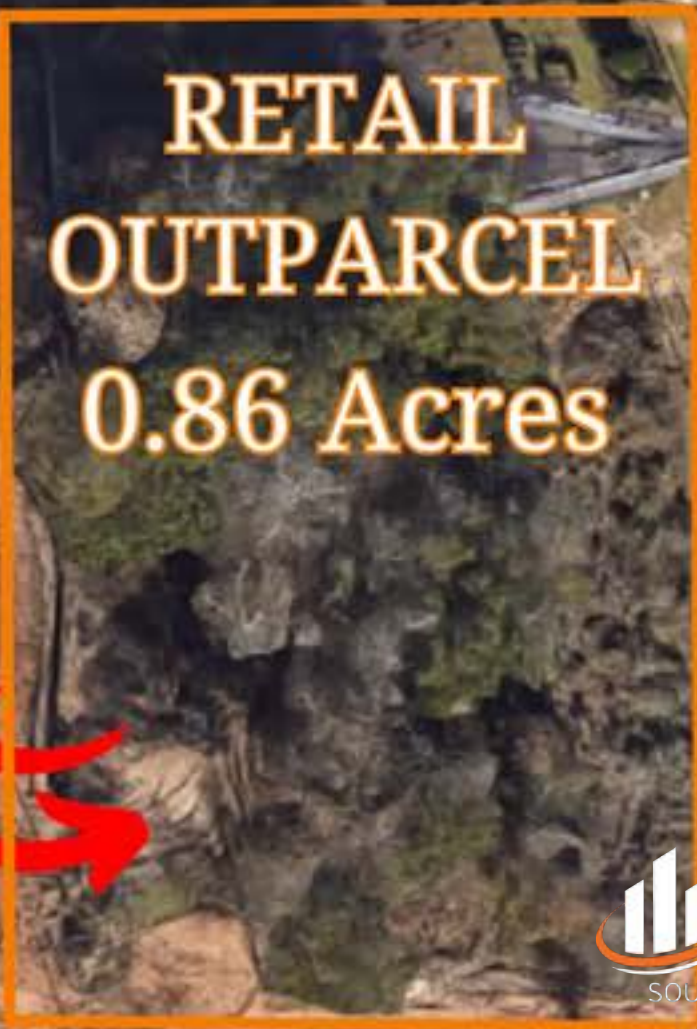




**SALE**  
**RETAIL OUTPARCEL**  
**9229 University Pkwy**  
 9229 UNIVERSITY PARKWAY  
 Pensacola, FL 32514

**PRESENTED BY:**  
**MICHAEL CARRO, CCIM**  
 Phone: 850.434.7500  
 mcarro@svn.com  
 FL #BK3179263



**RETAIL  
 OUTPARCEL  
 0.86 Acres**



> **University Pkwy**  
**AADT: 27,500**



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$675,000
<b>LOT SIZE:</b>	0.86 Acres
<b>ZONING:</b>	COM
<b>MARKET:</b>	Pensacola
<b>SUBMARKET:</b>	UWF

### PROPERTY OVERVIEW

Ideal site for QSR, Restaurant or Retail. Situated on 0.86 +/- acres with off site retention already in place, ingress/egress in place and new hotel under construction behind site. Positioned less than a mile from University of West Florida and right off Nine Mile Road, this is a prime location for development.

