

## LEASE

# +/- 1,862 SF Retail Space For Lease

**2721 WEST CERVANTES STREET**

Pensacola, FL 32505

## PRESENTED BY:

**MICHAEL CARRO, CCIM**

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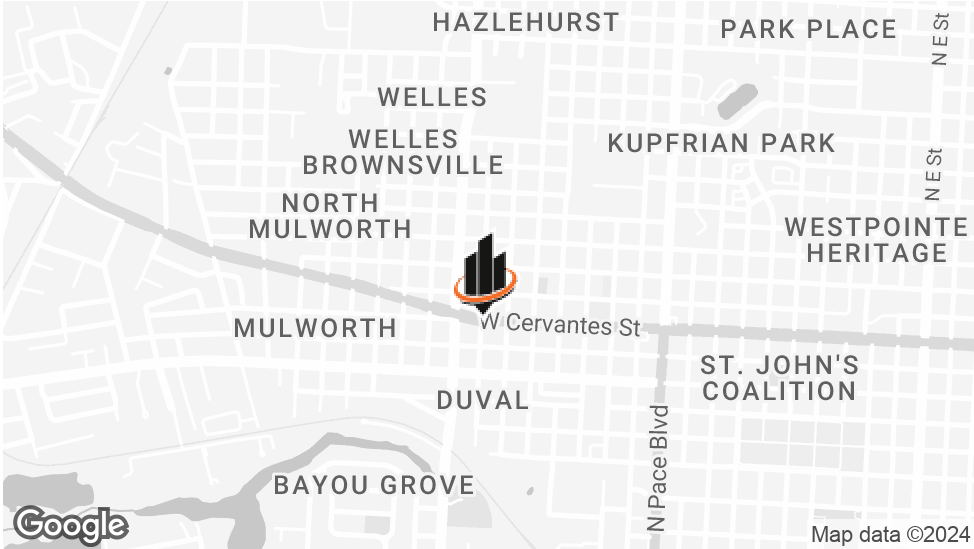
**ANNA GRIFFIN**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,550.00/mo + NNN
AVAILABLE SF:	1,862 SF
LOT SIZE:	1.02 AC
ZONING:	C-3

PROPERTY OVERVIEW

Located minutes from Downtown Pensacola, this +/- 1,862 SF Retail space is the offers high visibility and an open floor plan.

