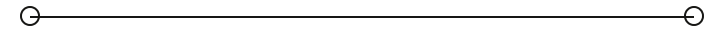


SALE / LEASE

Class A Office Building

901 W GARDEN ST

Pensacola, FL 32502



PRESENTED BY:

MICHAEL CARRO, CCIM

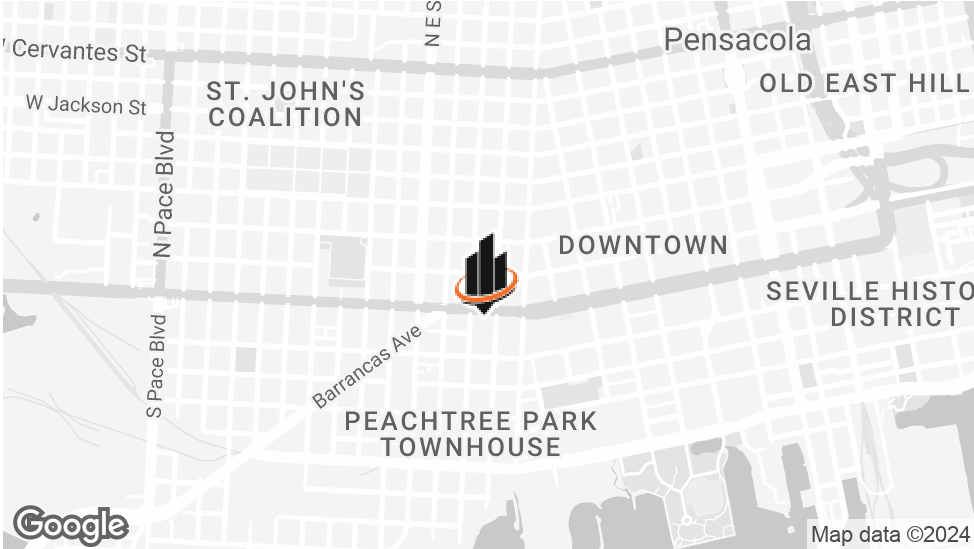
O: 850.434.7500

mcarro@svn.com

FL #BK3179263



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LEASE RATE:	\$16.00 - 18.00 SF/yr (NNN)
AVAILABLE SF:	3,535 - 5,931 SF
LOT SIZE:	0.439 Acres
PRICE / SF:	\$227.62
YEAR BUILT:	2000
ZONING:	C-1

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PROPERTY OVERVIEW

Class A Office Space For SALE. Complete with 2 Executive suites with Restroom. Comes complete with Entry area, Conference Room, Kitchen, upgrade finishes and on site parking. Conveniently located blocks from Downtown on Garden Street.

PROPERTY HIGHLIGHTS

- 22,000 Cars passing daily
- Large open area
- 7 offices
- 3 Bathrooms
- Large Conference Room

BUILDING PHOTOS



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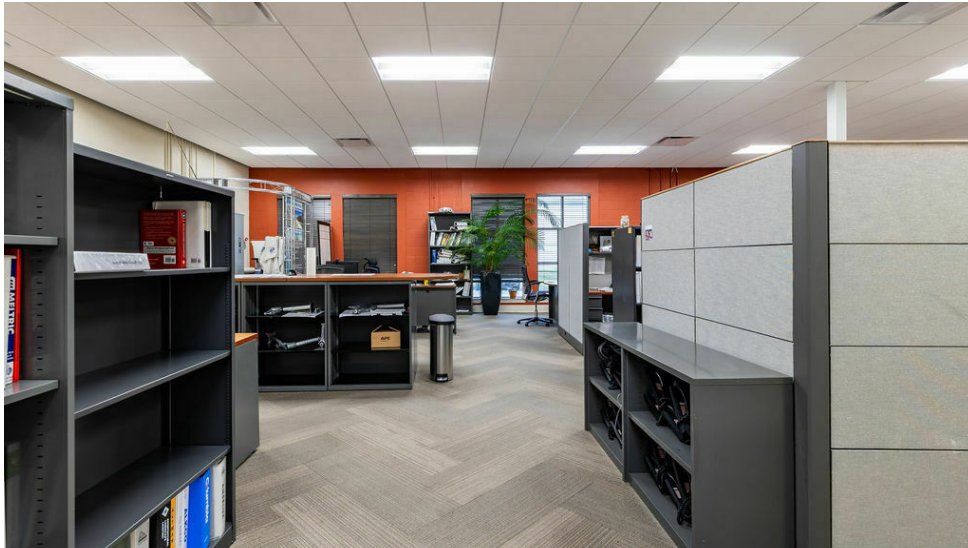
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CLASS A OFFICE BUILDING | 901 W Garden St Pensacola, FL 32502