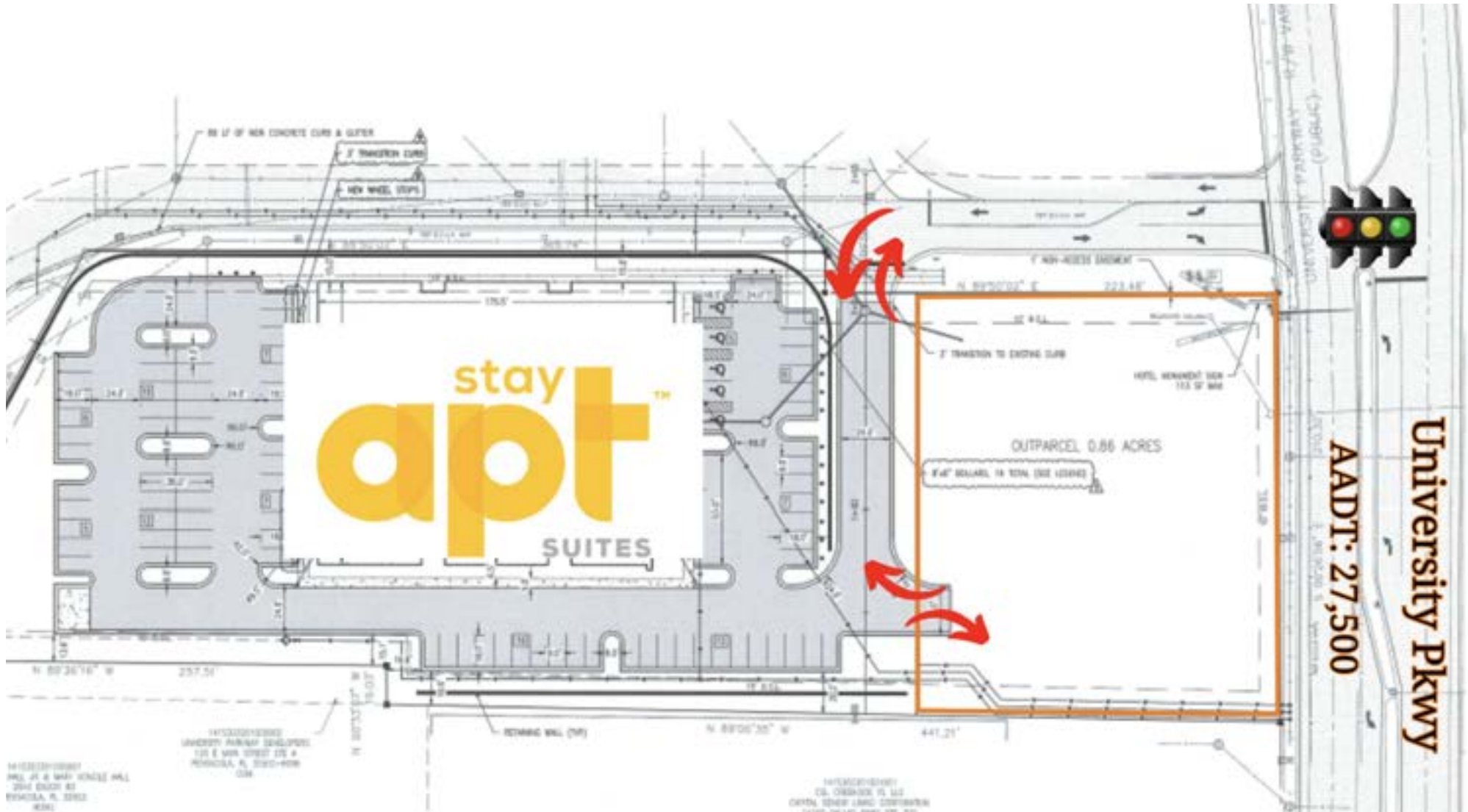
### PROPERTY HIGHLIGHTS

- On-site retention
- Right next to University Town Center with Publix, Target, Panera Bread
- AADT: 27,500

