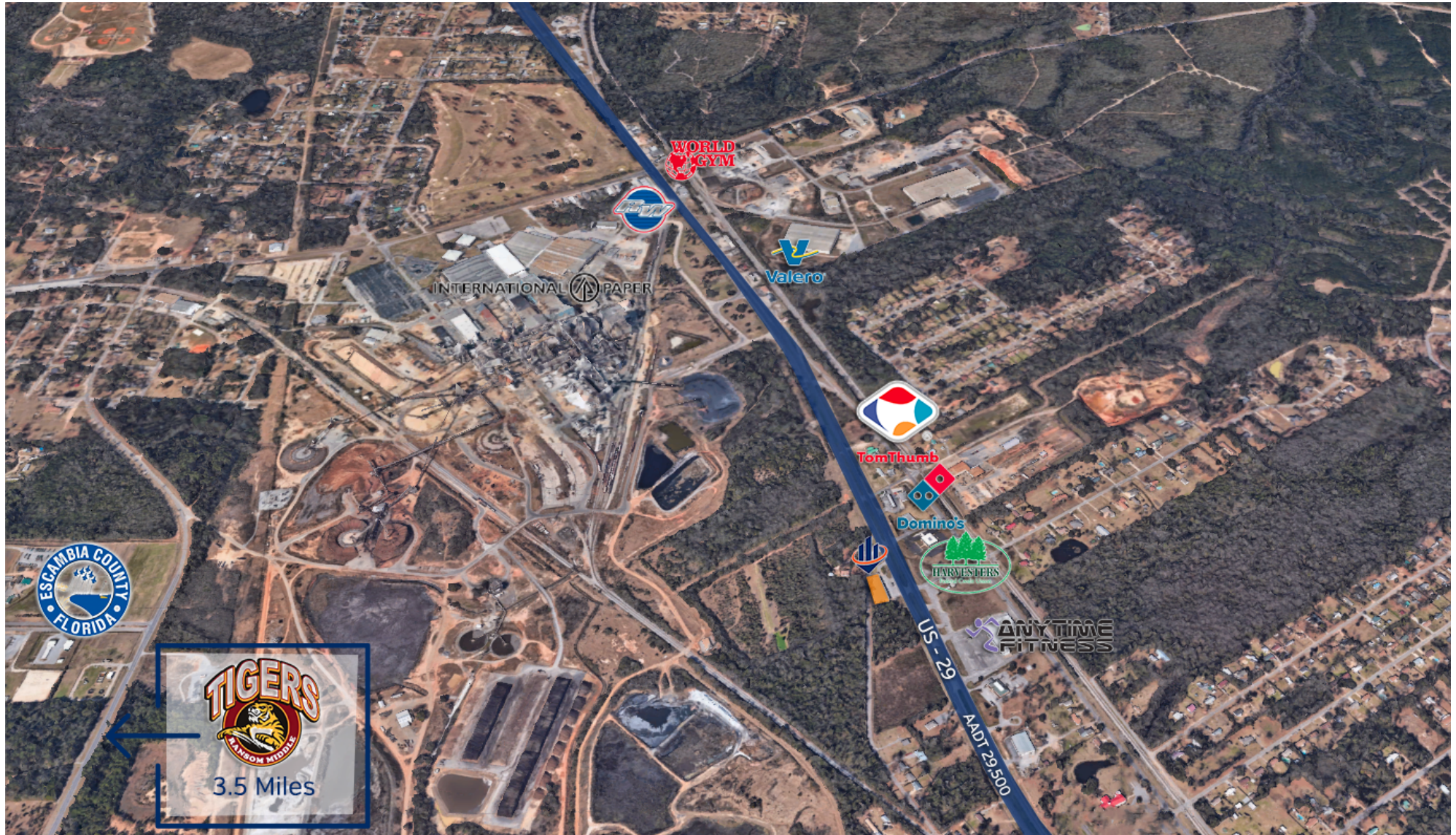
ADDITIONAL PHOTOS



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