



SALE

3130 W Fairfield Dr

3130 W FAIRFIELD DR

PENSACOLA, FL 32505

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$350,000
LOT SIZE:	2.8 Acres
PRICE / ACRE:	\$125,000
YEAR BUILT:	1958
ZONING:	HC/LI
MARKET:	Pensacola
SUBMARKET:	West Pensacola

PROPERTY OVERVIEW

2.8 +/- acres Available behind Foundation Church. Main Access on Peagler Plaza Rd, and Easement access on W Fairfield.

PROPERTY HIGHLIGHTS

- 2.8 +/- acres
- High traffic road (add daily traffic) AATD
- Zone HC/LI

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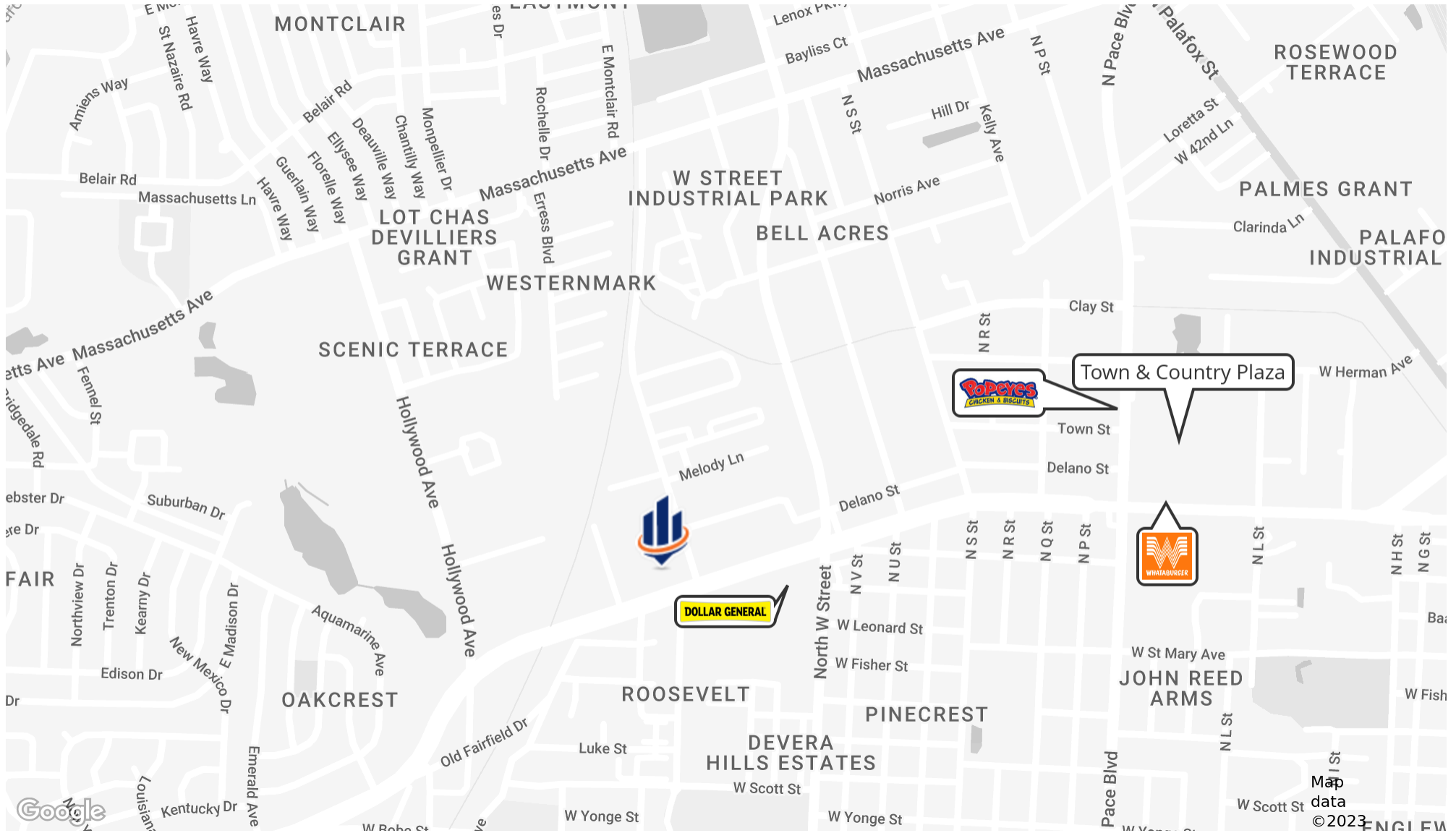
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SITE PHOTO



