



**SALE / LEASE**

# Fully Conditioned Retail Space

**2001 E PASS RD**

Gulfport, MS 39507

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

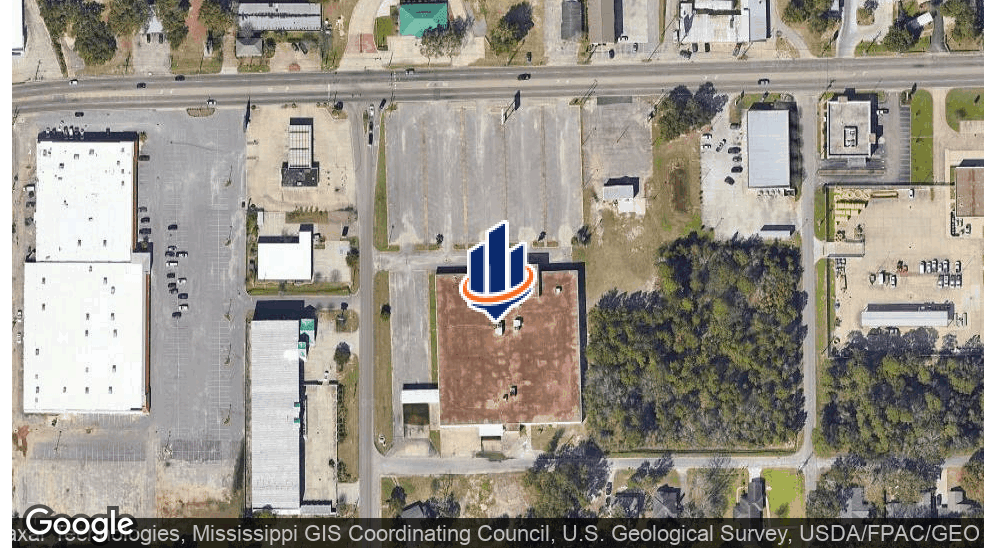
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FL #BK3179263



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,500,000
<b>LEASE RATE:</b>	\$5.95 SF/YR + NNN
<b>AVAILABLE SF:</b>	60,537 SF
<b>SIGN:</b>	Large Prime Sign
<b>OUTPARCEL AVAILABLE:</b>	0.88 Acres
<b>LOT SIZE:</b>	3.69 Acres(Total 4.57ac)
<b>PRICE / SF:</b>	\$74.33

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## PROPERTY OVERVIEW

Open Floor Plan to allow for many possible users from Retail to Warehouse. Building has been completely repainted and expansion joints replaced.

## PROPERTY HIGHLIGHTS

- Immediately Available
- 14'6" Ceiling Height
- 224 Parking Spaces on 3.69 Acres
- Covered Loading Dock
- Significant Electrical Power
- Fully Air Conditioned
- Fire Sprinkler System

# RETAILER MAP



Map data  
© 2022  
Google,  
INEGI

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## BUILDING EXTERIOR AND LARGE PRIME SIGN



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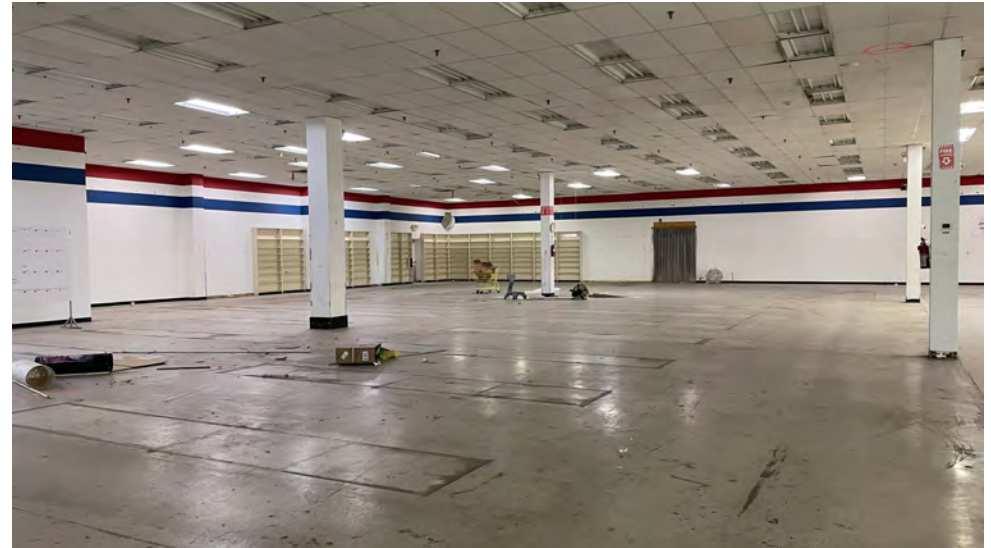
# TRUCK ACCESS



