



TURN KEY RESTAURANT - 9 MILE ROAD - PENSACOLA

204 E NINE MILE RD
PENSACOLA, FL 32534

Bryan Morelock
Advisor
O: 251.979.0553
bmorelock@svn.com



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1 PROPERTY INFORMATION

204 E Nine Mile Rd
Pensacola, FL 32534

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	1.2 Acres
Building Size:	3,987 SF
Zoning:	HC/LI - COM
Market:	Pensacola
Sub-Market	9 Mile Road
Price / SF:	\$338.60

PROPERTY OVERVIEW

This Turn Key Restaurant is +/- 3,987 SF and has more than 151 seats, which will allow for the opportunity for an SRX Liquor License. The Restaurant is equipped with a drive thru, hood system, walk-in cooler and walk-in freezer. The restaurant is also equipped with a walk-in keg cooler and currently has +/- 46 beer taps. FF&E are also available for sale or for lease. The property is +/- 1.20 acres with a rear access road that leads to a lighted intersection.

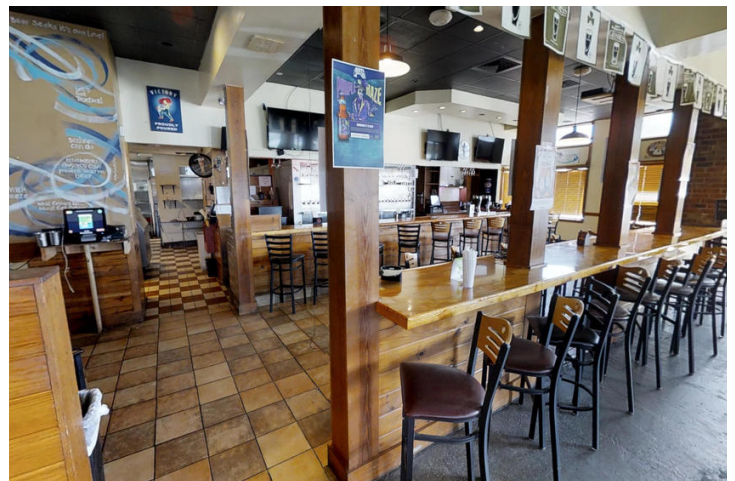
LOCATION OVERVIEW

This property is located in one of the fastest growing areas of Pensacola, FL along 9 Mile Road near Hwy 29. 9 Mile road is one of the major thoroughfares connecting Santa Rosa and Escambia Counties. The 9 mile thoroughfare continues to grow as the Navy Federal, 9 Mile Campus, continues to grow to over 1 Million SF and 20,000 employees by 2020. The 9 Mile corridor is also the frontage road to The University of West Florida [12,979] Students. Hwy 29 in the north/south artery connecting Pensacola to I-65. The property is adjacent to Hancock Bank and near McDonalds, Applebee's, Dairy Queen, Whataburger, Krystal, Dunkin' Donuts, Popeyes, Wendy's, Arby's, Pizza Hut, KFC and the AMC Movie Theater

