



4634 SUMMERDALE BLVD.

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PACE, FL 32571

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Property Details & Highlights

Property Address:	4634 Summerdale Blvd., Pace, FL 32571
Property Type:	Office
APN:	10-1N-29-5278-00000-00H0
Building Size:	2,125 SF
Building Class:	B
Zoning:	HCD
Cross Streets:	Hwy 90 & Summerdale Blvd.
Year Built:	2007
Foundation:	Concrete
HVAC:	Central

PROPERTY OVERVIEW

Excellent quality office building with concrete block foundation, brick exterior walls, and decorative accents. The interior is improved with good quality office improvements that can accommodate a variety of potential users. In addition to rent, tenant pays NNN reimbursements for Real Estate Taxes, Property Insurance, and Common Area Maintenance, estimated at \$3.41/SF annually, plus sales tax (6.8% for Santa Rosa County in 2018). Landlord is offering 3 months Free Rent with a 5 year lease.

LOCATION OVERVIEW

The Summerdale development is conveniently located just north of Highway 90, between East and West Spencer Field Roads. This office park includes a total of six good quality office buildings and a centrally located park with benches and gazebo. Highway 90 is the main thoroughfare in Pace. Other users in the immediate area include Baptist Medical Group, Publix, Winn Dixie, Chili's, Ruby Tuesday, Home Depot, and the Ridge Cinema 8.



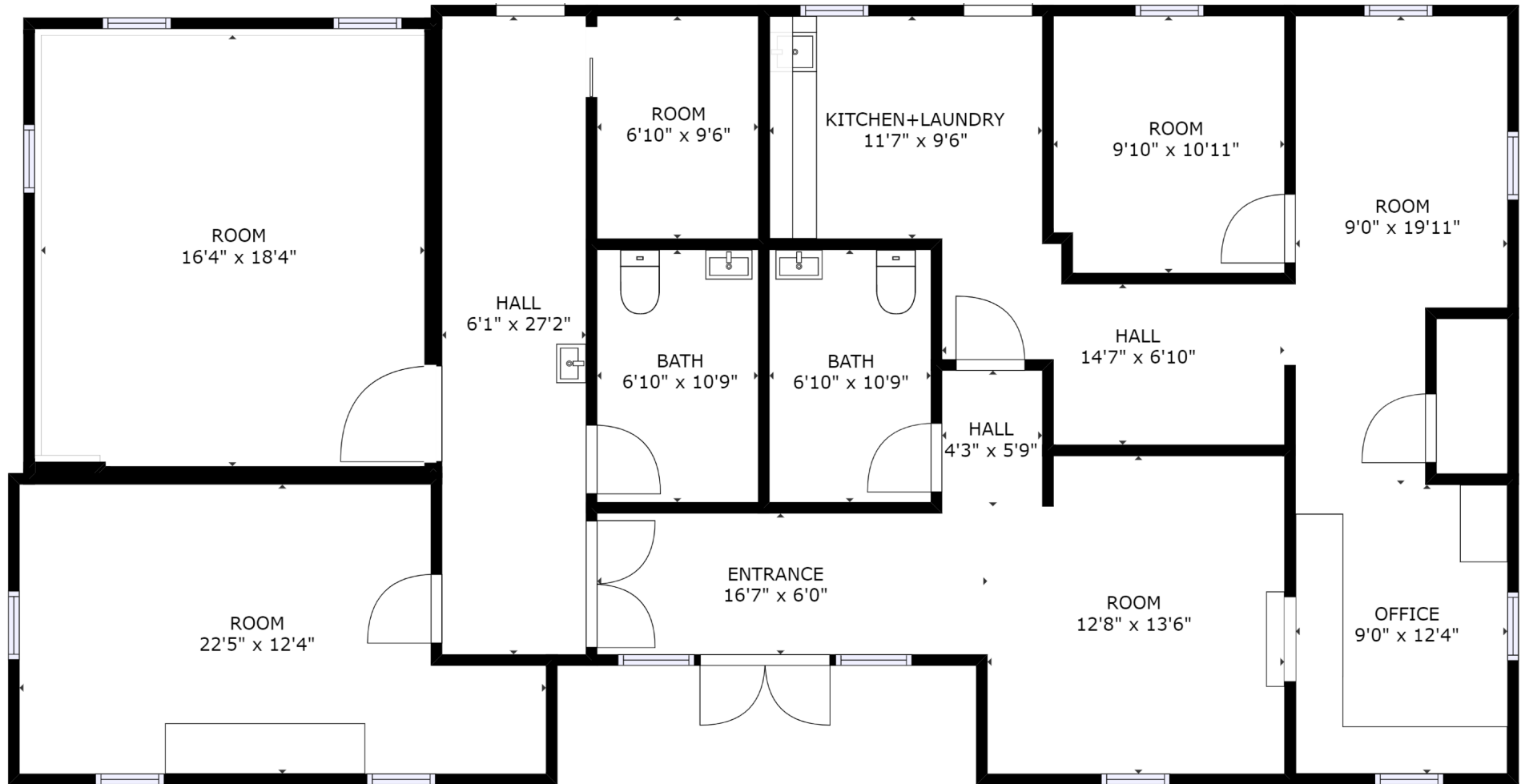
LEASE HIGHLIGHTS

- Excellent Quality Professional Office Space
- Convenient Access from Highway 90
- Solid Brick Construction with Decorative Accents
- Ample On-Site Parking
- 3 Months Free Rent with 5 Yr Lease

