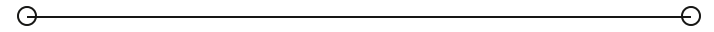


SALE

312 W Main Street

312 W. MAIN STREET

Pensacola, FL 32502



PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

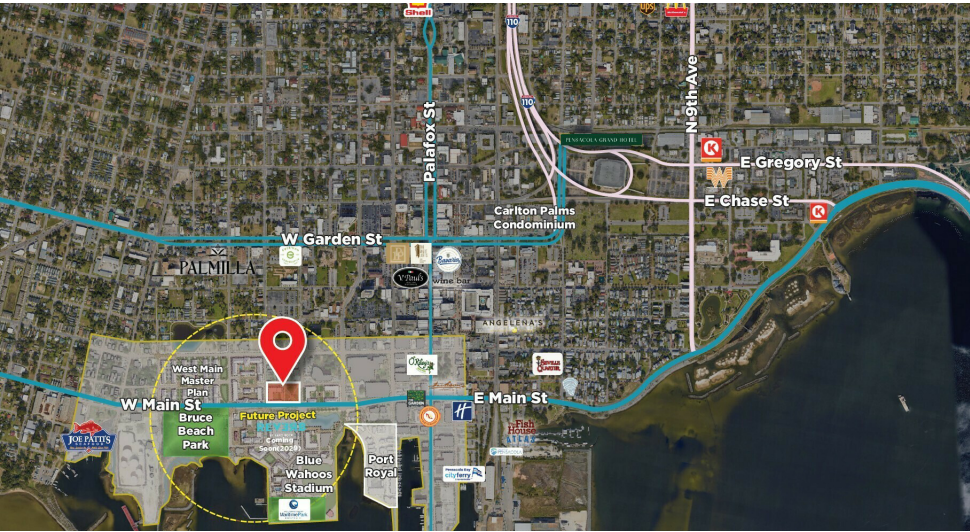
mcarro@svn.com

FL #BK3179263

+/- .247 AC



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$800,000
LOT SIZE:	0.247 Acres
PRICE / ACRE:	\$3,238,866
ZONING:	C2
MARKET:	Pensacola
SUBMARKET:	Downtown
APN:	000S009001003354

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PROPERTY OVERVIEW

This property is part of the vibrant Pensacola community and is surrounded by various amenities, including restaurants, banks, shops, fitness centers, and public transportation options.

PROPERTY HIGHLIGHTS

- Zoned C2 for versatile commercial use
- Prime location in the heart of Pensacola with High Visibility
- Potential for mixed-use development
- Ideal for retail or office space
- Ample parking options available
- Strong investment opportunity in growing market

ADDITIONAL PHOTOS



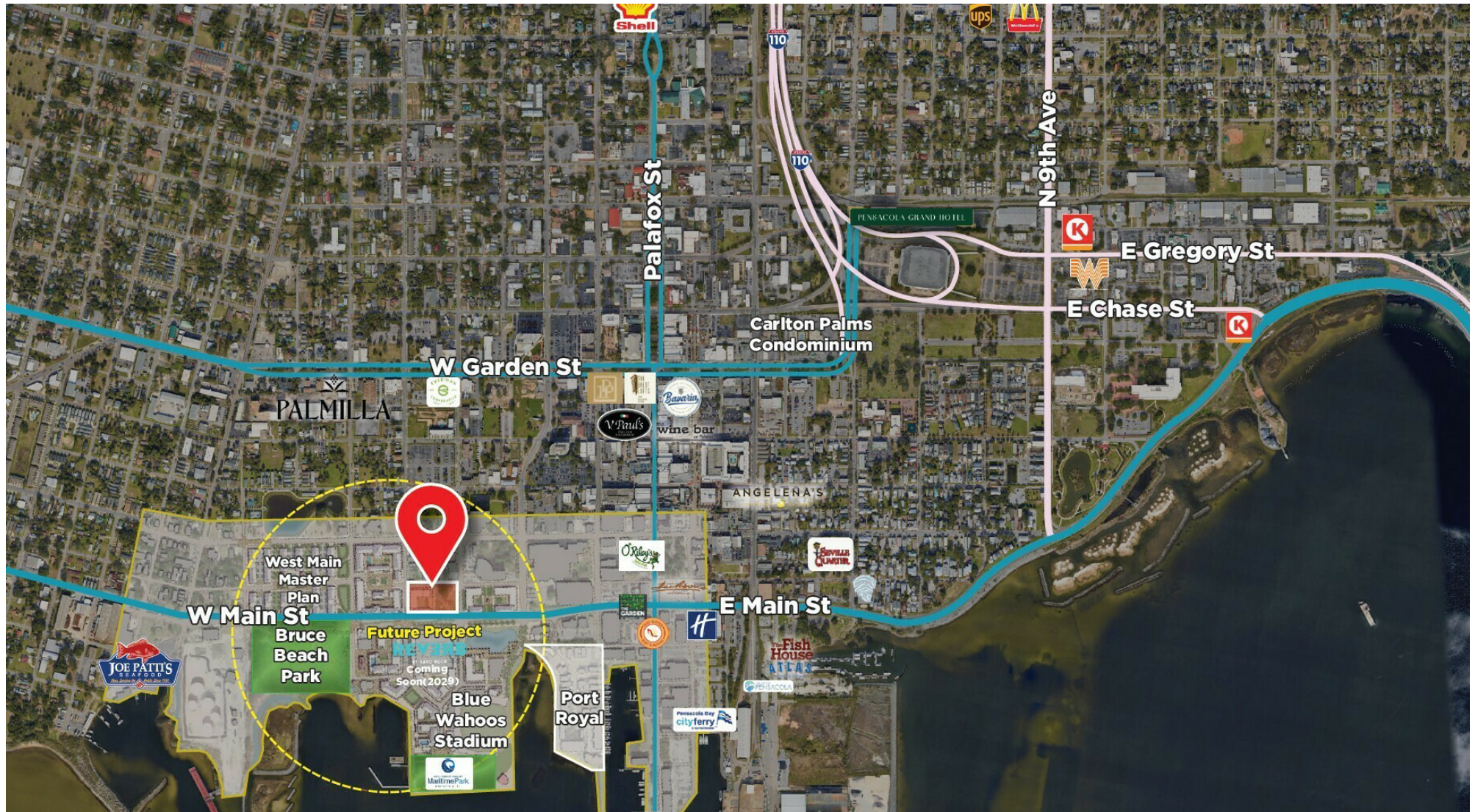
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RETAILER MAP