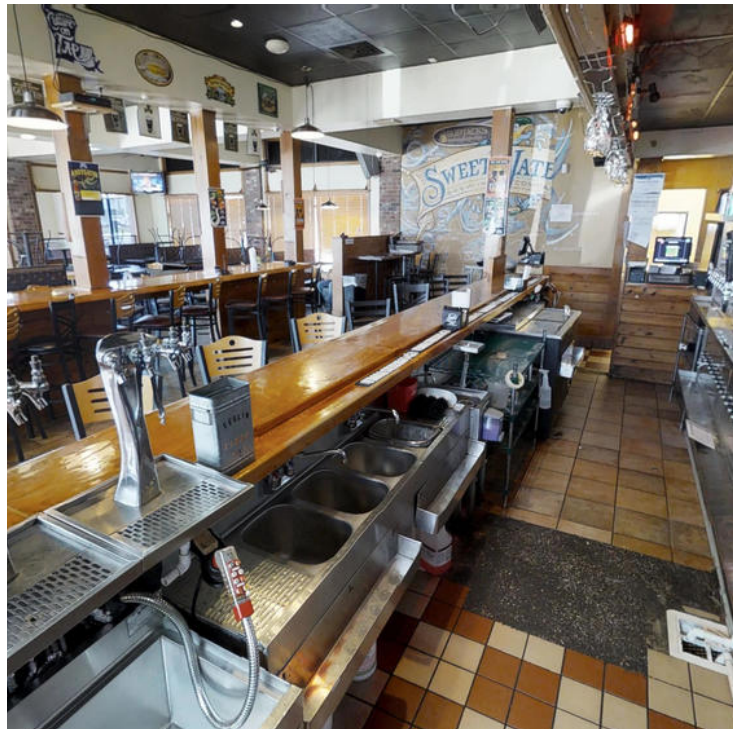
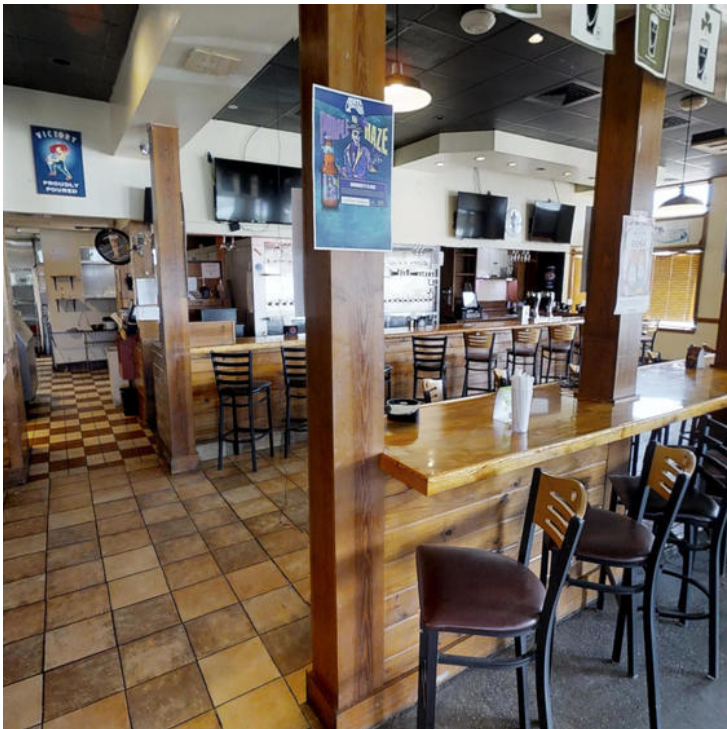
Complete Highlights

SALE HIGHLIGHTS

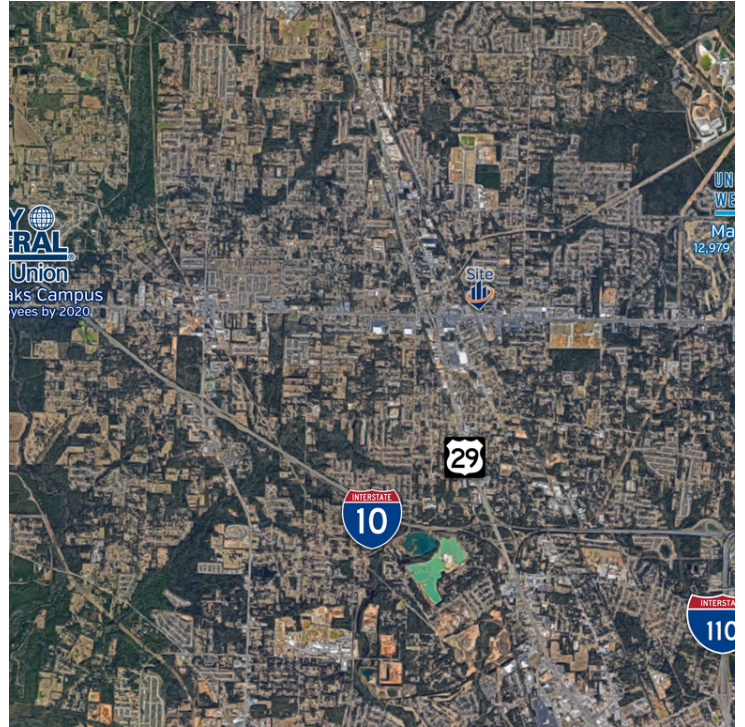
- Quick Service or Full Service Restaurant
- Drive Thru Window
- 151+ Seats
- Property Qualifies for SRX Liquor License
- Hood System
- Walk-In Freezer
- Walk-in Cooler
- Walk-in Keg Cooler
- 46 Total Beer Taps
- Great Visibility
- Great Signage
- Near Lighted Intersection
- +/- 37,000 Cars Per Day
- +/- 40 Parking Spaces
- Rear Access
- +/- 150 ft Frontage
- +/- 300 ft Deep
- Rapidly Growing Area
- Located Near Navy Federal [10,000EE's by 2020]
- Located Near University of West Florida [12,979 Students]