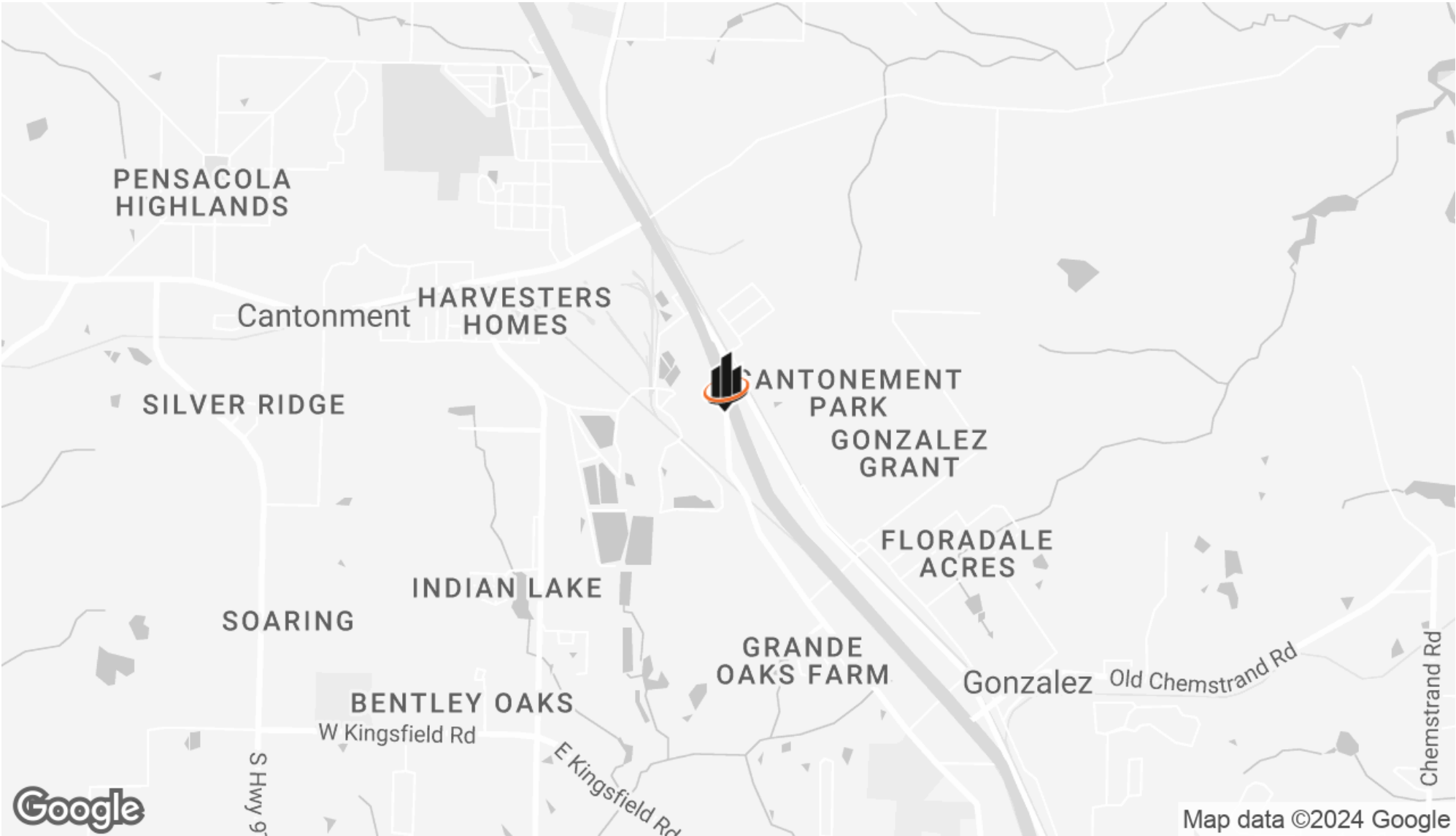
TRADE MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