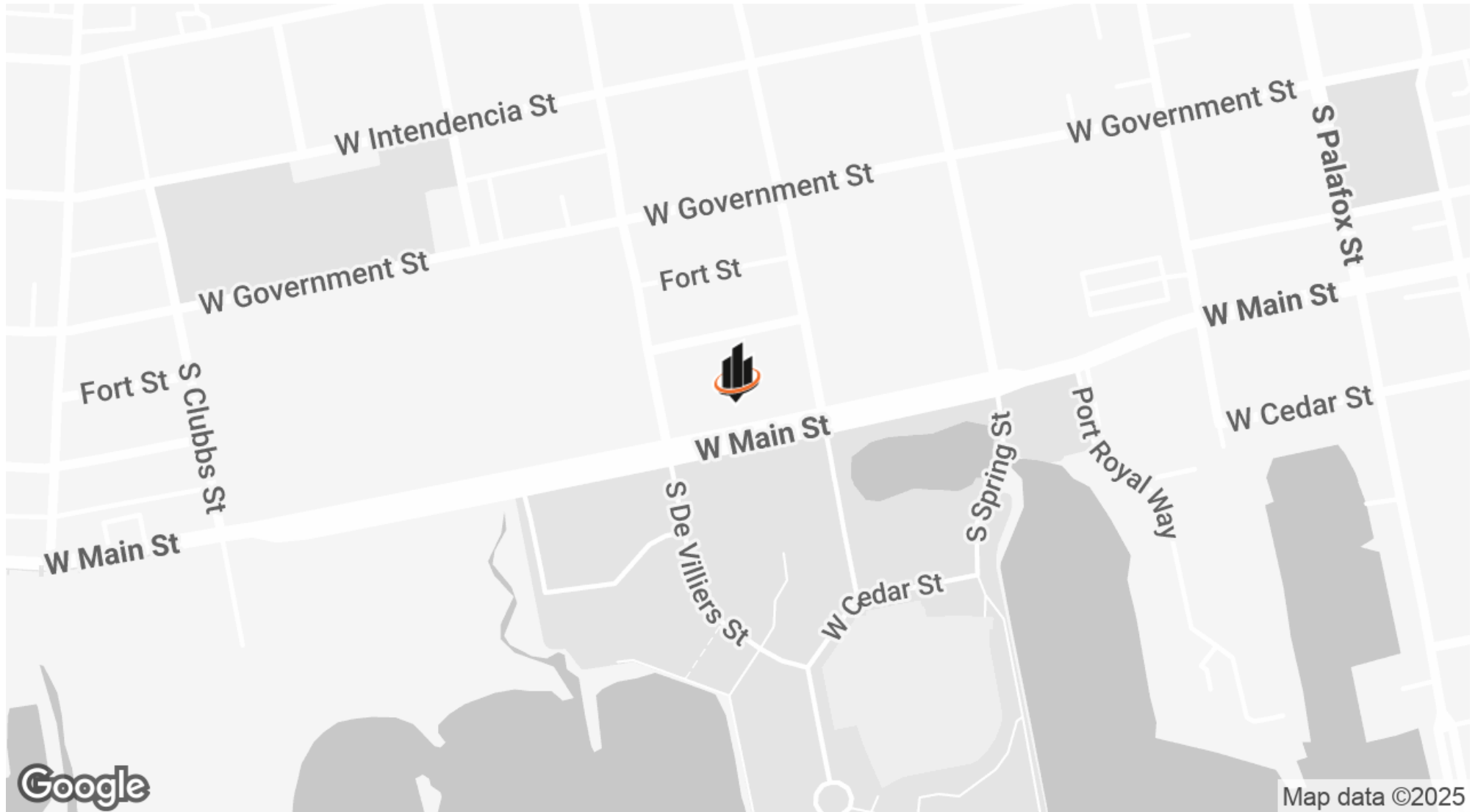
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LOCATION MAP