Photos - Dining Area



Photos - Kitchen



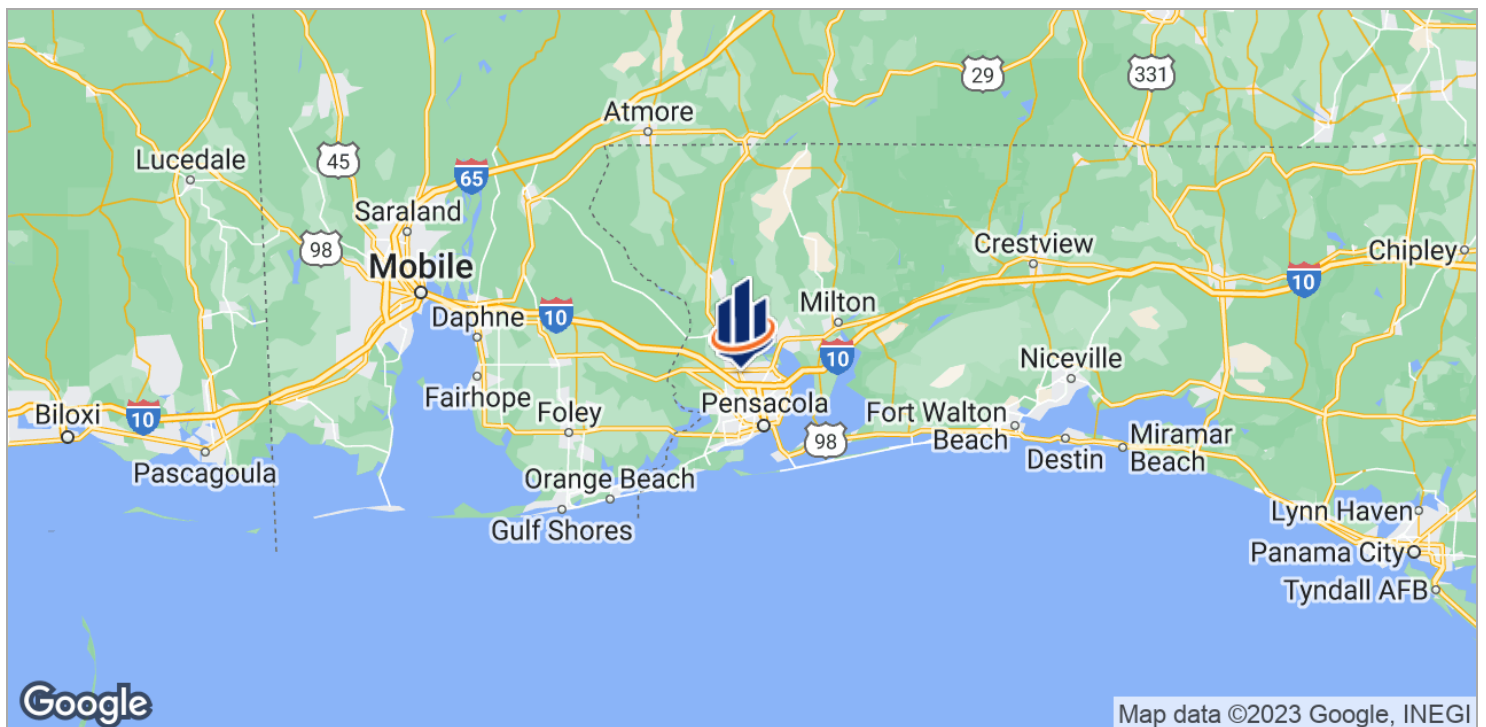