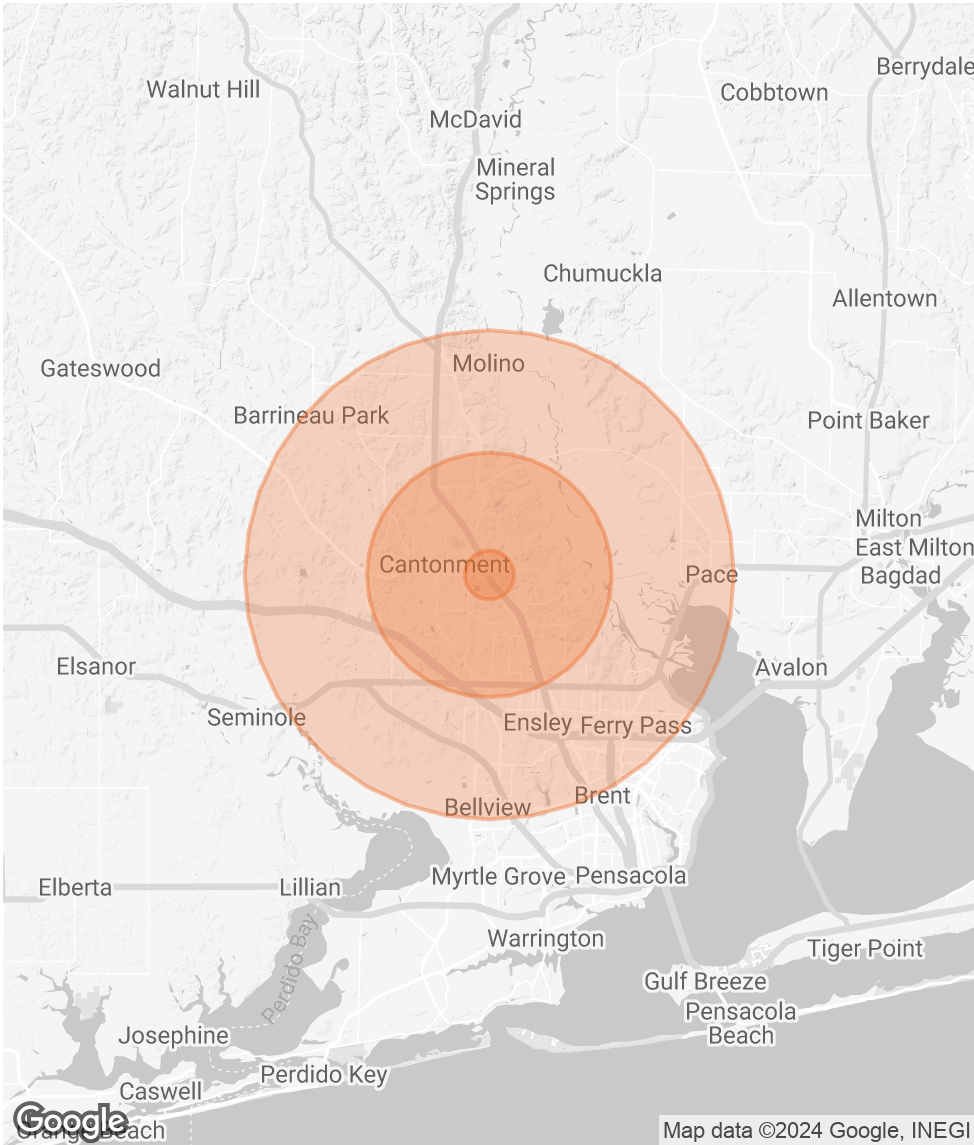
POPULATION 1 MILE 5 MILES 10 MILES

| | | | |
|----------------------|-------|--------|---------|
| TOTAL POPULATION | 1,048 | 34,959 | 131,623 |
| AVERAGE AGE | 38.1 | 40.7 | 39.6 |
| AVERAGE AGE (MALE) | 37.2 | 40.3 | 38.8 |
| AVERAGE AGE (FEMALE) | 40.0 | 41.3 | 41.0 |

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 383 | 13,325 | 52,067 |
| # OF PERSONS PER HH | 2.7 | 2.6 | 2.5 |
| AVERAGE HH INCOME | \$52,888 | \$67,817 | \$61,741 |
| AVERAGE HOUSE VALUE | \$169,758 | \$186,568 | \$181,592 |

* 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

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

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