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## RETAIL FLOOR



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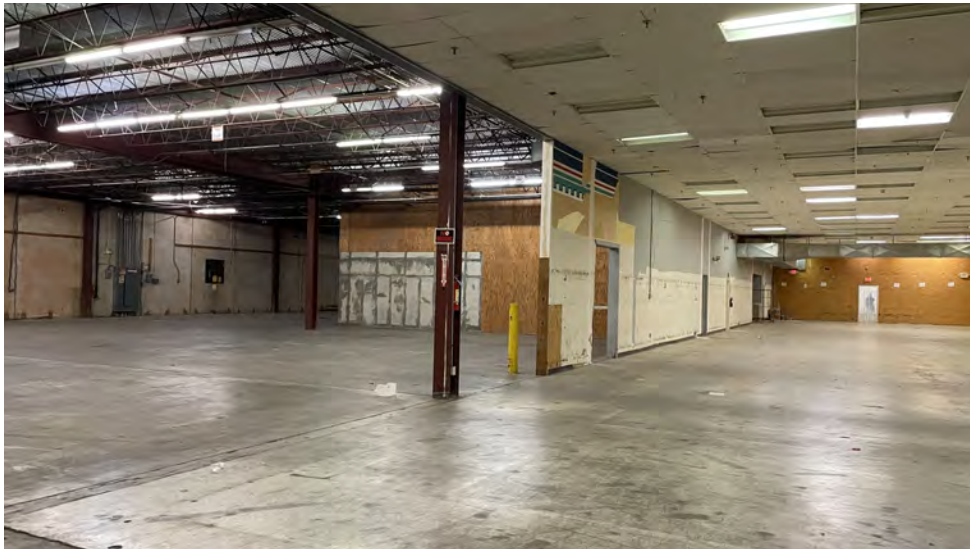
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**SVN | SOUTHLAND COMMERCIAL** 6