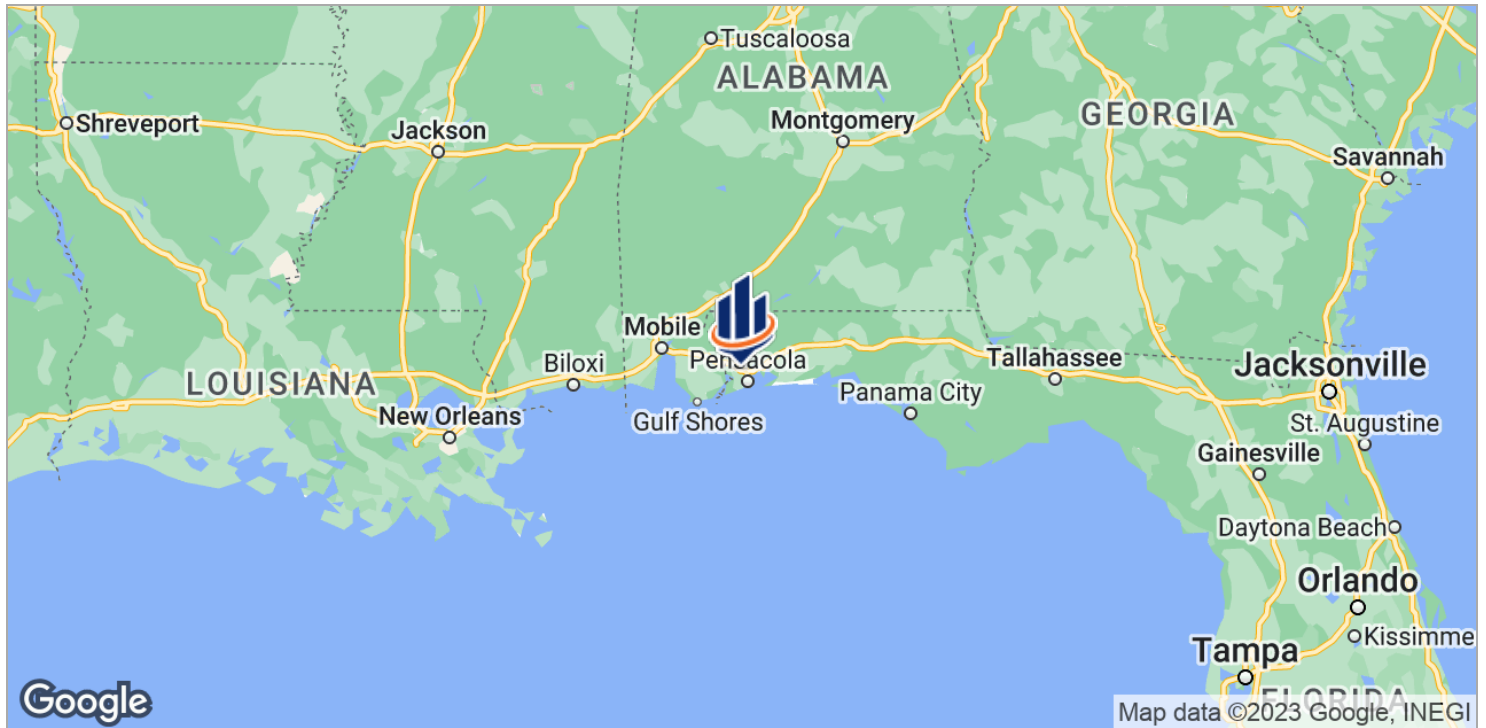
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