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# SITE PLAN



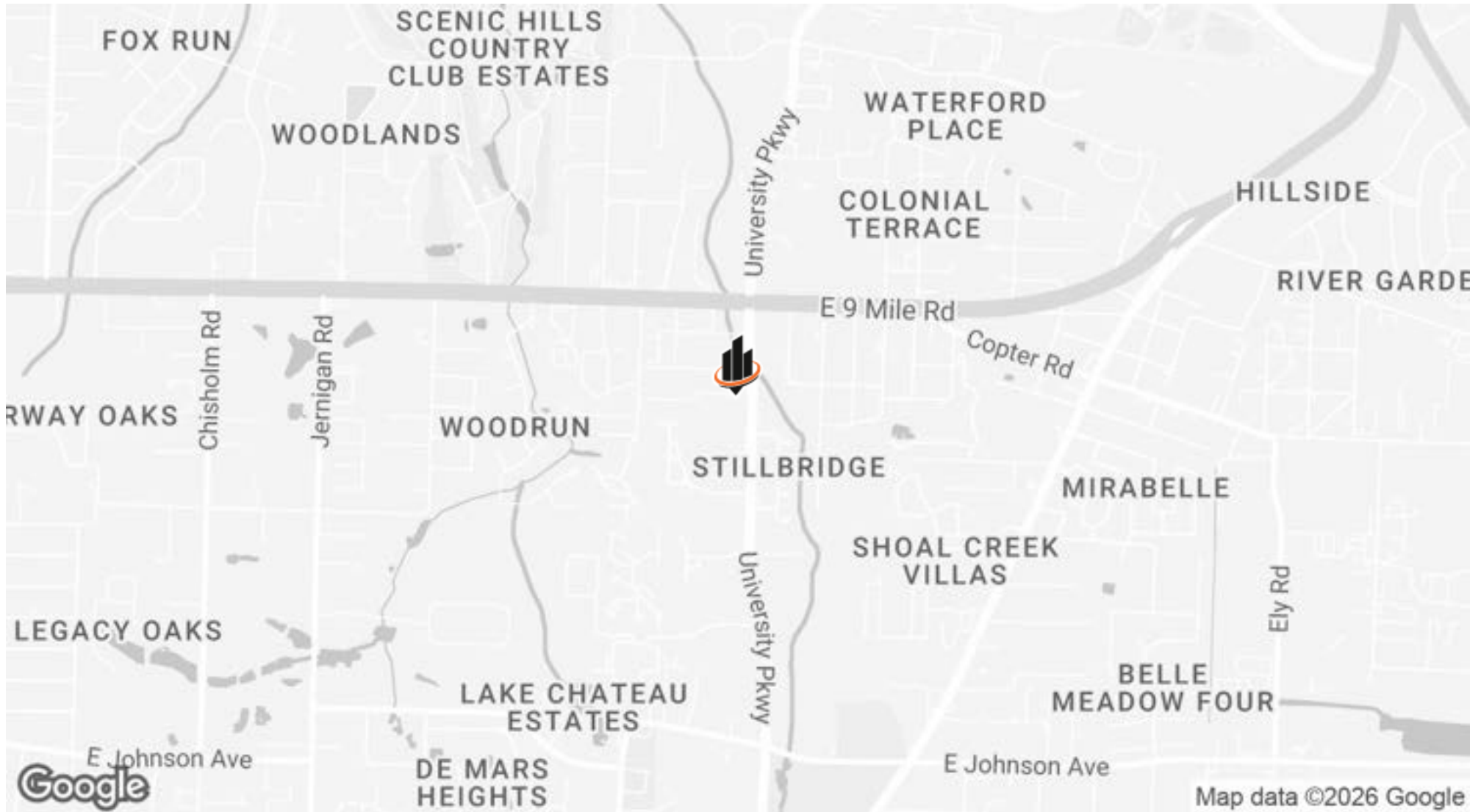
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# RETAIL MAP