SVN | SOUTHLAND COMMERCIAL 3

OFFICE PHOTOS



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OFFICE PHOTOS



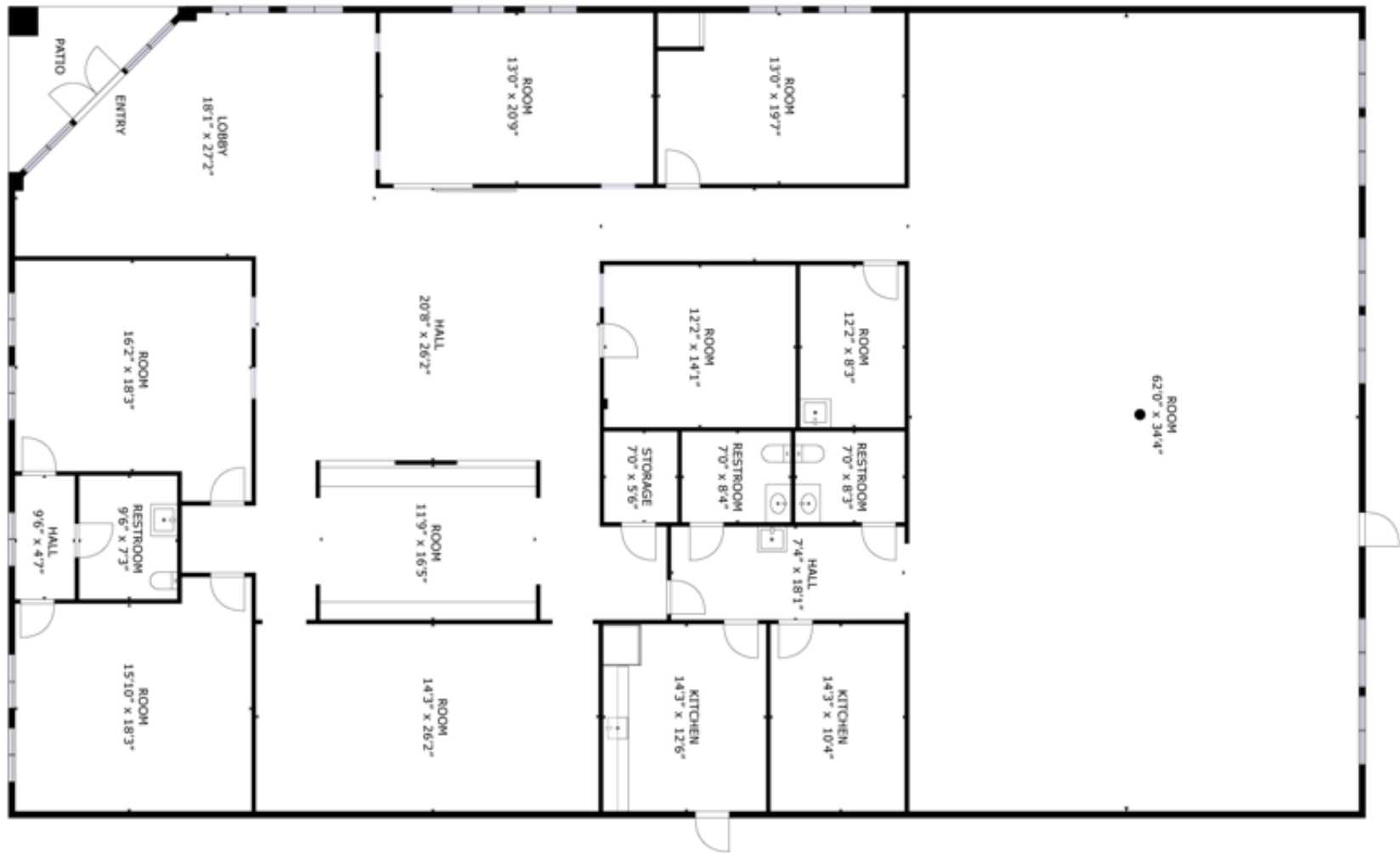
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FLOOR PLAN