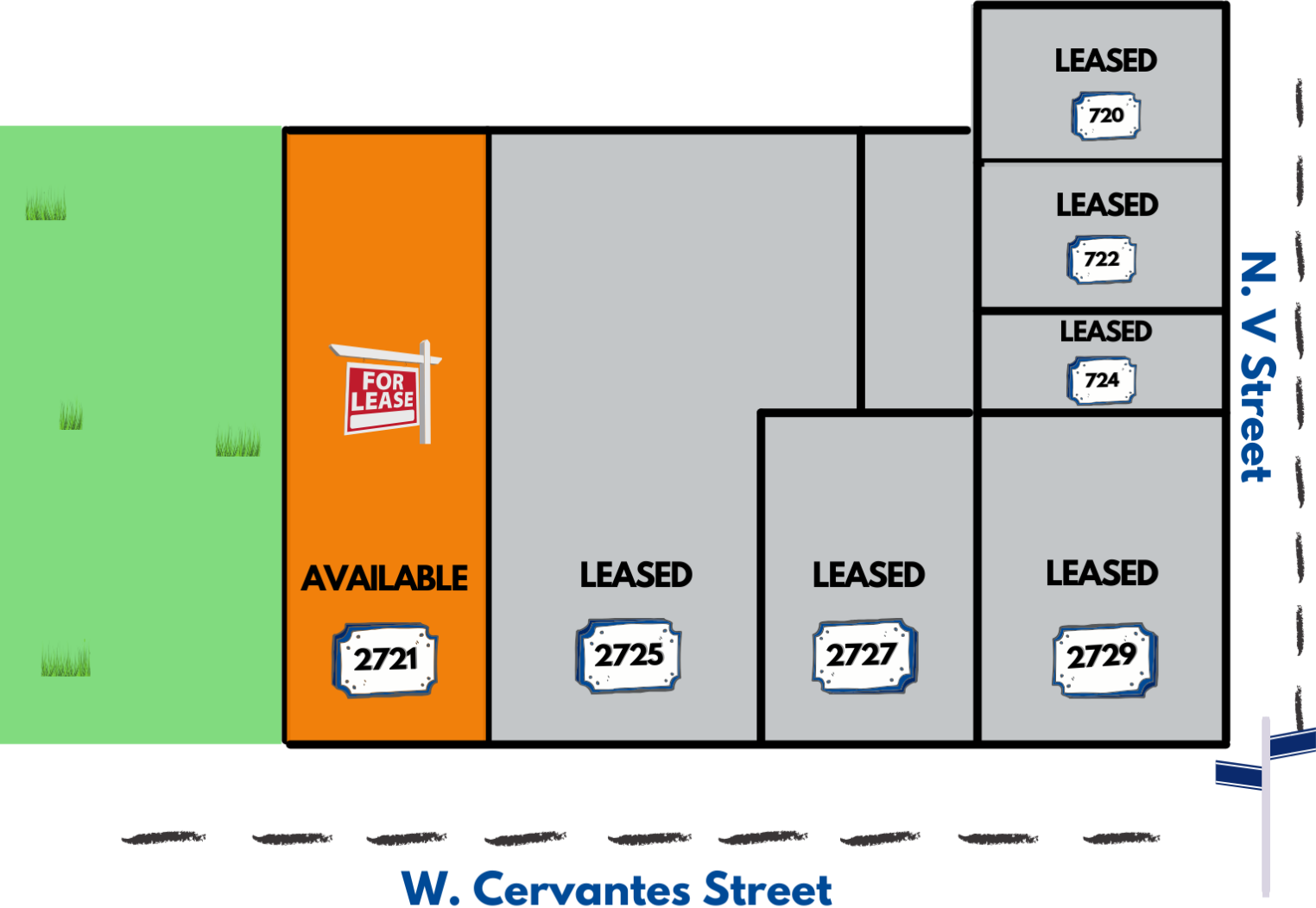
PROPERTY HIGHLIGHTS

- Security Camera System
- 19,200 Cars Passing Daily
- Newly Painted
- 3 Phase Power

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FLOOR PLAN



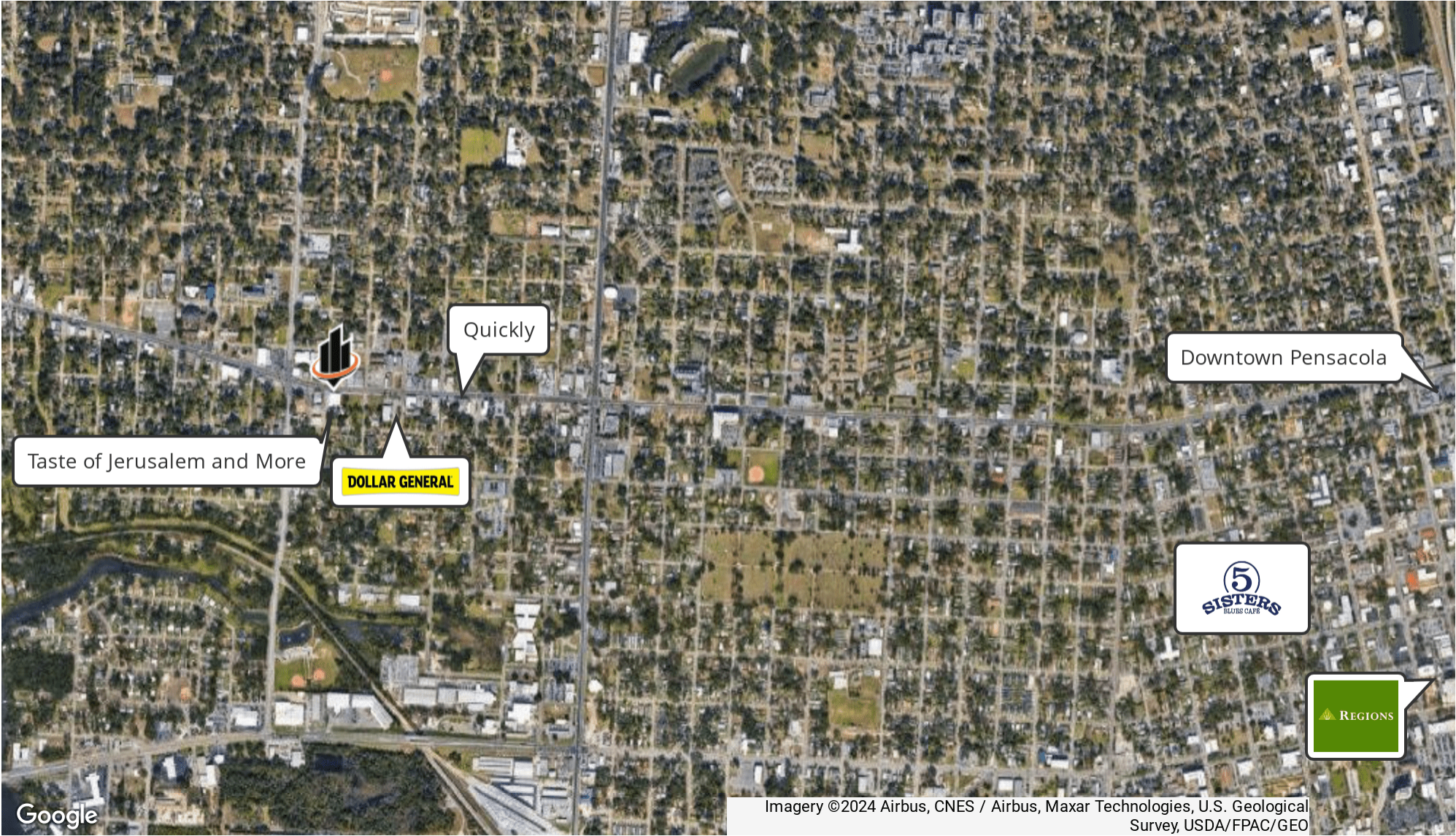
Unit Size	
2721 W Cervantes	1,862 SF
2725 W Cervantes	3,724 SF
2727 W Cervantes	1,386 SF
2729 W Cervantes	906 SF
720 N. V Street	600 SF
722 N. V Street	589 SF
724 N. V Street	551 SF

