

**LEASE**

# 5 Via De Luna Drive

**5 VIA DE LUNA DRIVE**  
Pensacola Beach, FL 32561

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$18.00 - \$22.00 SF/yr (NNN)
BUILDING SIZE:	3,573 SF
AVAILABLE SF:	381 - 2,339 SF
LOT SIZE:	5.35 Acres
ZONING:	CH-PB
APN:	282S261130003001
VIDEO:	<a href="#">View Here</a>

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## PROPERTY OVERVIEW

Soundside Market is located on Pensacola Beach with frontage on Via De Luna and is walking distance from multiple hotels. This retail space is professionally managed and well maintained.

## PROPERTY HIGHLIGHTS

- Second Floor Space available
- Elevator/Stairs Access
- Located on Pensacola Beach
- Close to Restaurants, Hotels, and Retail
- High Traffic Area
- Pensacola Beach Named Nations Top 10 Beaches (USA Today)

# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 months
TOTAL SPACE:	381 - 2,339 SF	LEASE RATE:	\$18.00 - \$22.00 SF/yr

## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE PRICE

G7	Available	381 SF	NNN	\$22.00 SF/yr	Great Space on 2nd Floor with Elevator and Stair access with common restroom. \$698.50/mo + NNN Can also be combined with G8 for a total of 1014 SF.
G8	Available	633 SF	NNN	\$20.00 SF/yr	Great Space on 2nd Floor with Elevator and Stair access with private restroom. \$1,055/mo + NNN Can also be combined with G7 for a total of 1014 SF.
G10	Available	2,339 SF	NNN	\$18.00 SF/yr	\$3,508.50/mo + NNN

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## FLOOR PLANS FOR G7 & G8



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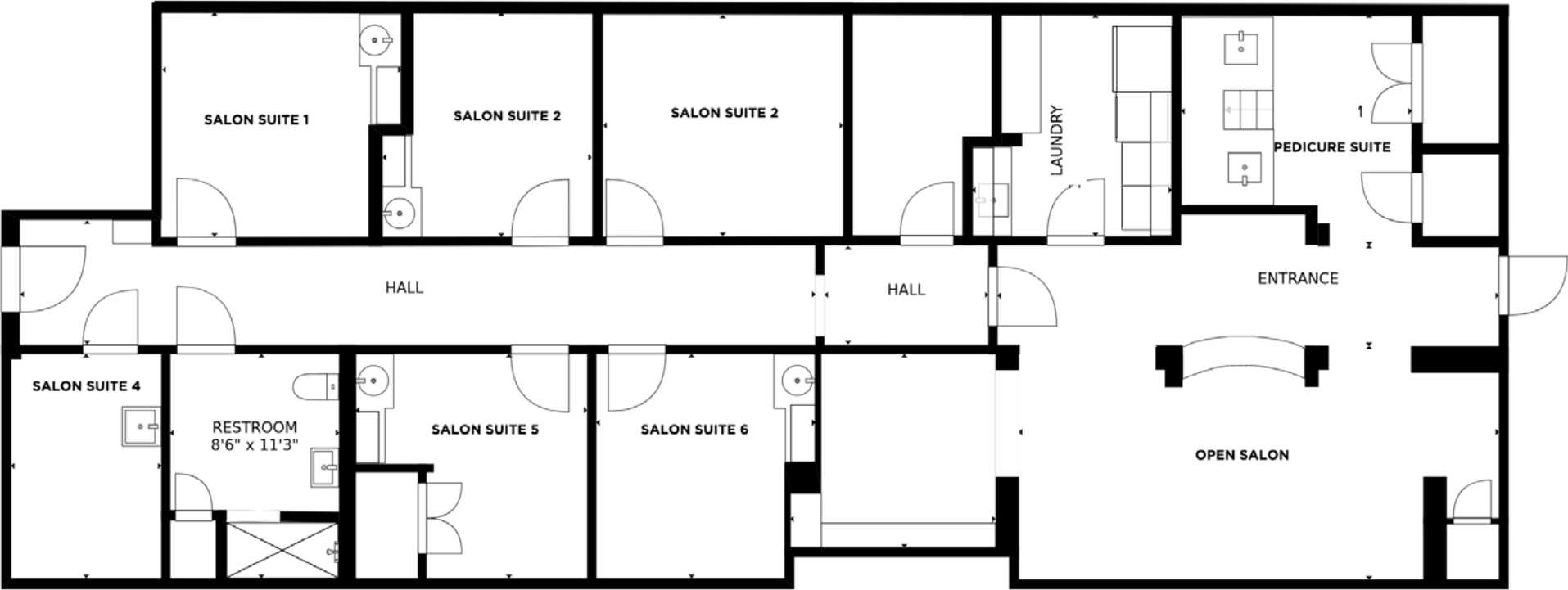
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FLOOR PLAN G10