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## LOCATION MAP



**MICHAEL CARRO, CCIM**

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

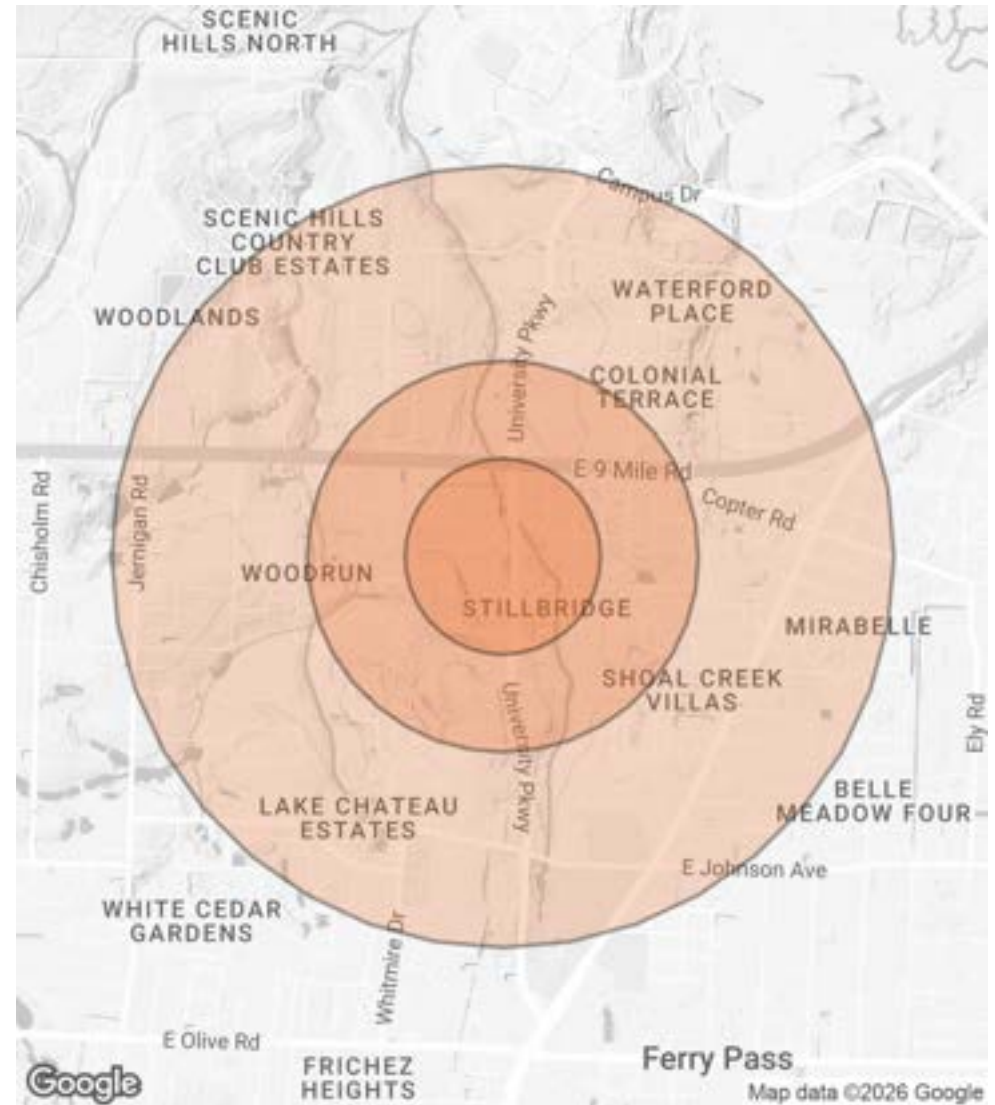
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	610	2,145	7,140
AVERAGE AGE	36.4	35.1	35.4
AVERAGE AGE (MALE)	29.4	29.0	31.6
AVERAGE AGE (FEMALE)	45.6	42.8	38.9

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	403	1,328	3,869
# OF PERSONS PER HH	1.5	1.6	1.8
AVERAGE HH INCOME	\$69,761	\$68,134	\$65,720
AVERAGE HOUSE VALUE	\$114,742	\$123,200	\$144,965

2020 American Community Survey (ACS)



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## MICHAEL CARRO, CCIM



### MICHAEL CARRO, CCIM

Senior Advisor, Principal

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**Direct:** 850.434.7500 | **Cell:** 850.380.3344

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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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