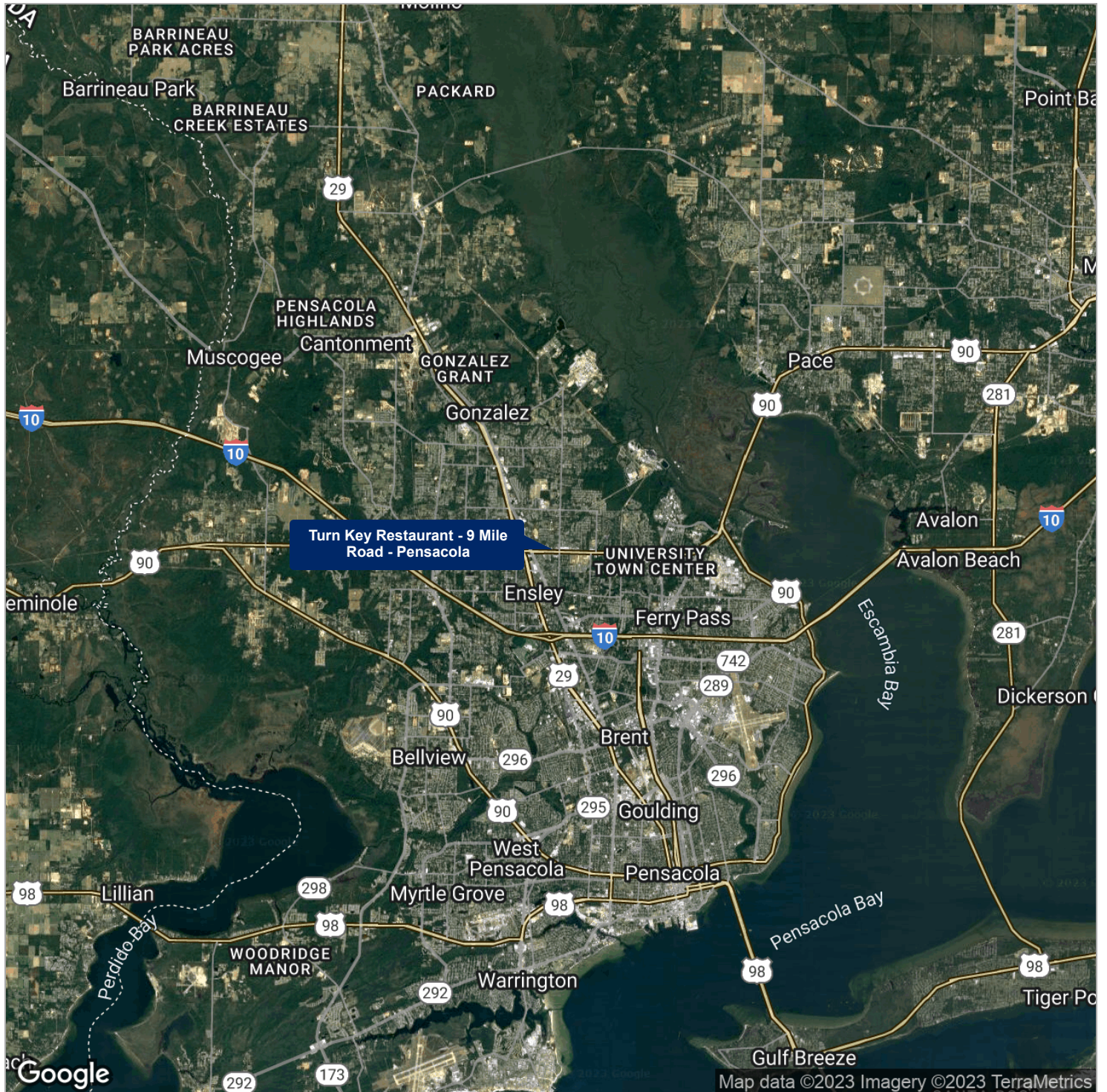
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