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

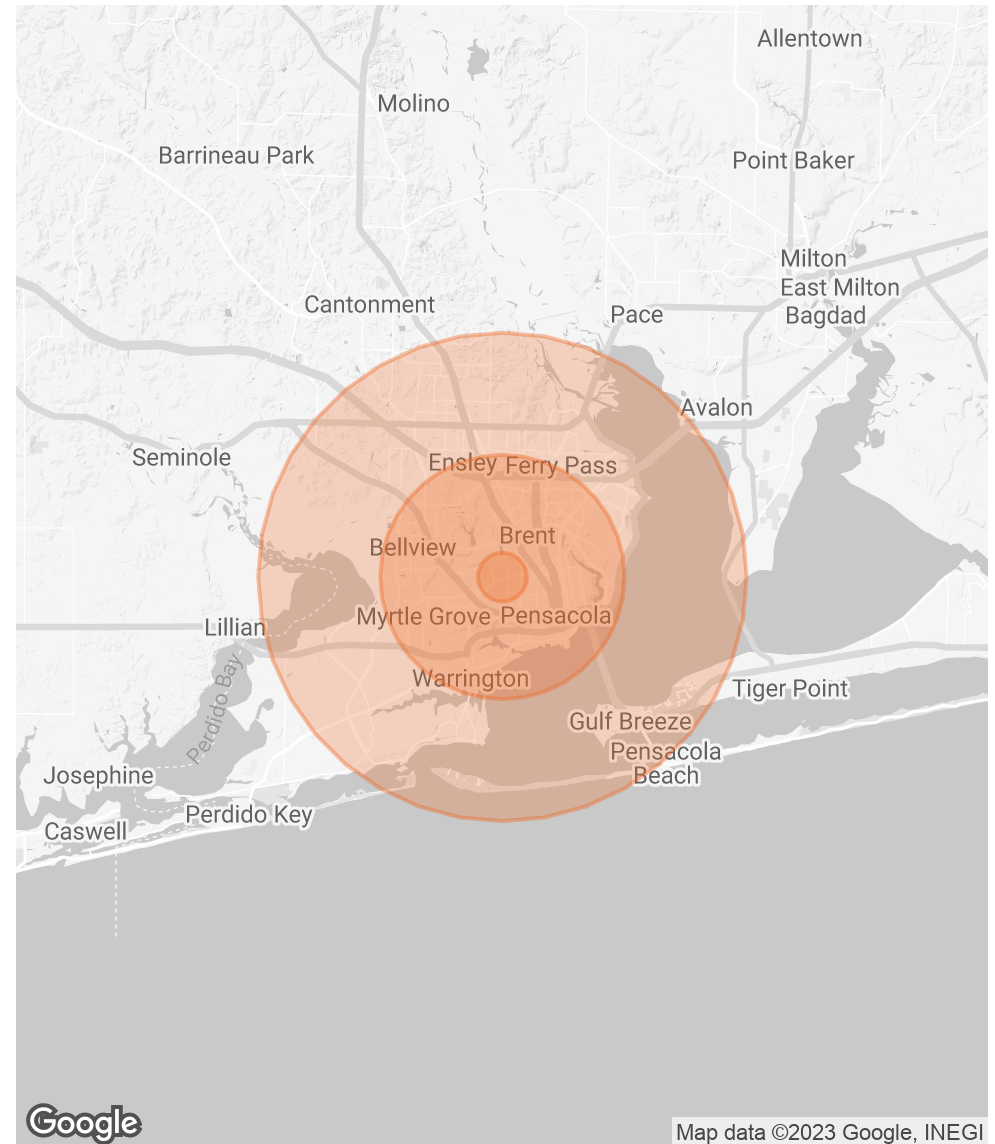
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,256	145,112	282,725
AVERAGE AGE	40.6	38.6	39.0
AVERAGE AGE (MALE)	37.2	36.1	37.1
AVERAGE AGE (FEMALE)	42.8	41.2	40.9

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,902	66,510	125,558
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$34,733	\$53,311	\$63,839
AVERAGE HOUSE VALUE	\$62,099	\$140,002	\$170,918

* Demographic data derived from 2020 ACS - US Census



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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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