



3.03±
Acres

1.15±
Acres

PENSACOLA'S NINE MILE RD DEVELOPMENT OPPORTUNITY

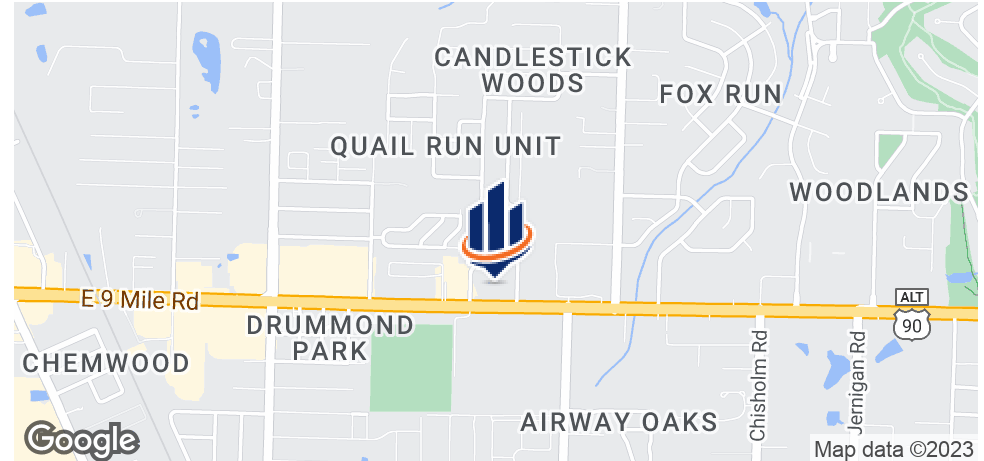
620 & 640 E NINE MILE ROAD
PENSACOLA, FL 32514

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East Nine Mile Road

AADT: 37,000

Property Summary



OFFERING SUMMARY

| | |
|---------------------------|------------|
| Sale Price [For 4.18 Ac]: | \$995,000 |
| Lot Size: | 4.18 Acres |
| 640 E Nine Mile 1.15 Ac | \$549,000 |
| 620 E Nine Mile 3.03 Ac | \$499,000 |
| Zoning: | C-2 |
| Market: | Pensacola |
| Submarket: | Ensley |

PROPERTY OVERVIEW

Great opportunity for mixed use development on Nine Mile Rd. Development could include residential, retail and office elements. This location can be built to suit. Located on prime commercial corner. The property enjoys great visibility, strong frontage and easy access.

