

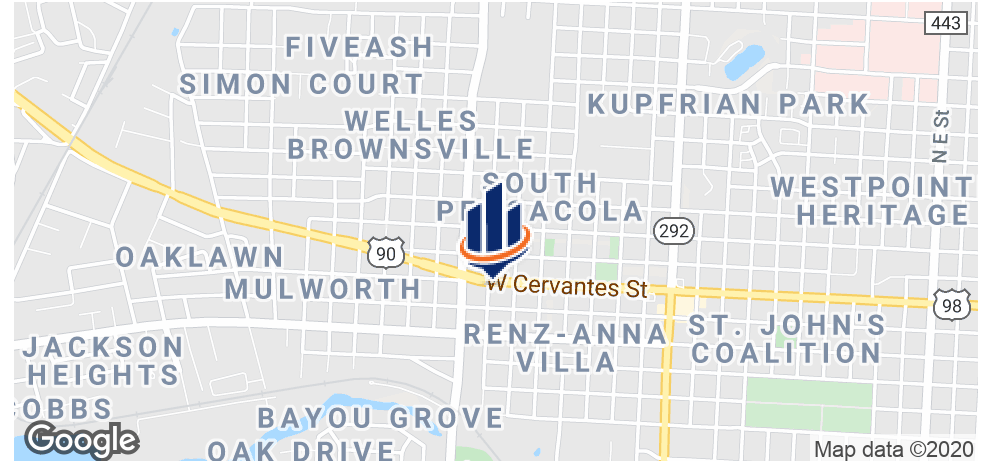


RETAIL/WAREHOUSE SPACE FOR LEASE

2725 W CERVANTES STREET
PENSACOLA, FL 32505

Michael Carro, CCIM
Senior Advisor, Principal
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Property Summary



OFFERING SUMMARY

Available SF: 551 - 3,724 SF

Lease Rate: \$183.67 - \$1,241.33/mo
\$4.00 SF/yr (NNN)

Building Size: 8,628 SF

Parking: Parking in Rear and
Street Parking

PROPERTY OVERVIEW

Retail/Warehouse spaces for lease on W Cervantes St, just minutes from Downtown Pensacola. This 7 unit property is a corner lot between North V Street and W Cervantes St.

PROPERTY HIGHLIGHTS

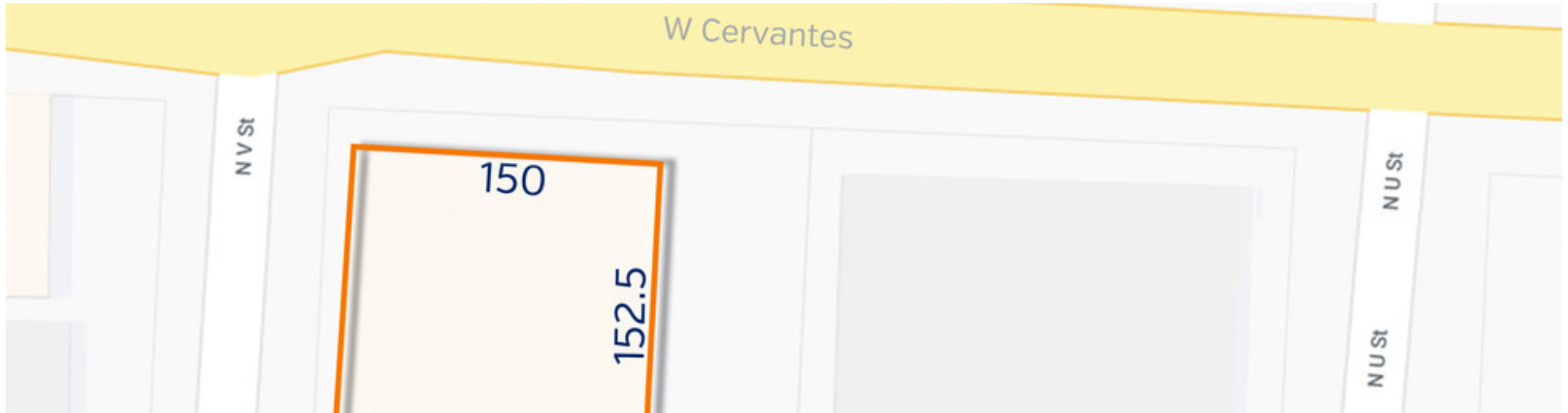
- Security Camera System
- Strong Traffic Counts at 19,200 per day
- Brick Construction
- Newly Painted
- 3 Phase Power
- Prestressed Concrete