Additional Photos



Floor Plan



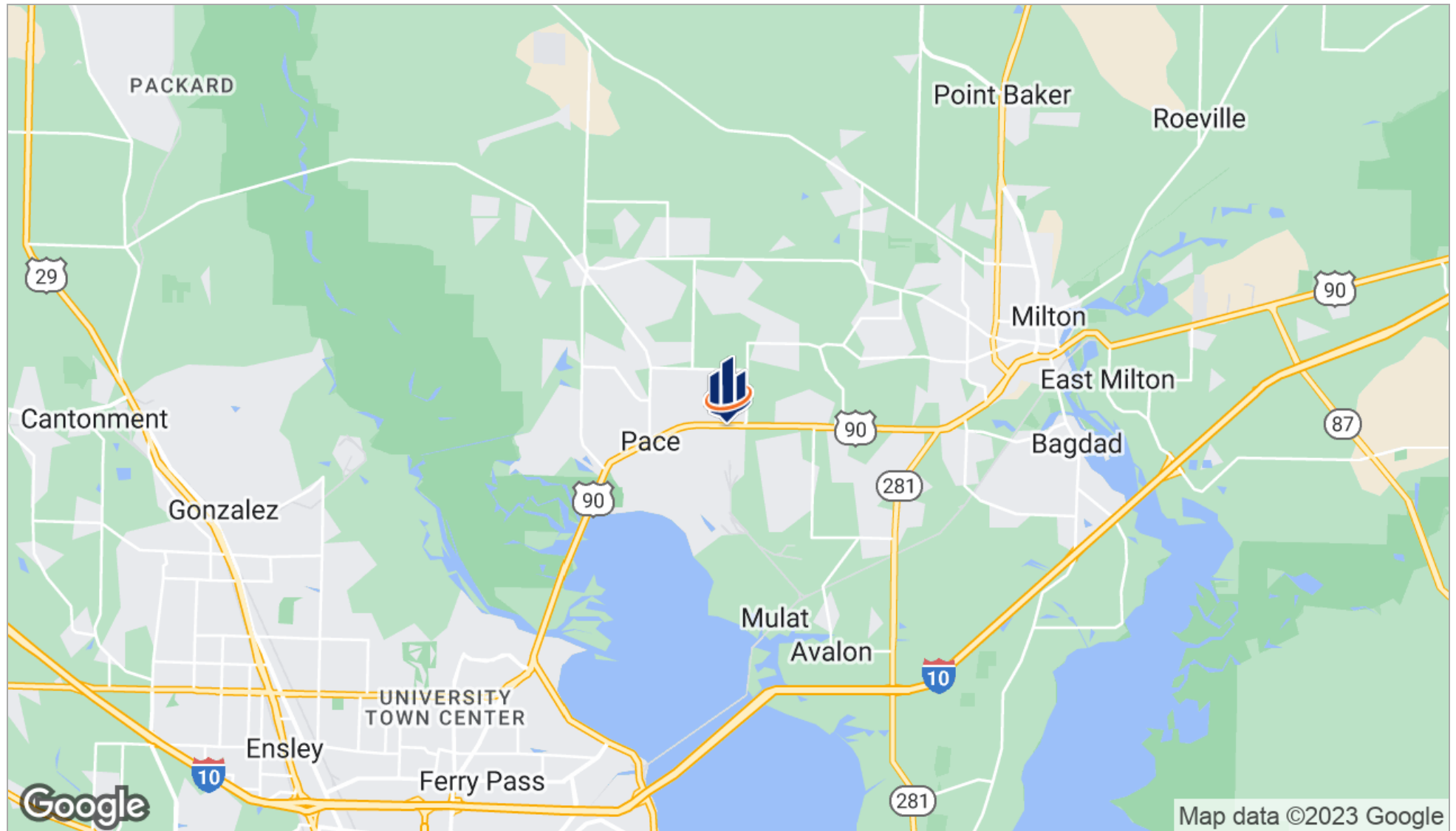
FLOOR 1

Available Spaces

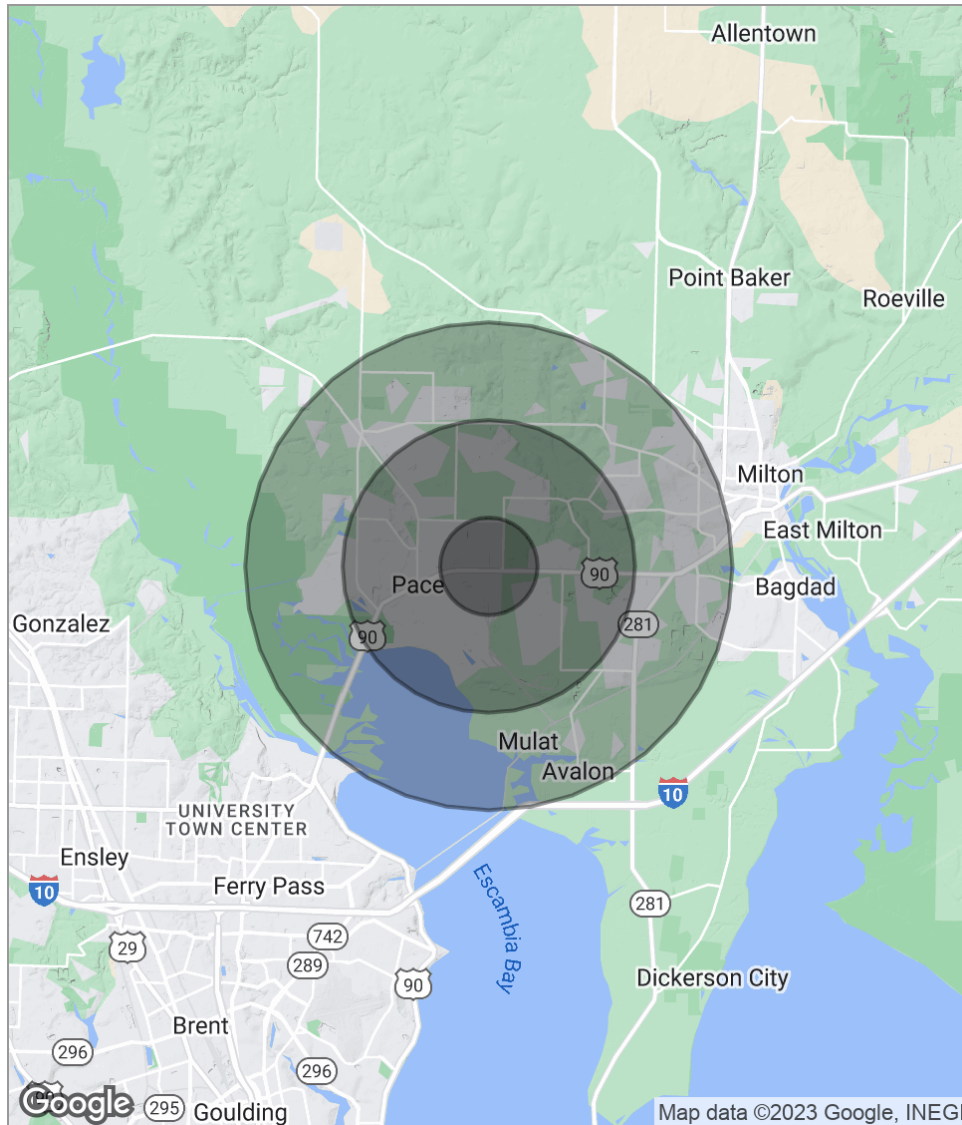
LEASE TYPE		-		LEASE SPACE		Fully Leased	
LEASE TERM		Negotiable		LEASE RATE		Negotiable	
SUITE	TENANT	SIZE (SF)		LEASE TYPE		LEASE RATE	



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,455	17,489	37,007
Median age	37.1	36.6	37.7
Median age (male)	36.4	36.1	37.2
Median age (Female)	38.2	37.5	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	936	6,601	14,106
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,588	\$59,173	\$61,353
Average house value	\$151,424	\$159,711	\$163,329

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

MICHAEL CARRO, CCIM

Senior Advisor, Principal



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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

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 & AFFILIATIONS

- 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"

Advisor Bio & Contact 2

LISA D. BRADLEY

Advisor



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PROFESSIONAL BACKGROUND

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate, providing the highest quality brokerage, consulting, and advisory services in Northwest Florida. Lisa specializes in the sales of Multifamily/Apartment investment properties and development land. She is a member of the SVN Land & Development Council, and the SVN National Multifamily Council, and the SVN Florida Multifamily Team. The Florida team is a premier group of agents/brokers that have sold over 12,000 apartment units, with nearly \$1 Billion in total sales. Although Lisa specializes in land and multifamily properties, she has extensive experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including industrial, office and retail properties. SVN's commitment to excellence and their entrepreneurial spirit is reflected in their strict policy of sharing commissions with other brokers 100% of the time. This has been proven to increase demand for assets and, consequently, sale prices.

Background:

Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser in the Bay Area of California. She moved to Pensacola in 2003 to further her career as a commercial real estate appraiser. With 20+ years of experience appraising a variety of commercial and investment properties, Lisa joined SVN with a unique set of expertise that has assisted her in exceeding the goals of her clients.

Family/Community:

A wife, mother, and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, golf, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), a board member of Bread & Table (a non-profit & social group working to help feed children in our community) and a volunteer ReadingPal with Every Child Reader in Escambia (ECARE).

MEMBERSHIPS & AFFILIATIONS

SVN National Multifamily Council
SVN Florida Multifamily Advisors
SVN Land and Development Council