## STORAGE AREA



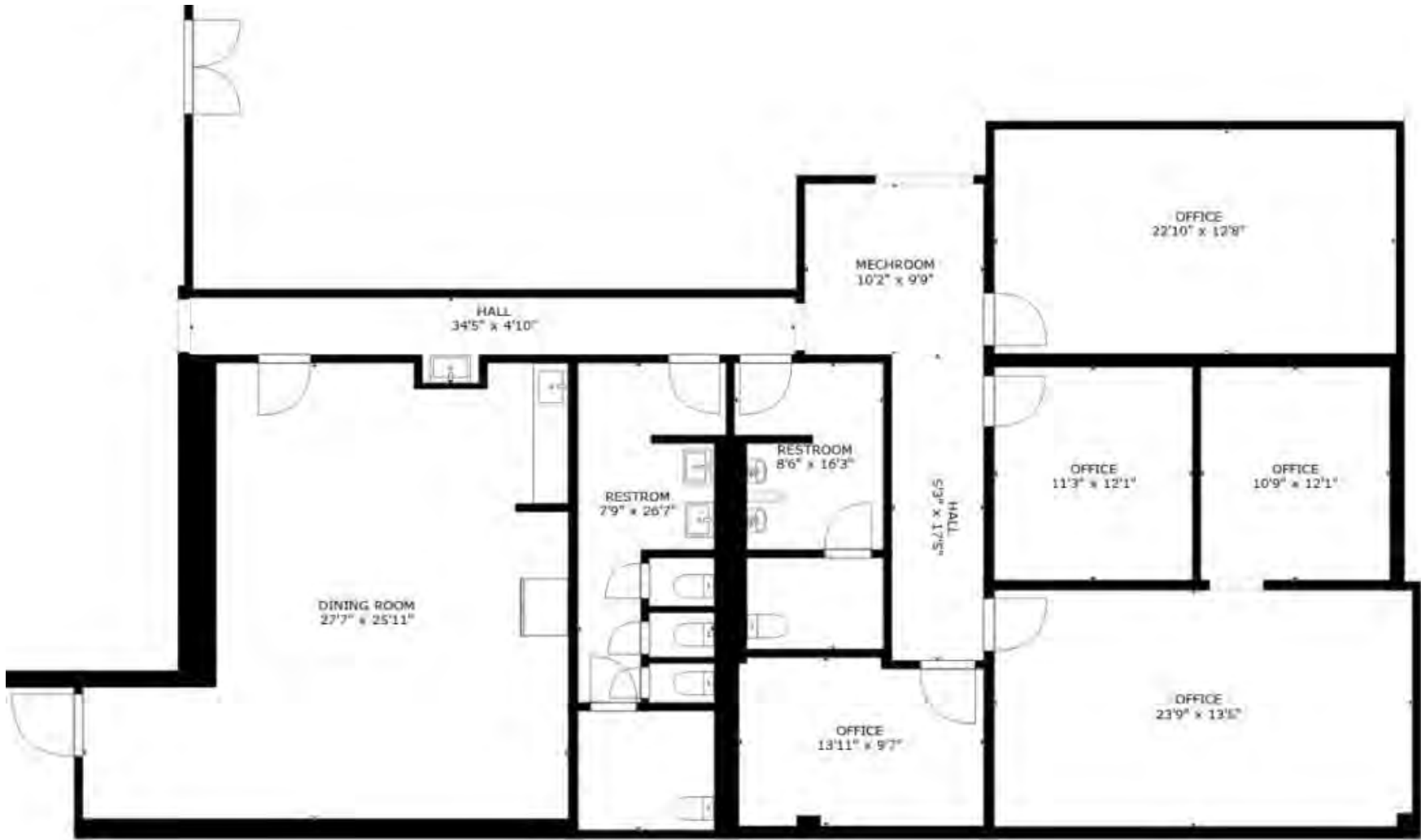
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# OFFICE LAYOUT

