



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

SALE PRICE:	\$3,500,000
60,537 SF	\$5.95 SF/YR + NNN
40,000 SF	\$6.75/SF+NNN
30,000 SF	\$6.85/SF + NNN
20,000 SF	\$7.00/SF + NNN
LOT SIZE:	Total 4.57 AC
YEAR BUILT:	1984

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PROPERTY OVERVIEW

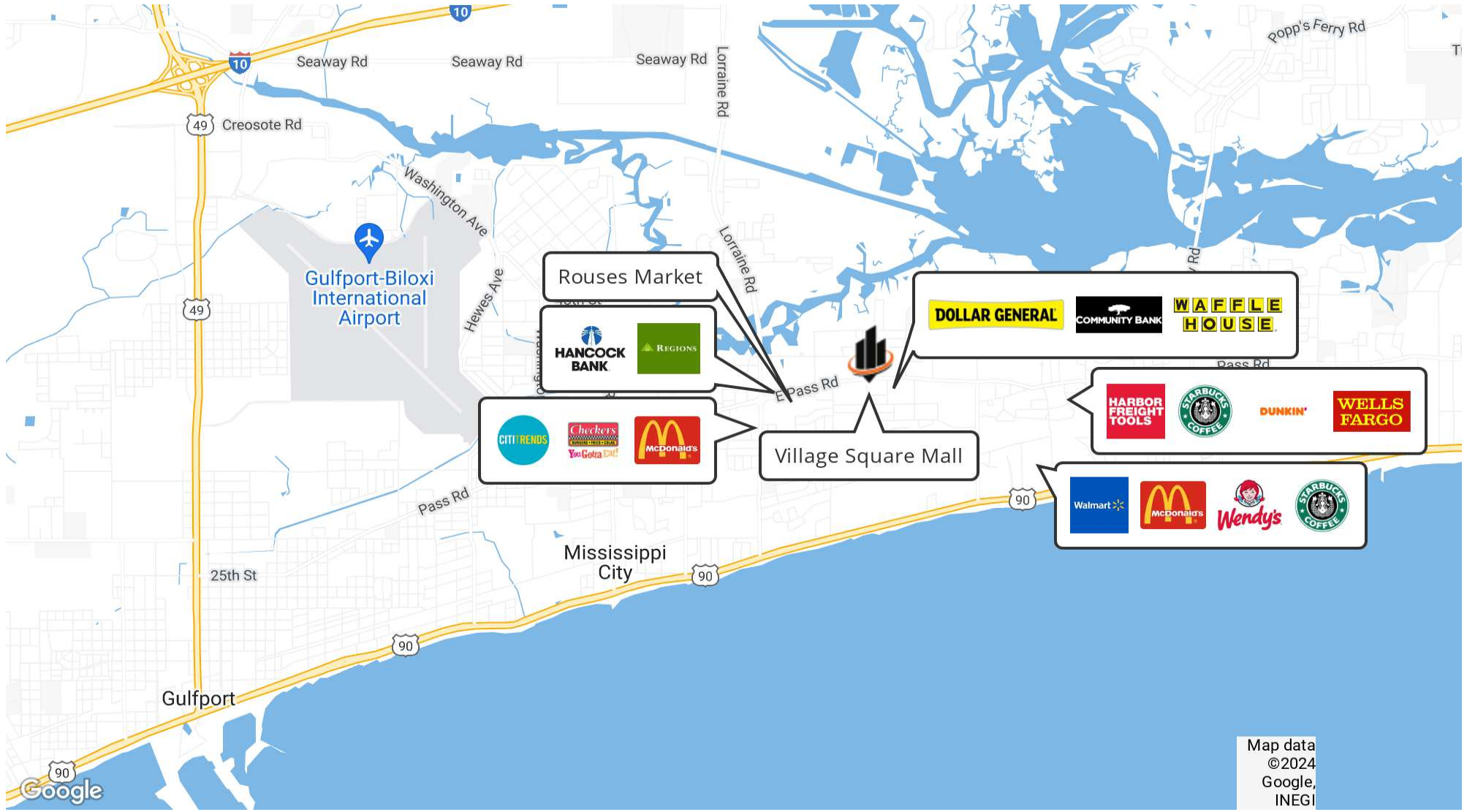
Open Floor Plan to allow for many possible users from Retail to Warehouse. Building has been completely repainted and expansion joints replaced.