MICHAEL CARRO, CCIM

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312 W MAIN STREET | 312 W. Main Street Pensacola, FL 32502

SVN | SOUTHLAND COMMERCIAL

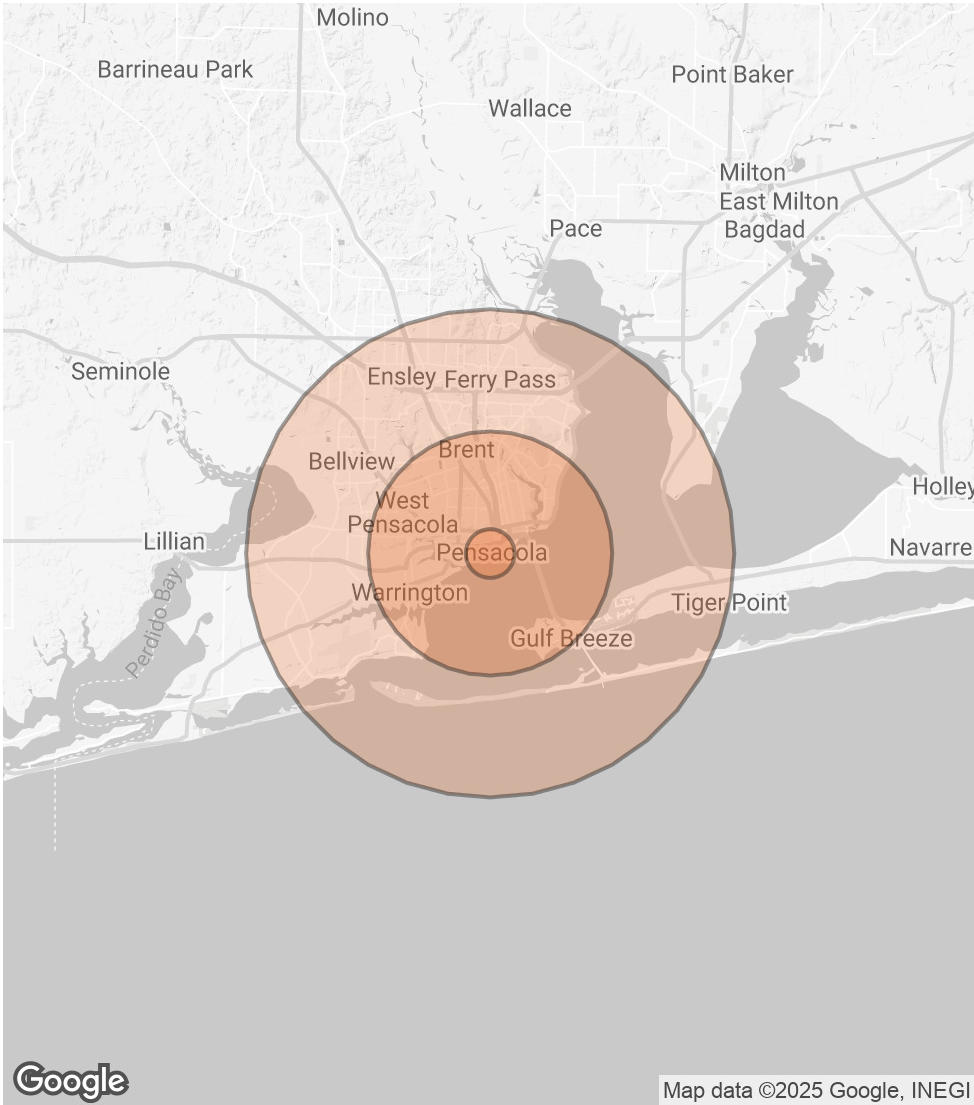
5

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,860	100,129	258,851
AVERAGE AGE	40.4	38.7	38.9
AVERAGE AGE (MALE)	39.9	36.7	36.9
AVERAGE AGE (FEMALE)	40.6	40.6	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,594	46,136	116,926
# OF PERSONS PER HH	1.8	2.2	2.2
AVERAGE HH INCOME	\$57,429	\$59,278	\$62,256
AVERAGE HOUSE VALUE	\$207,874	\$168,588	\$170,733

2020 American Community Survey (ACS)



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MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

Senior Advisor, Principal

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Direct: 850.434.7500 | **Cell:** 850.380.3344

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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.

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