

**SALE**

**40692 US Hwy 280**

**40692 U.S. 280**

Sylacauga, AL 35150

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

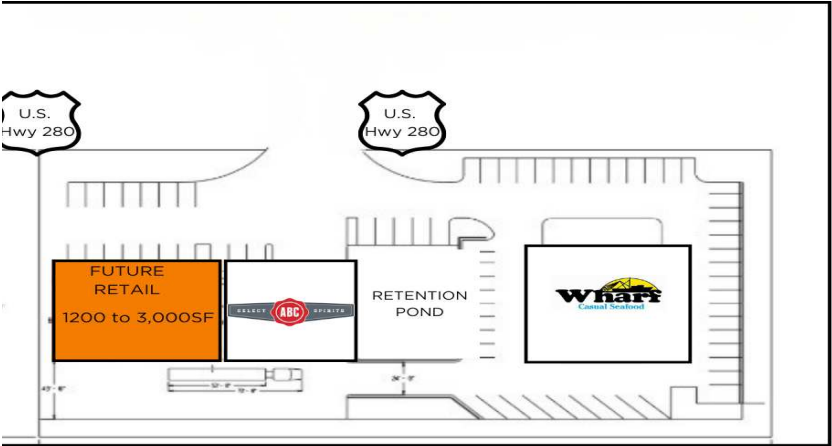
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AL #000093777



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$450,000 - 850,000
LOT SIZE:	0.3 - 1.0 Acres
ZONING:	COM 3
MARKET:	Sylacauga
AADT:	21,424/day

PROPERTY OVERVIEW

Join Wharf Casual Seafood along heavily travelled Hwy 280 in Sylacauga. There are 3 options:  
\$450,000 for 0.3 +/- acres on the far West Side of the Property  
\$600,000 for 0.7 +/- acres in the middle of the Property  
\$850,000 for 1.0 +/- acres (Both Parcels Combined)  
The remaining property is Wharf Casual Seafood

PROPERTY HIGHLIGHTS

- 21,424 Cars Passing Daily
- Growing Retail and Residential Area
- Asphalt to be completed as identified in the site plan

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## LOCATION MAP



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SVN | SOUTHLAND COMMERCIAL

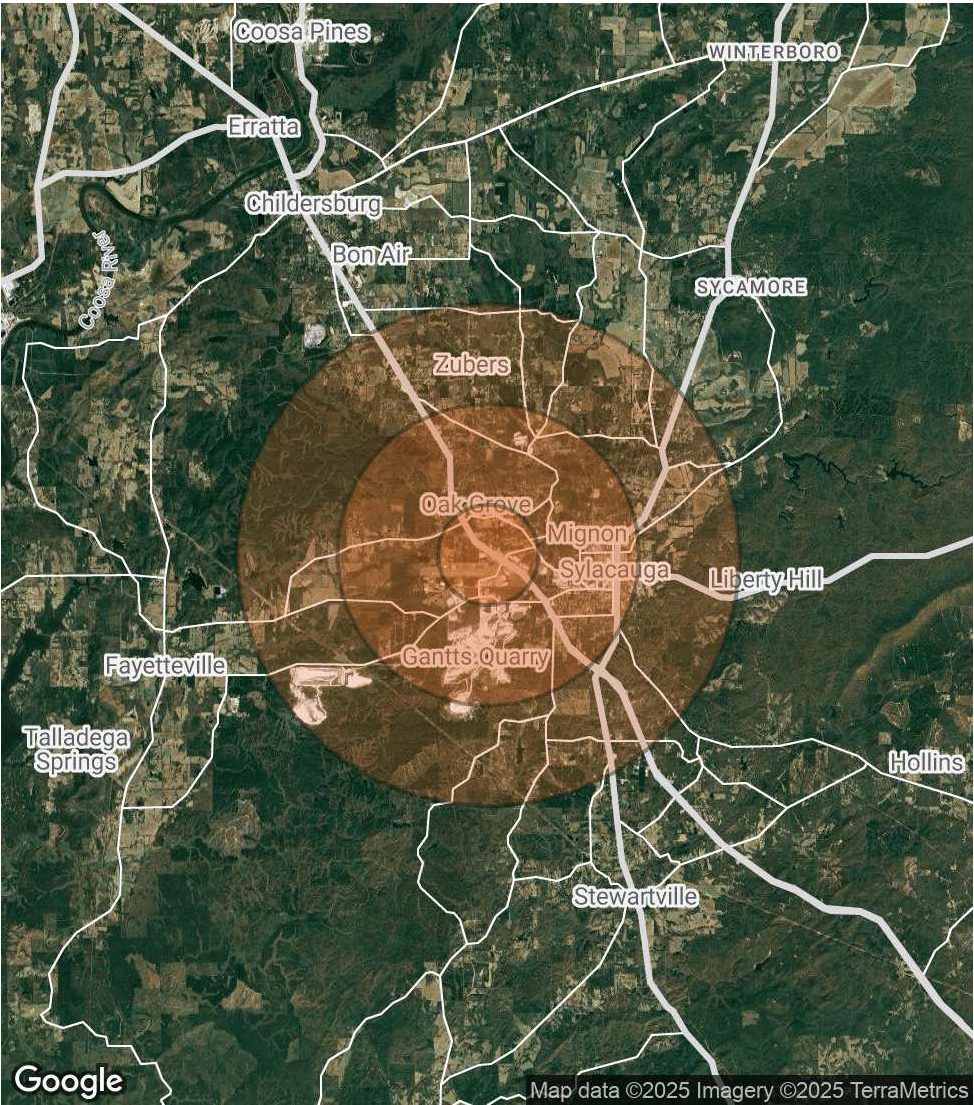
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	909	10,416	18,924
AVERAGE AGE	40	43	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	41	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	384	4,519	8,040
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$61,278	\$58,865	\$61,405
AVERAGE HOUSE VALUE	\$141,913	\$142,332	\$154,146

Demographics data derived from AlphaMap



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## MICHAEL CARRO, CCIM



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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.

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