20,000 SF at \$7.00/SF + NNN
30,000 SF at \$6.85/SF + NNN
40,000 SF at \$6.75/SF + NNN

PROPERTY HIGHLIGHTS

- 14'6" Ceiling Height
- 224 Parking Spaces on 3.69 Acres
- Covered Loading Dock
- Significant Electrical Power

RETAILER MAP



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BUILDING EXTERIOR AND LARGE PRIME SIGN



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SVN | SOUTHLAND COMMERCIAL 4

TRUCK ACCESS



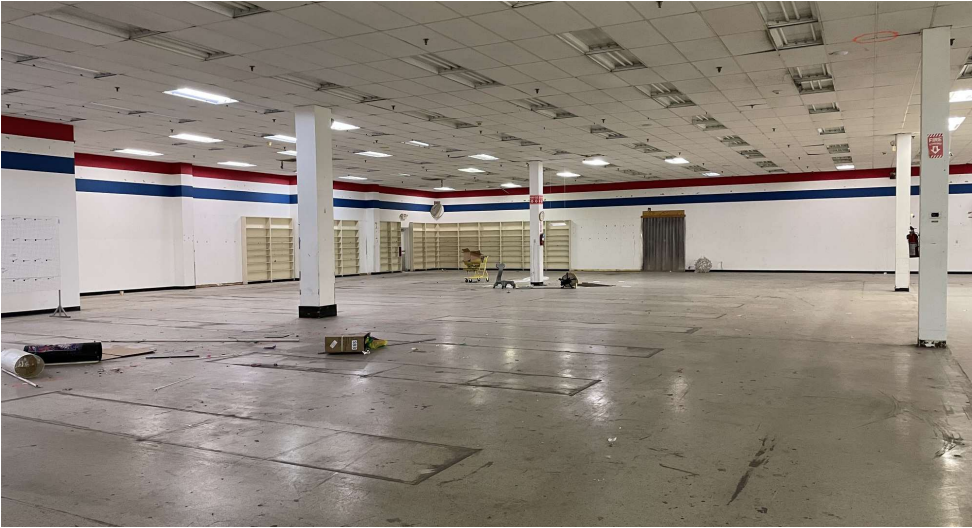
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RETAIL FLOOR