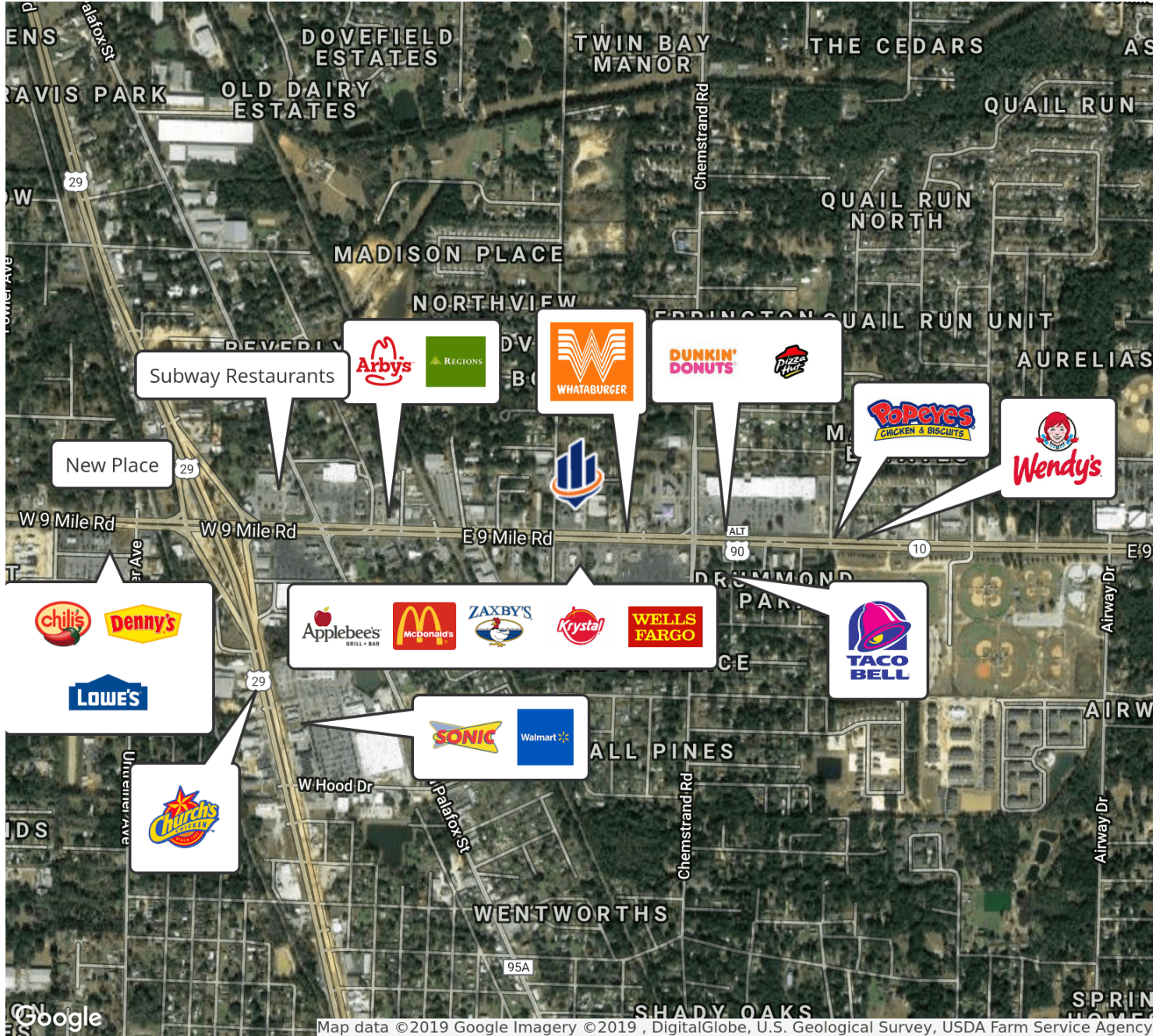
Location Maps