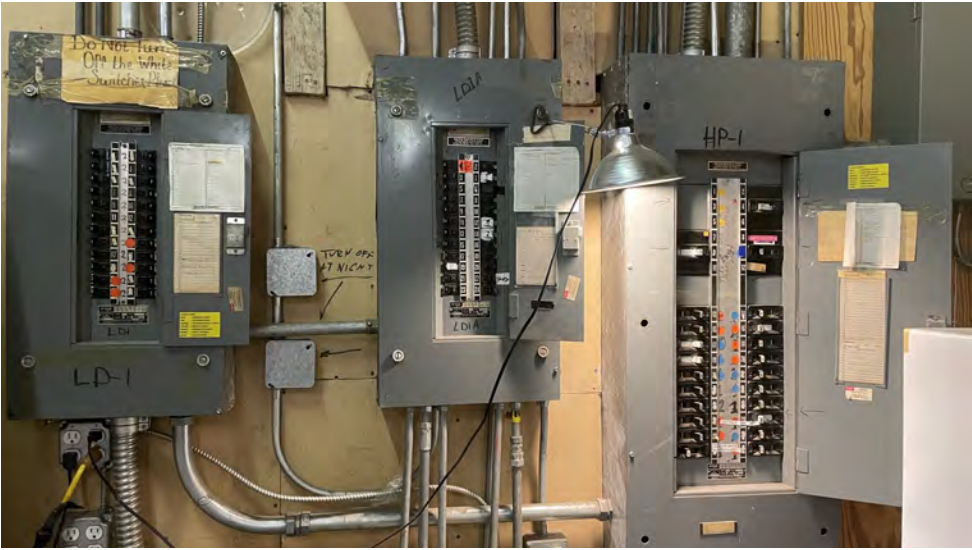


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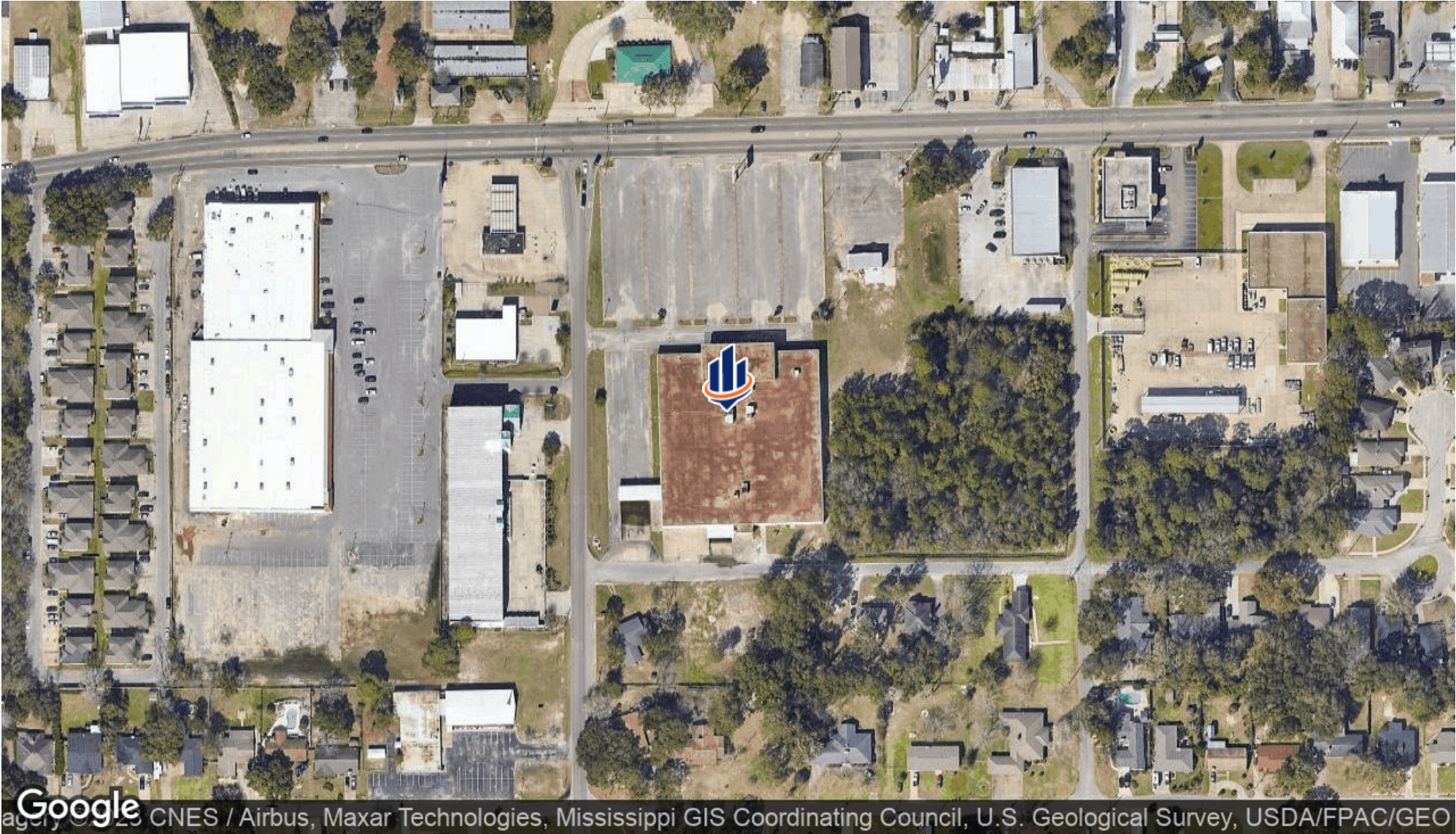
**OFFICE AREA**