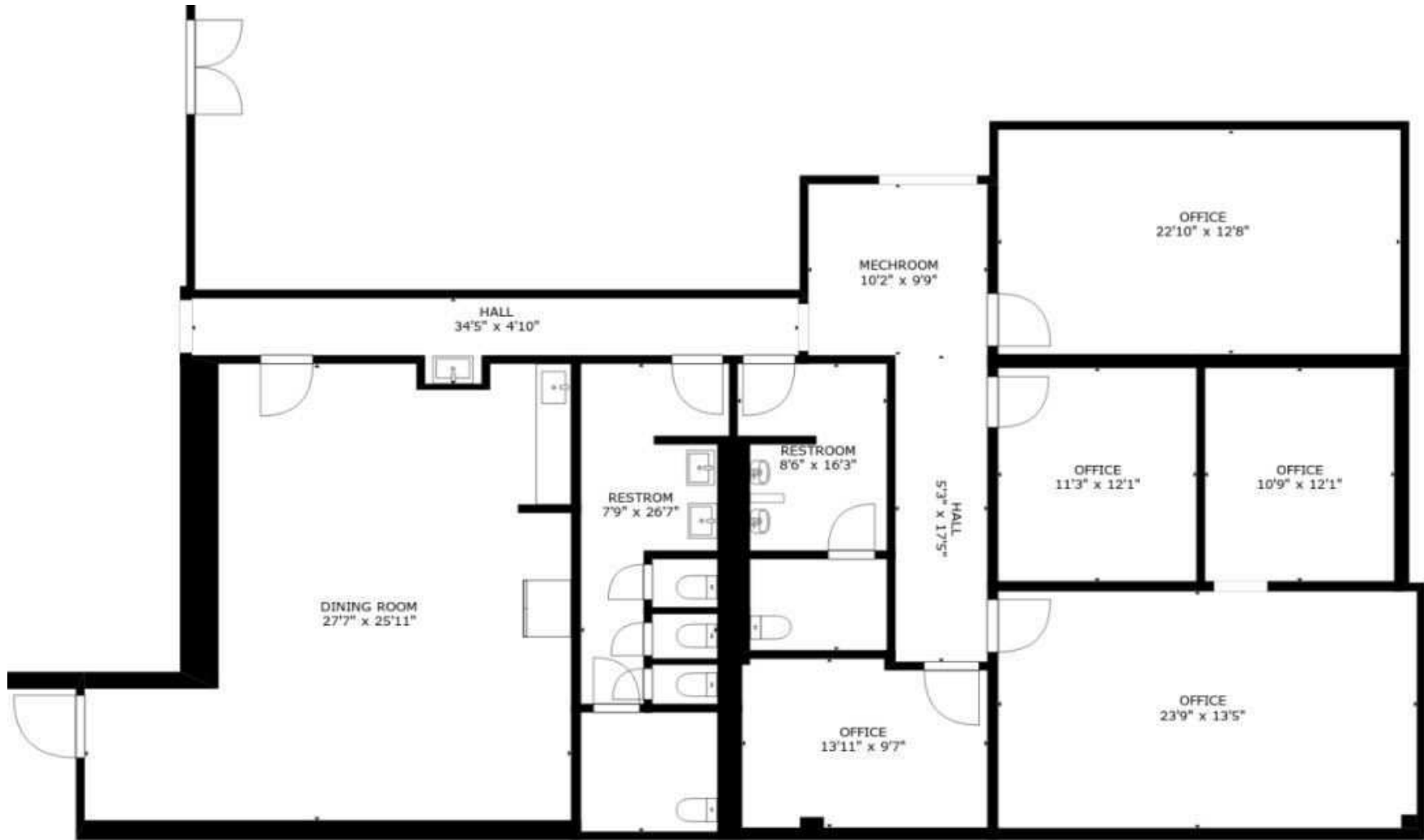
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STORAGE AREA



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OFFICE LAYOUT



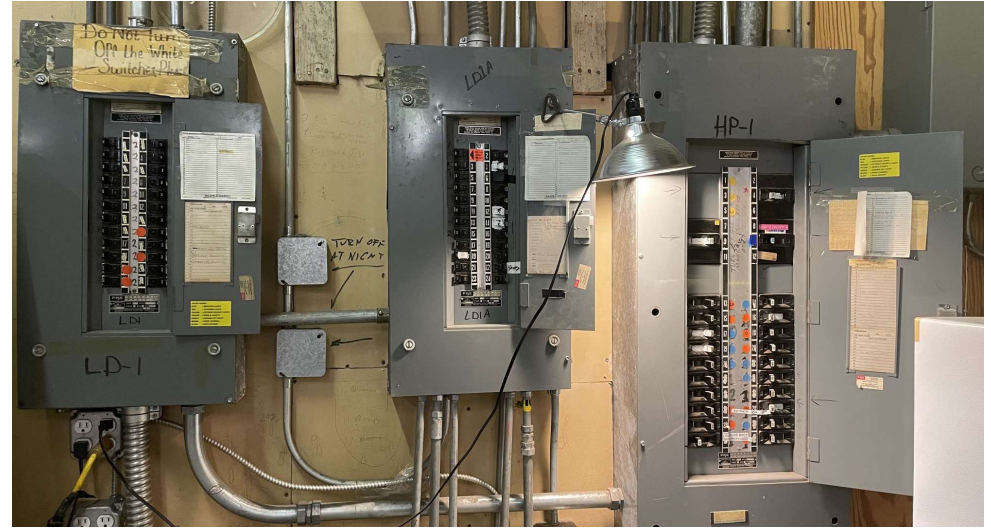
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OFFICE AREA