SALON

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## ADDITIONAL PHOTOS



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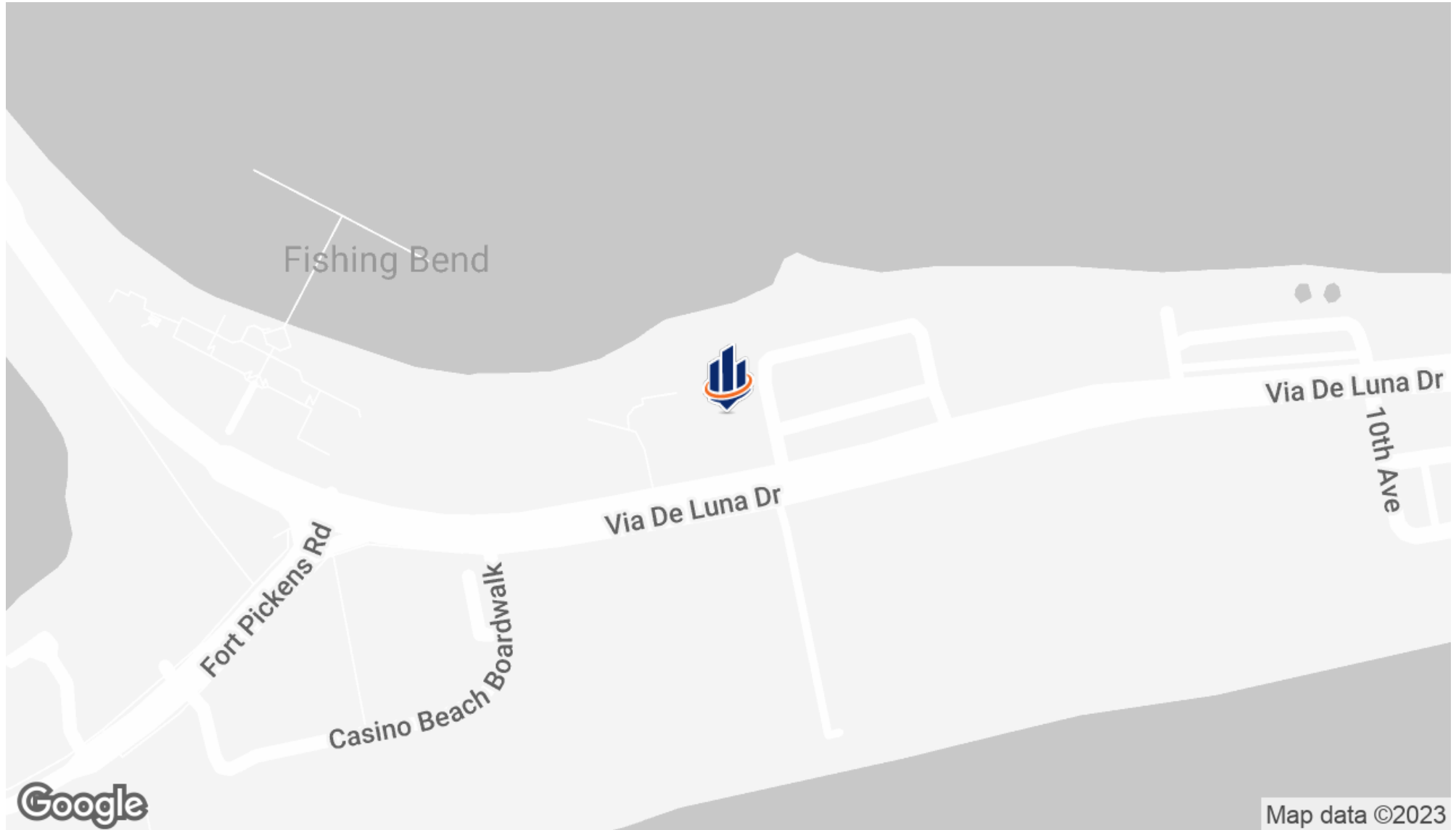
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## LOCATION MAP