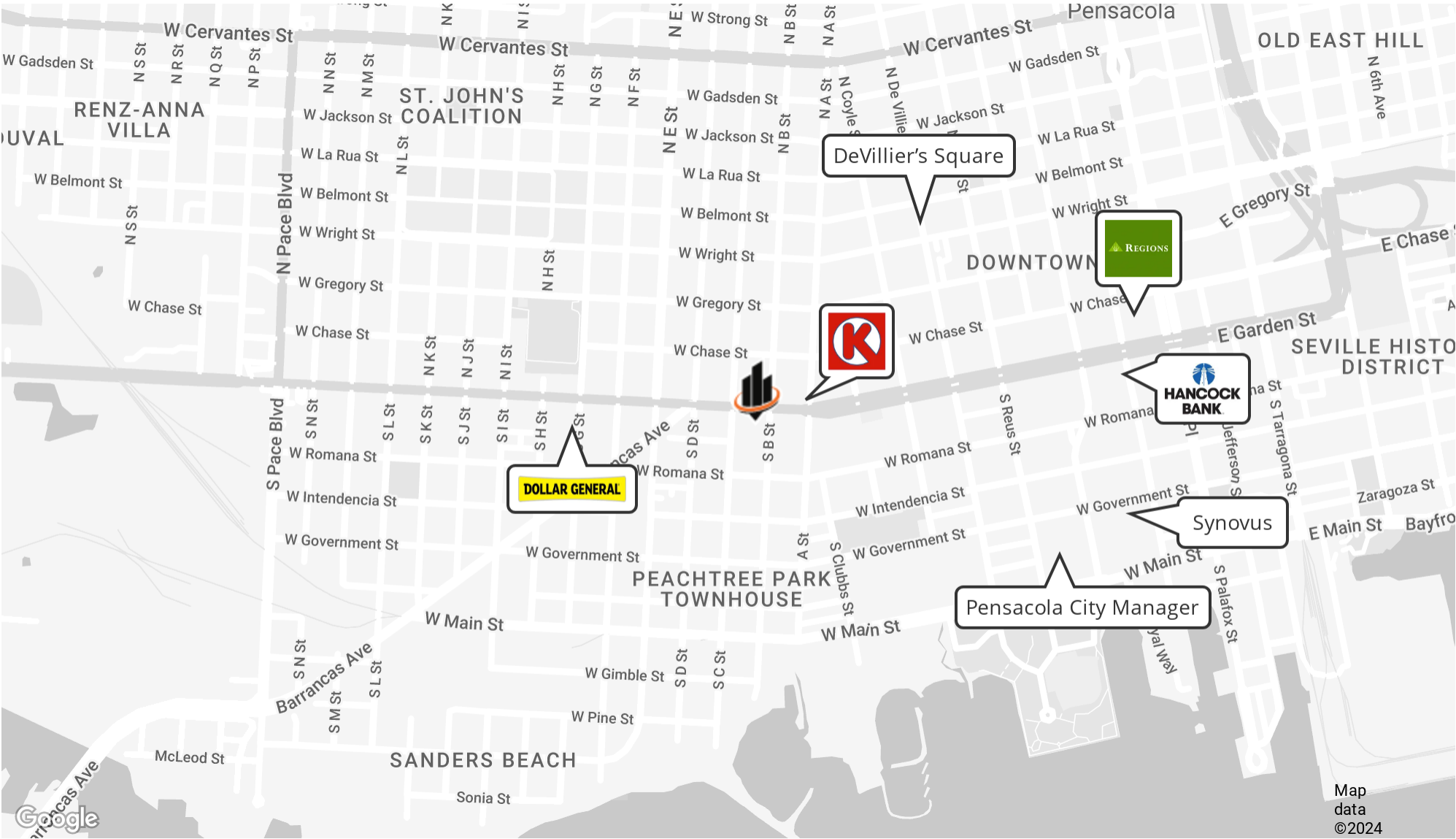
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