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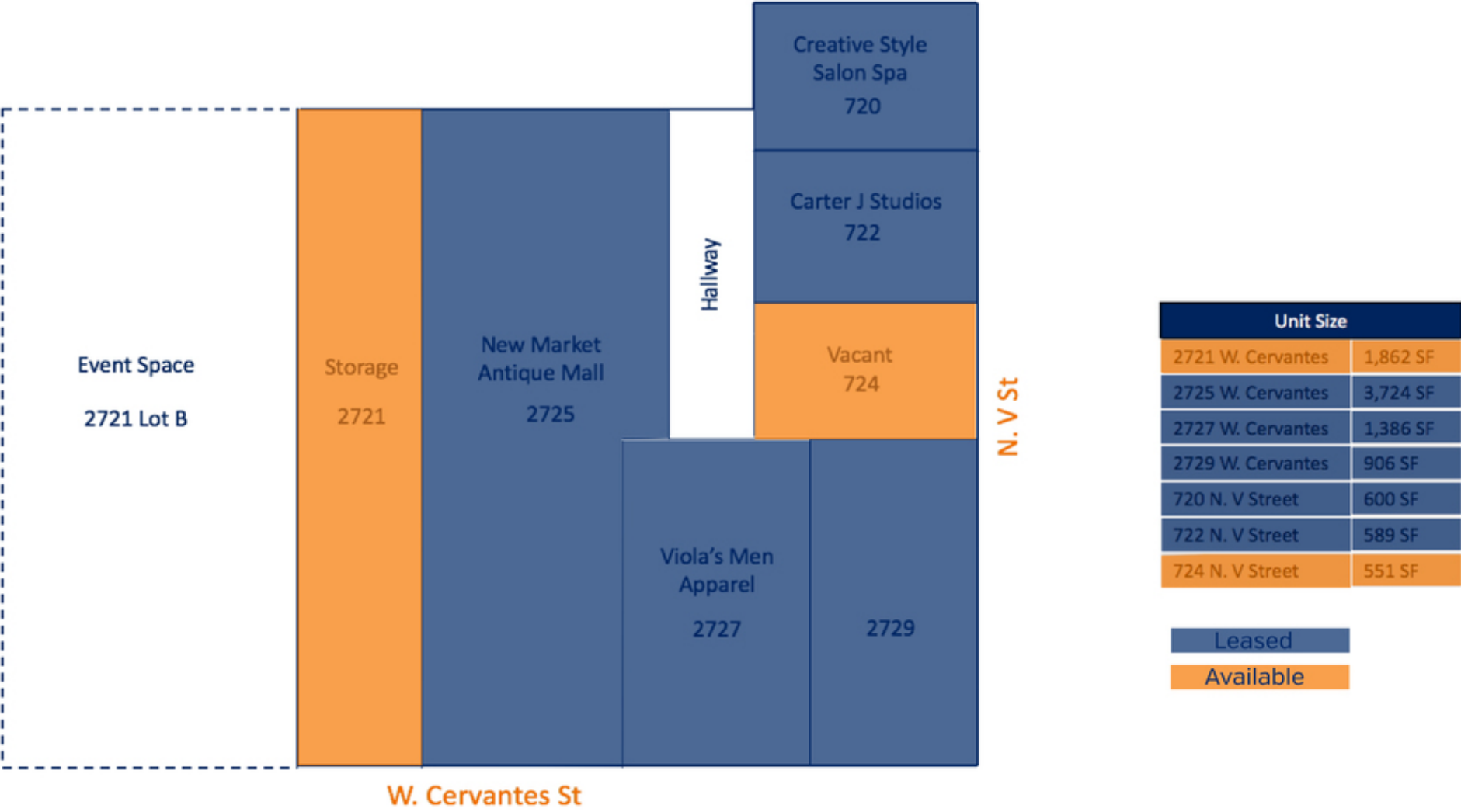
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Available Spaces