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

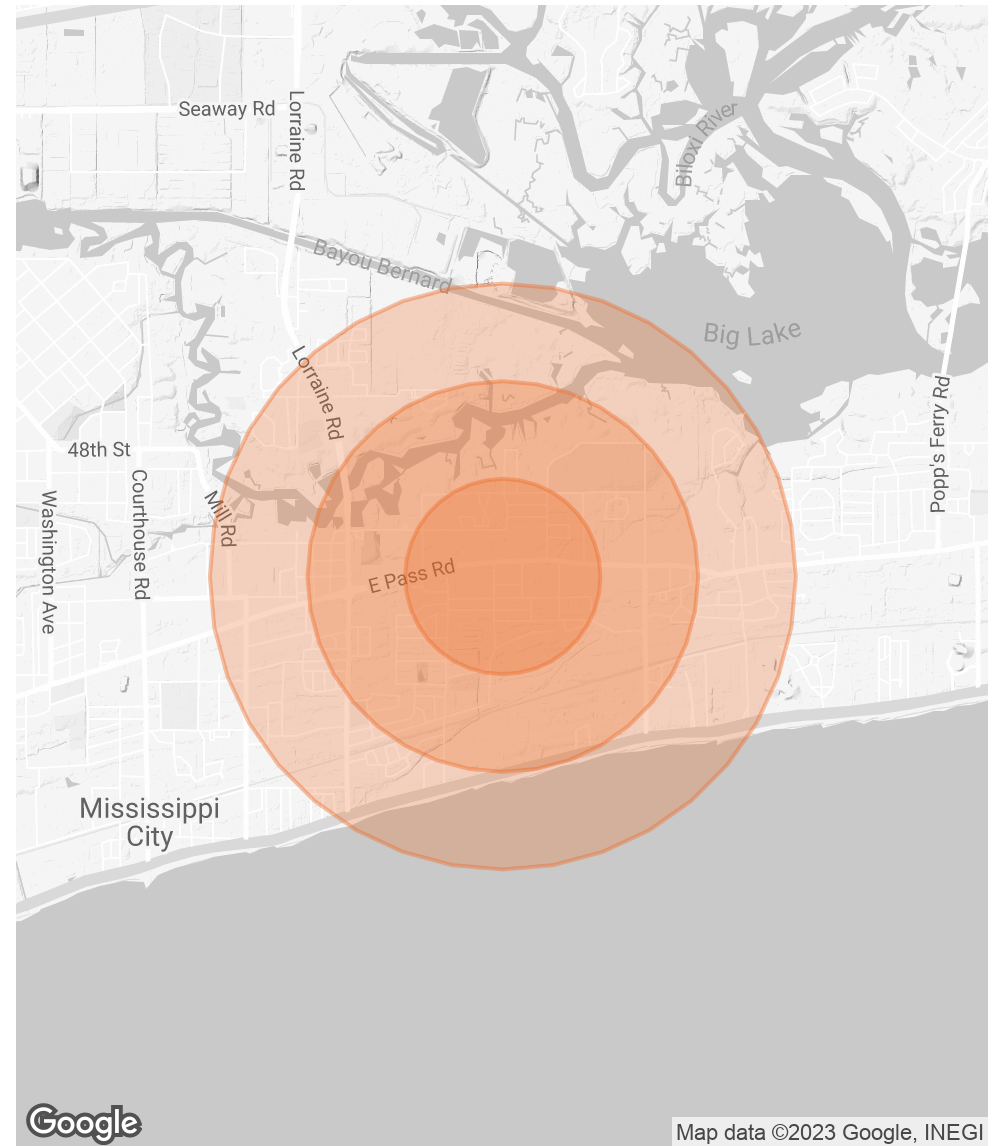
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,801	5,734	12,608
AVERAGE AGE	42.7	37.0	38.5
AVERAGE AGE (MALE)	35.0	38.2	38.7
AVERAGE AGE (FEMALE)	46.3	39.9	40.9

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,010	3,411	7,415
# OF PERSONS PER HH	1.8	1.7	1.7
AVERAGE HH INCOME	\$48,376	\$43,022	\$45,259
AVERAGE HOUSE VALUE	\$309,272	\$189,626	\$191,894

\* Demographic data derived from 2020 ACS - US Census



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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.
- 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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