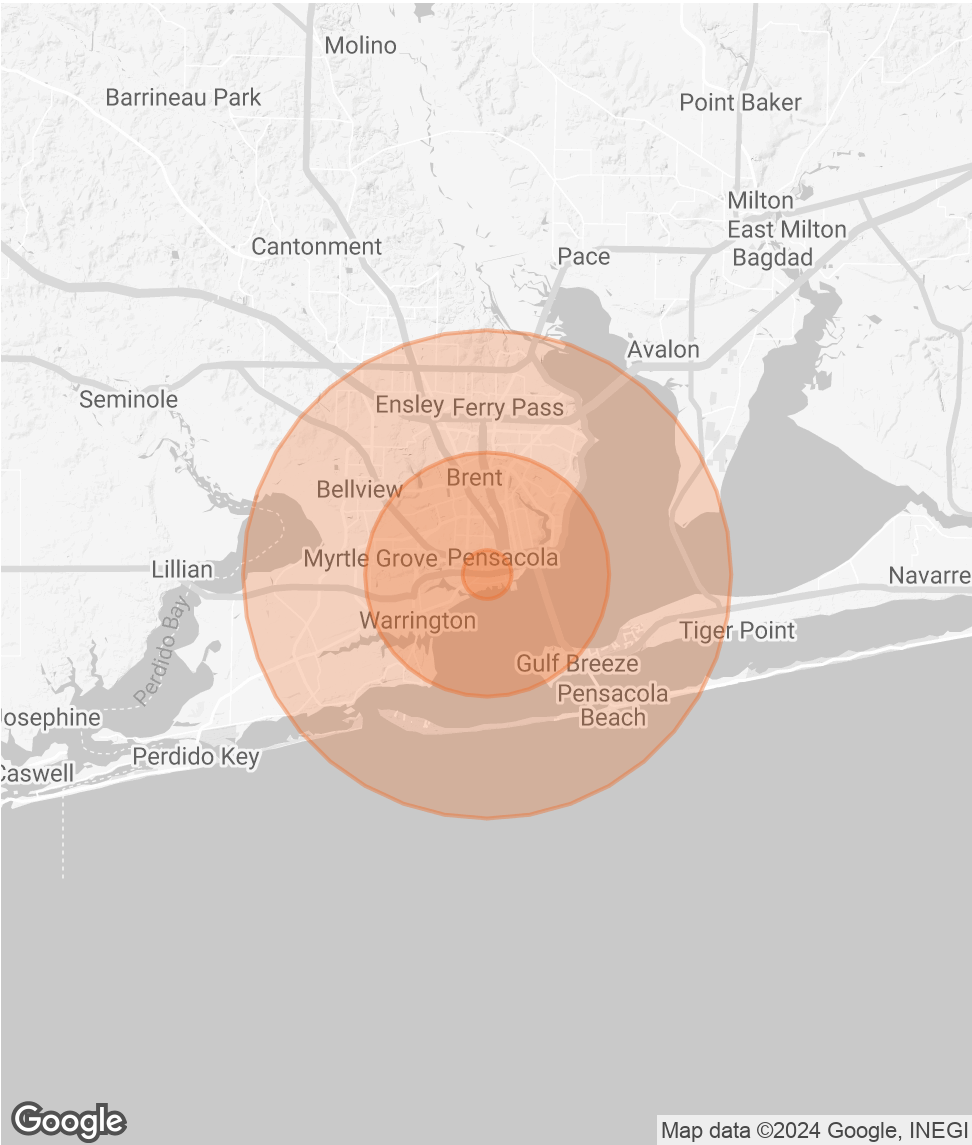
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,270	111,197	264,338
AVERAGE AGE	35.1	38.5	38.9
AVERAGE AGE (MALE)	34.9	36.1	36.9
AVERAGE AGE (FEMALE)	35.5	40.7	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,584	50,823	119,115
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$46,844	\$57,859	\$62,498
AVERAGE HOUSE VALUE	\$156,588	\$161,438	\$170,695

2020 American Community Survey (ACS)

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MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com

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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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