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RETAILER MAP



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+/- 1,862 SF RETAIL SPACE FOR LEASE | 2721 West Cervantes Street Pensacola, FL 32505



# DEMOGRAPHICS MAP & REPORT

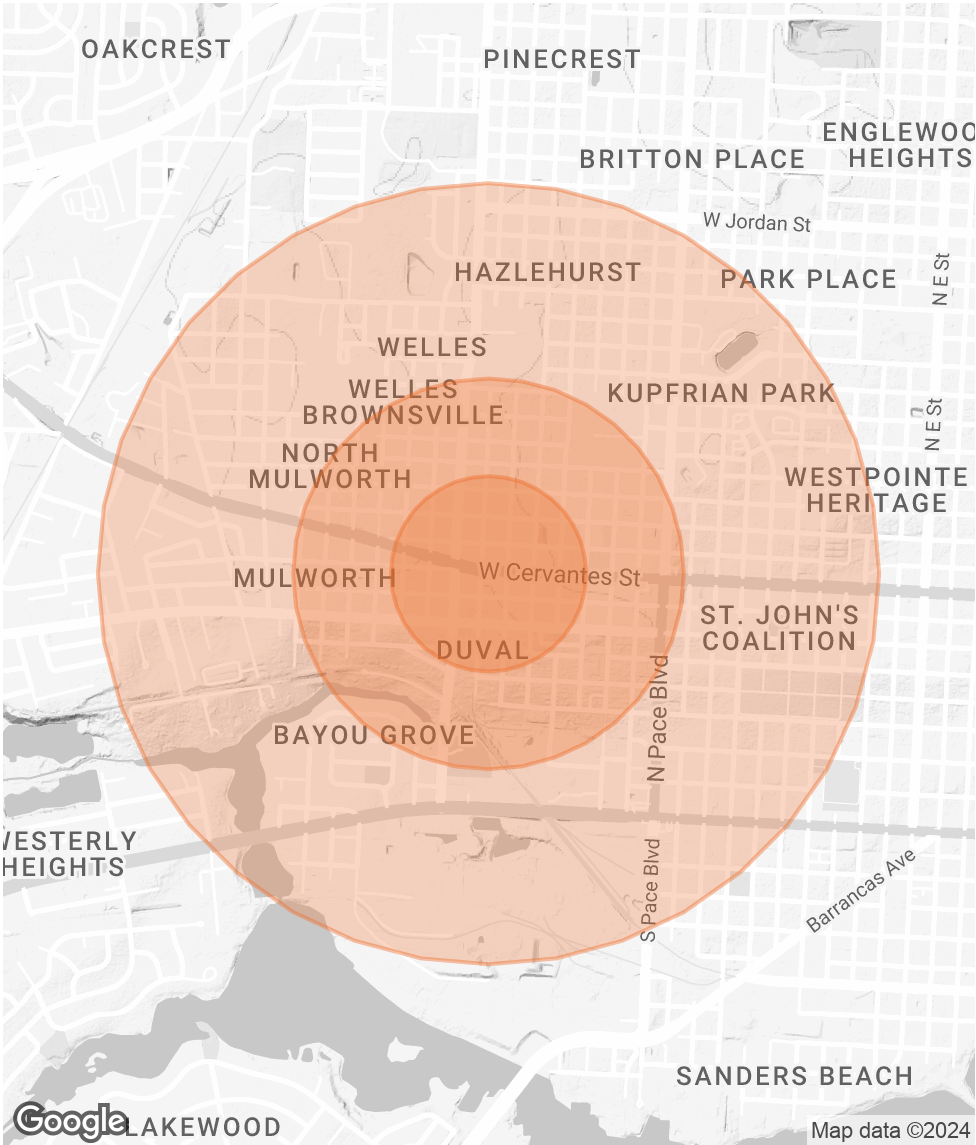
## POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	702	2,385	8,746
AVERAGE AGE	40.7	40.5	41.2
AVERAGE AGE (MALE)	35.8	36.6	38.9
AVERAGE AGE (FEMALE)	42.9	42.0	42.1

## HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	323	1,097	4,265
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$27,651	\$28,524	\$28,939
AVERAGE HOUSE VALUE	\$64,673	\$72,656	\$96,026

\* Demographic data derived from 2020 ACS - US Census



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MICHAEL CARRO, CCIM



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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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