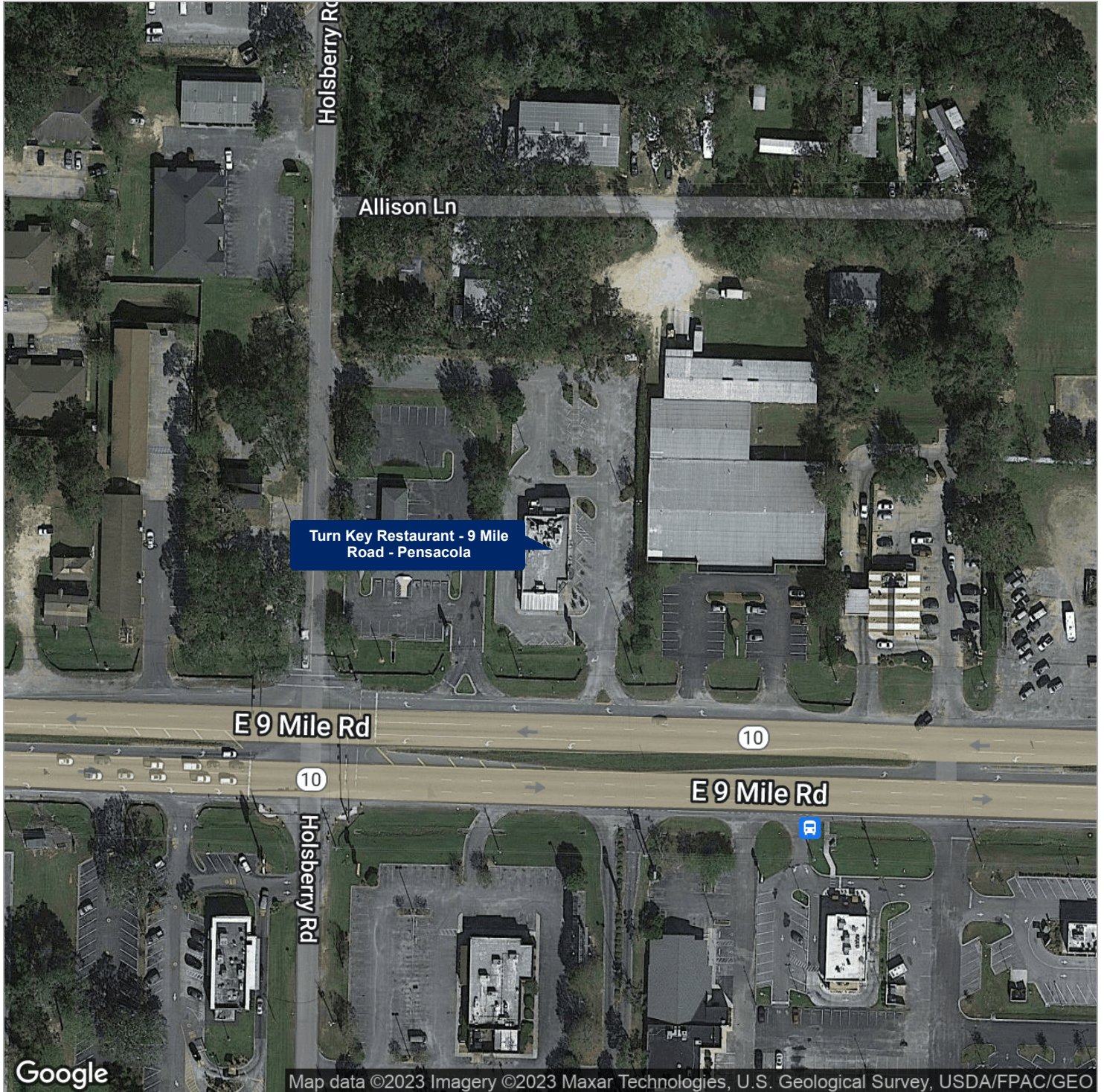
Regional Map



Retailer Map



Aerial Map



Additional Photos



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DEMOGRAPHICS

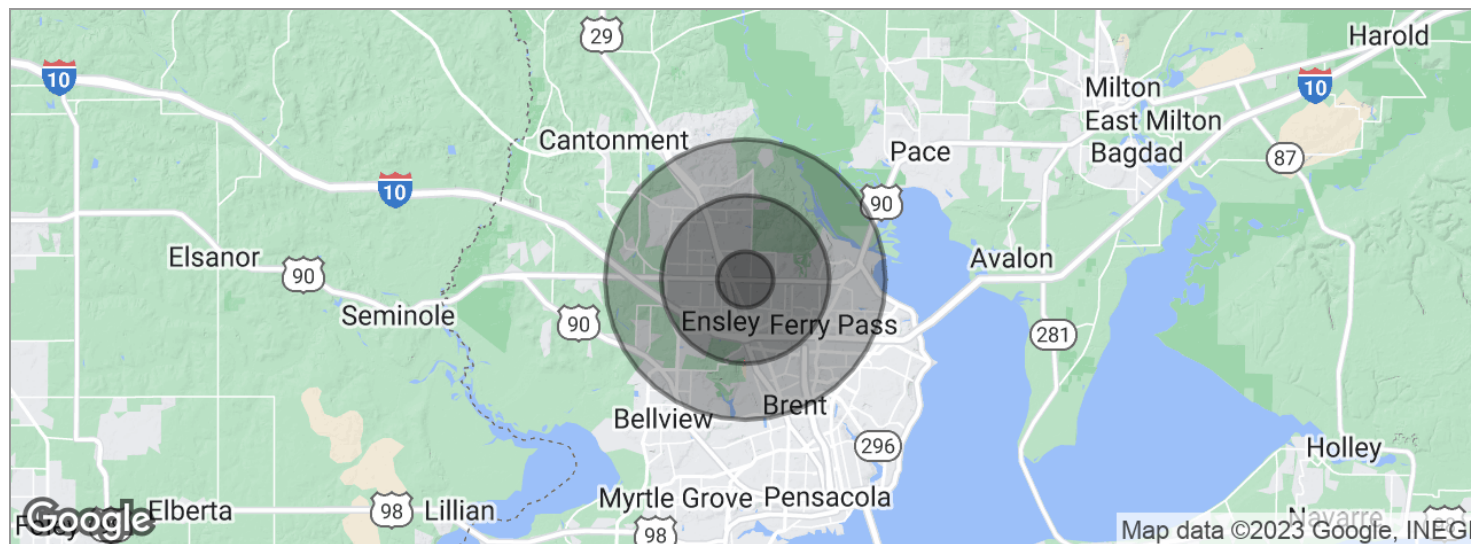
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	4,834	37,125	92,247
Median age	37.0	39.2	38.5
Median age (male)	34.8	38.2	37.8
Median age (female)	41.4	41.7	40.2
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Total households	2,032	15,345	37,020
Total persons per HH	2.4	2.4	2.5
Average HH income	\$50,962	\$58,298	\$59,173
Average house value	\$154,425	\$170,579	\$175,844

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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4 ADVISOR BIOS

204 E Nine Mile Rd
Pensacola, FL 32534

Advisor Bio & Contact 1

BRYAN MORELOCK

Advisor

186 N. Palafox Street
Pensacola, FL 32502
T 251.979.0553
C 251.979.0553
bmorelock@svn.com
FL #SL3266124
AL #000098188 - 0

PROFESSIONAL BACKGROUND

Bryan Morelock is a licensed Commercial Real Estate Advisor for SVN specializing in Hotel product types and Investment properties. Based in Northwest Florida, Bryan actively markets and sells properties throughout the entire Panhandle of Florida and South Alabama. Morelock has 6 years of real estate experience, specializing in Single and Multi Tenant Investment Acquisitions and Dispositions.