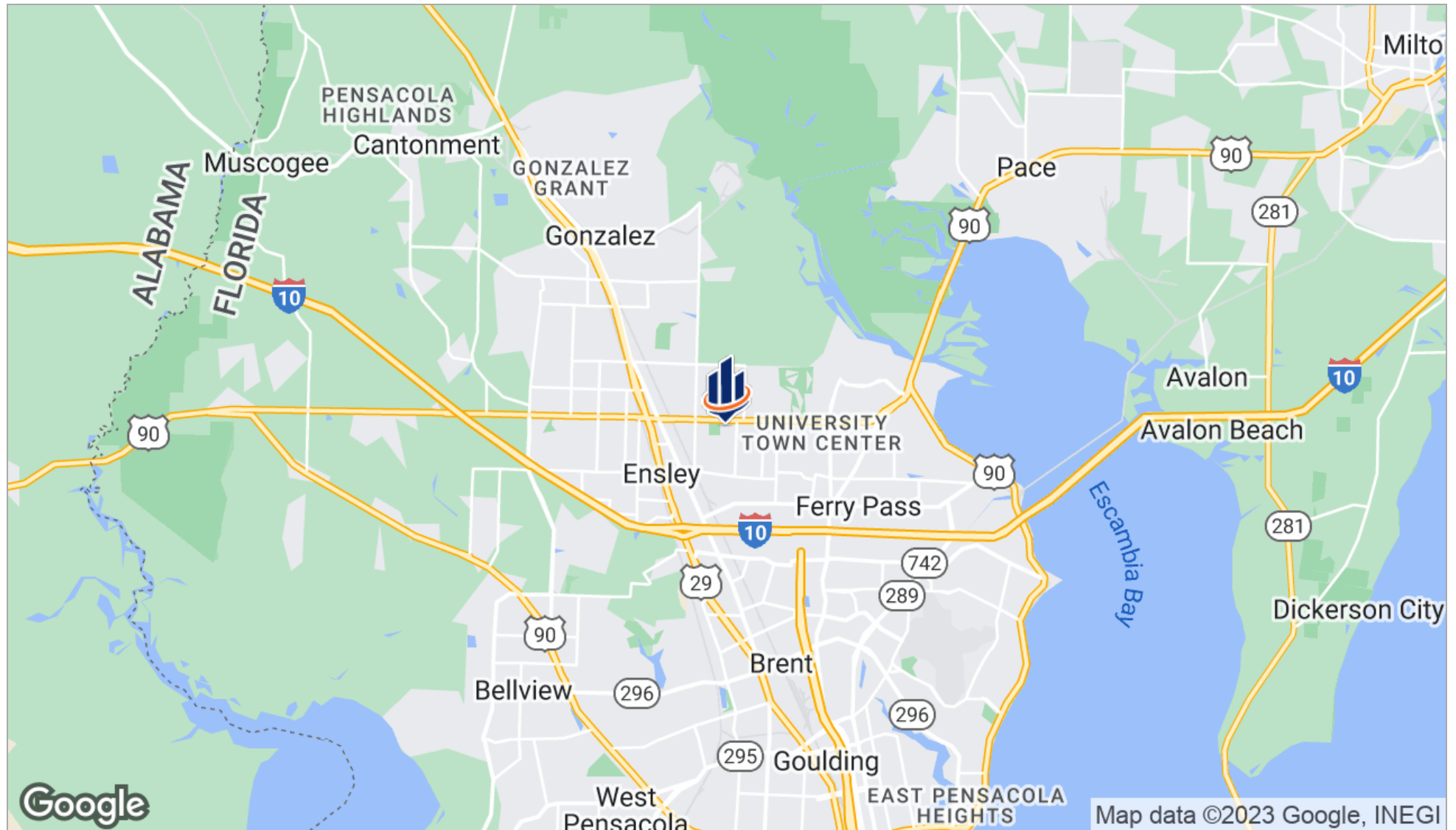
PROPERTY HIGHLIGHTS

- Build To Suit
- Strong Retail Presence
- Right across the street from the John R. Jones Jr. Athletic Complex
- 315' of frontage on Nine Mile Road
- 335' of frontage on Wanda Drive
- Nine Mile Road AADT: 37,000

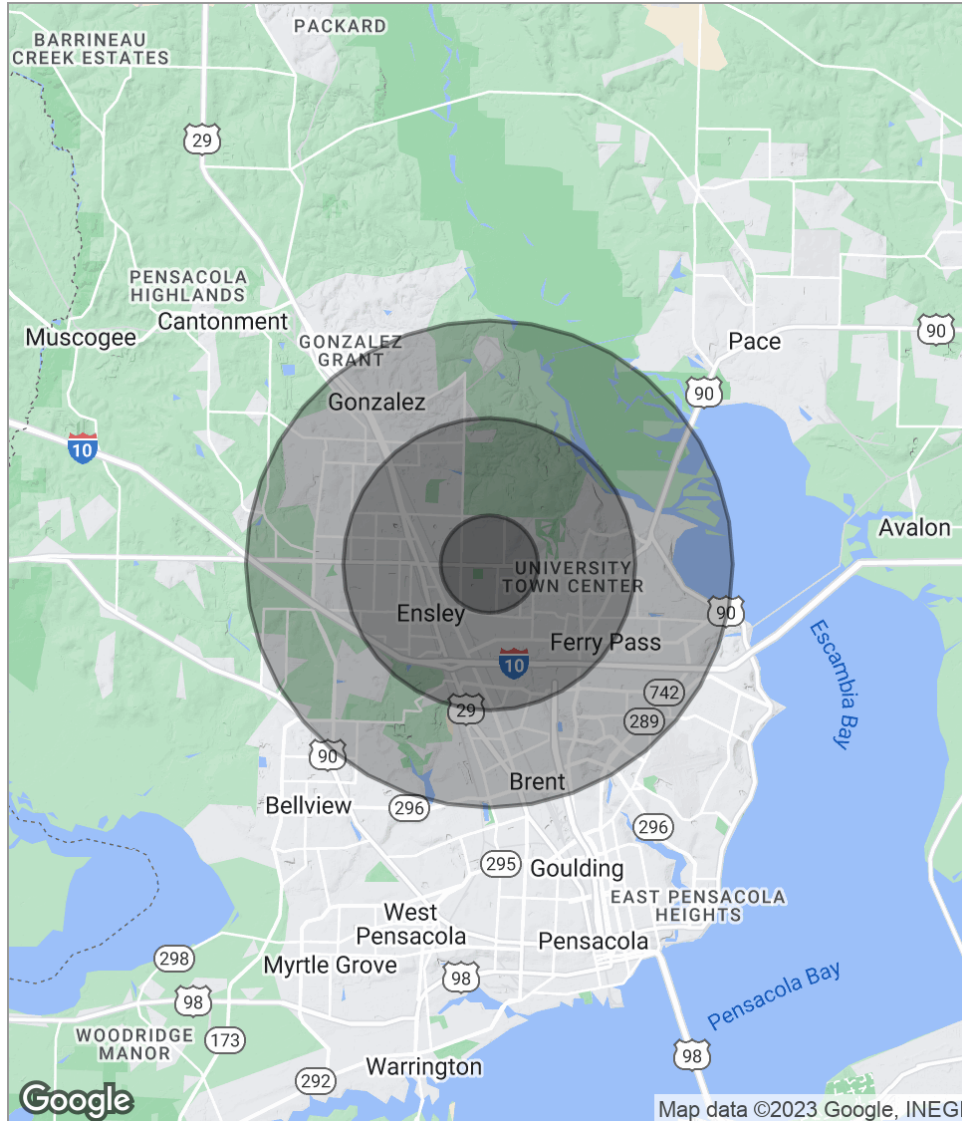
Trade Map



Location Maps



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 4,973 | 38,462 | 94,364 |
| Median age | 36.3 | 37.3 | 38.2 |
| Median age [Male] | 35.2 | 36.1 | 37.4 |
| Median age [Female] | 39.5 | 40.0 | 40.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,011 | 15,868 | 38,214 |
| # of persons per HH | 2.5 | 2.4 | 2.5 |
| Average HH income | \$52,389 | \$57,635 | \$58,208 |
| Average house value | \$151,505 | \$162,540 | \$174,463 |

* Demographic data derived from 2020 ACS - US Census

Michael Carro, CCIM

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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”