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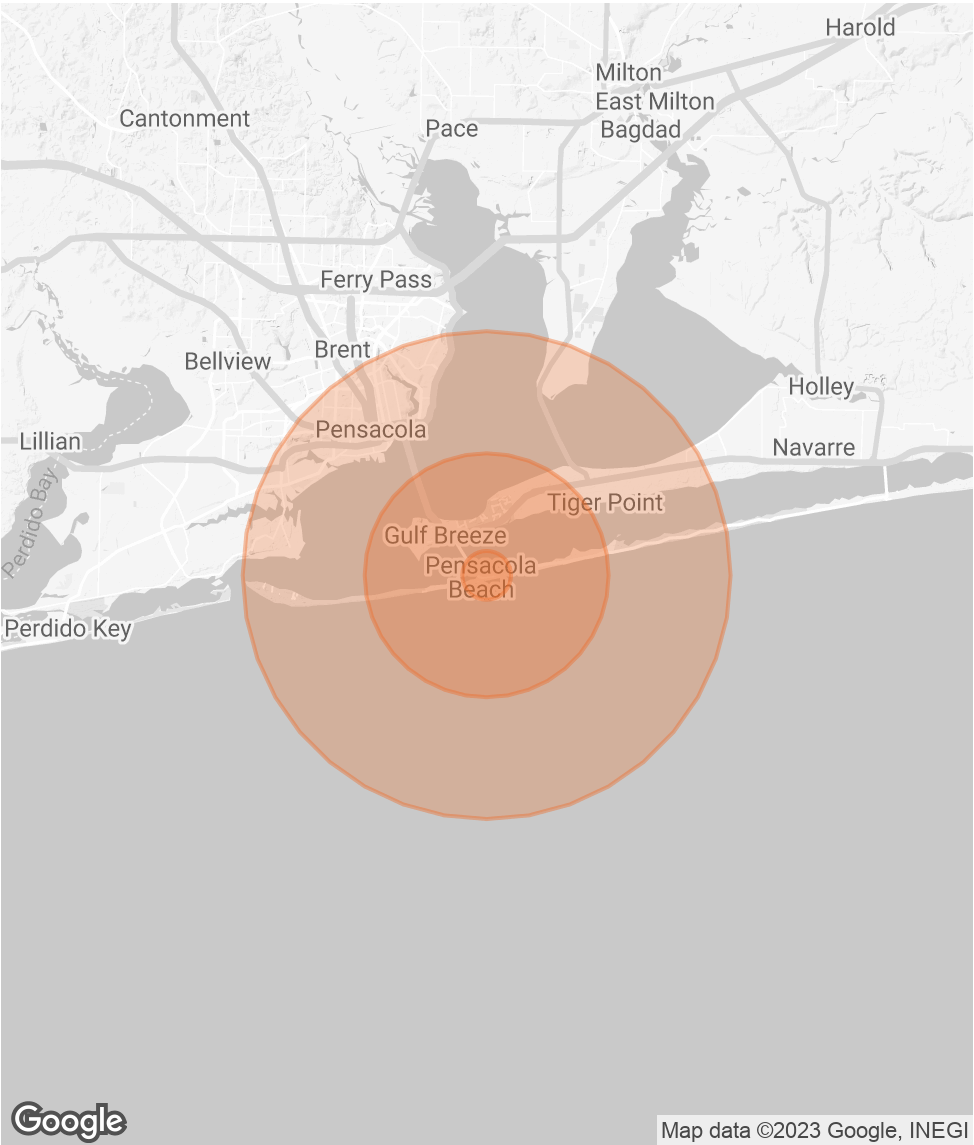
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	145	14,864	88,682
AVERAGE AGE	51.3	43.1	41.4
AVERAGE AGE (MALE)	51.6	41.8	39.8
AVERAGE AGE (FEMALE)	51.2	43.2	42.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	65	5,745	35,330
# OF PERSONS PER HH	2.2	2.6	2.5
AVERAGE HH INCOME	\$122,347	\$93,104	\$70,956
AVERAGE HOUSE VALUE	\$539,698	\$373,746	\$294,919

\* Demographic data derived from 2020 ACS - US Census



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## MICHAEL CARRO, CCIM



### MICHAEL CARRO, CCIM

Senior Advisor, Principal

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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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Associate Advisor

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PROFESSIONAL BACKGROUND

Caryn Ciesla is an Associate Advisor with SVN | Southland Commercial in Pensacola, FL.

A native of the Panhandle, Caryn is excited to be working in commercial real estate to help facilitate the growth of business diversity within her community.

Caryn has a passion for learning and recognizes that there is always knowledge to be gained from one another. She is a firm believer in the SVN model of collaboration and will strive to explore all resources to deliver an ideal solution for her clients’ needs. Her education background includes a Master of Public Health, Bachelor of Science in Allied Health, Florida Master Naturalist courses, and numerous CRE courses. She has been an active member of the Coast Guard Reserves for over 12 years and continues to be “Semper Paratus”.

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