In 2014 Bryan joined the SVN Hospitality Product Council and became a part of the SVN HOTELS - FLORIDA TEAM where he works in alignment with hotel experts in the state and around the country. This transition has allowed Morelock to better serve the need for hotel buyers and sellers with the ability to present assets on a national level, reaching brokers/buyers from all around the U.S. In addition to joining SVN HOTELS, Morelock is a member of the Florida Restaurant & Lodging Association (FRLA) and Asian American Hotel Owners Association (AAHOA).

Outside of Brokerage, Morelock is very active in the Northwest Florida community. He sits as a board member for Northeast Pensacola Sertoma and serves as the Director for Pensacola Dragon Boat Festival. During the 2017 fiscal year Northeast Pensacola Sertoma was able to give \$100,000 to local organizations such as, Gulf Coast Kid's House, Every Child a Reader (ECARE), Pathways for Change and ARC Gateway.

EDUCATION

The University of Alabama 2009

*Culverhouse College of Commerce and Business Administration

MEMBERSHIPS & AFFILIATIONS

Past President - Northeast Pensacola Sertoma
Past Director - Pensacola Dragon Boat Festival
Florida Restaurant & Lodging Association - FRLA
Asian American Hotel Owners Association - AAHOA
Pensacola Chamber of Commerce
Florida Association of Realtors
Pensacola Association of Realtors