SPACE	LEASE RATE	LEASE TYPE	SIZE	TERM
2725 W Cervantes	\$620.67 per month	NNN	1862 SF	36 months
724 N V St	\$184 per month	NNN	551 SF	36 Months

Floor Plan



Additional Photos



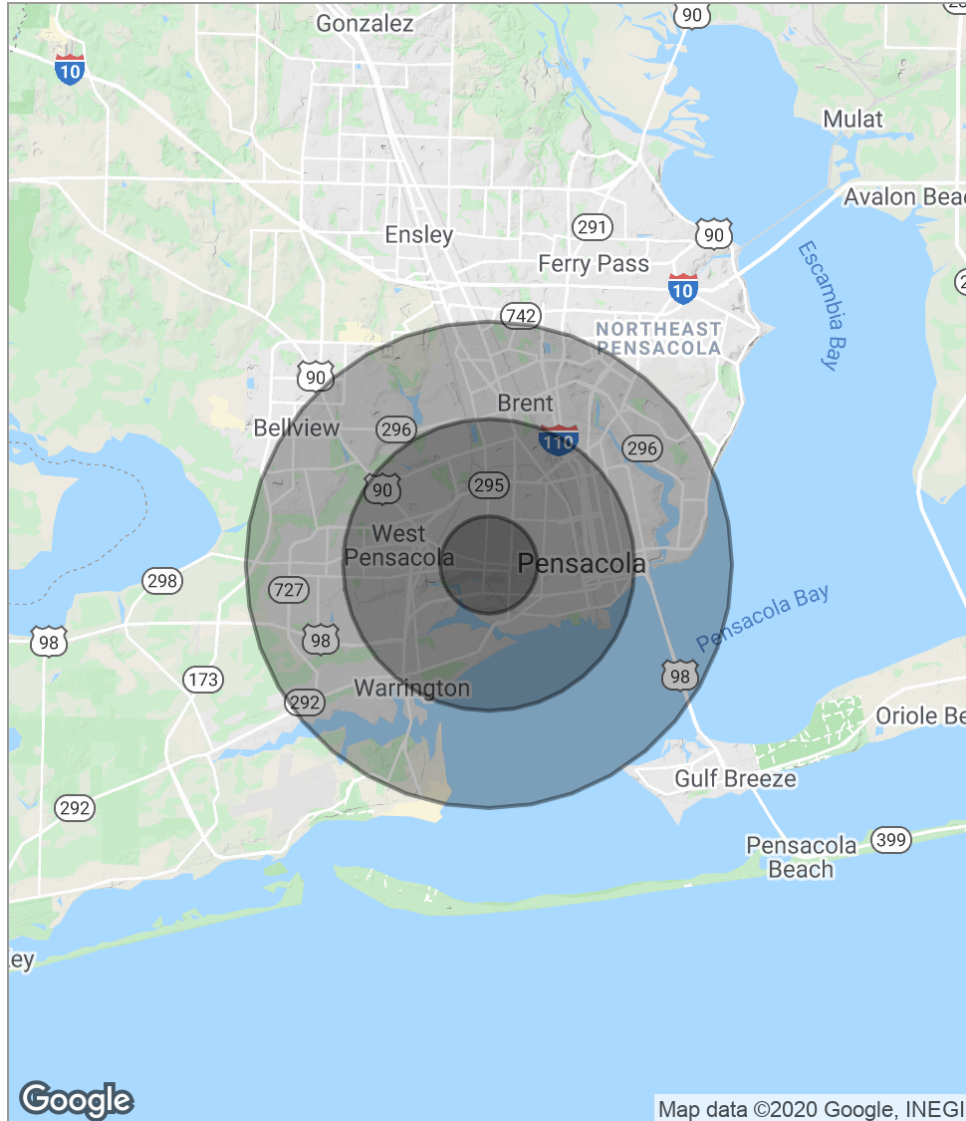
Aerial Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,541	63,050	139,179
Median age	39.2	35.1	35.6
Median age [Male]	35.5	33.2	34.1
Median age [Female]	41.6	36.9	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,864	22,890	51,572
# of persons per HH	2.3	2.8	2.7
Average HH income	\$32,150	\$39,751	\$48,491
Average house value	\$107,147	\$122,461	\$190,353

** Demographic data derived from 2010 US Census*

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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 was the Top Producer for SVN | SouthLand Commercial in 2014. 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

- 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"