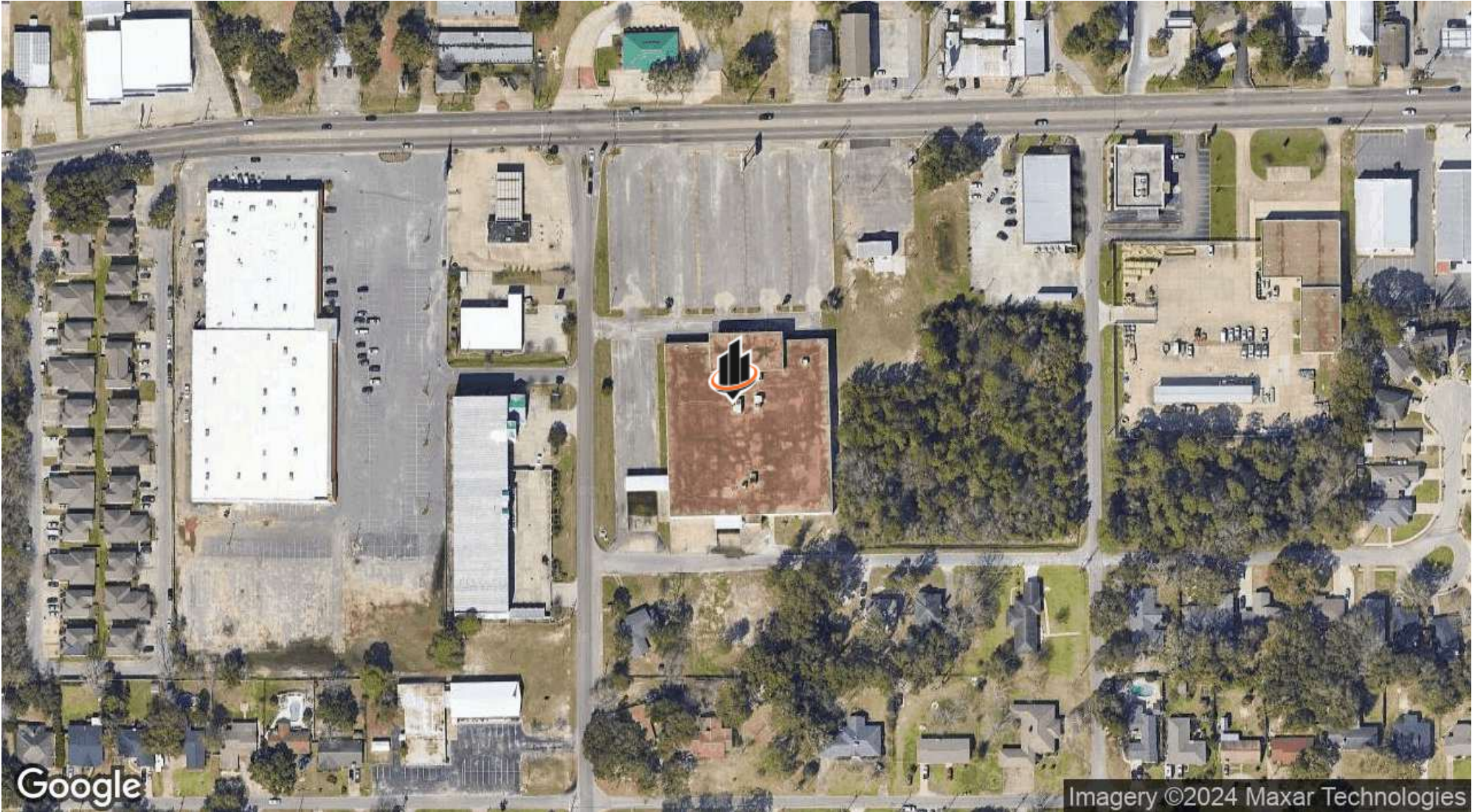
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

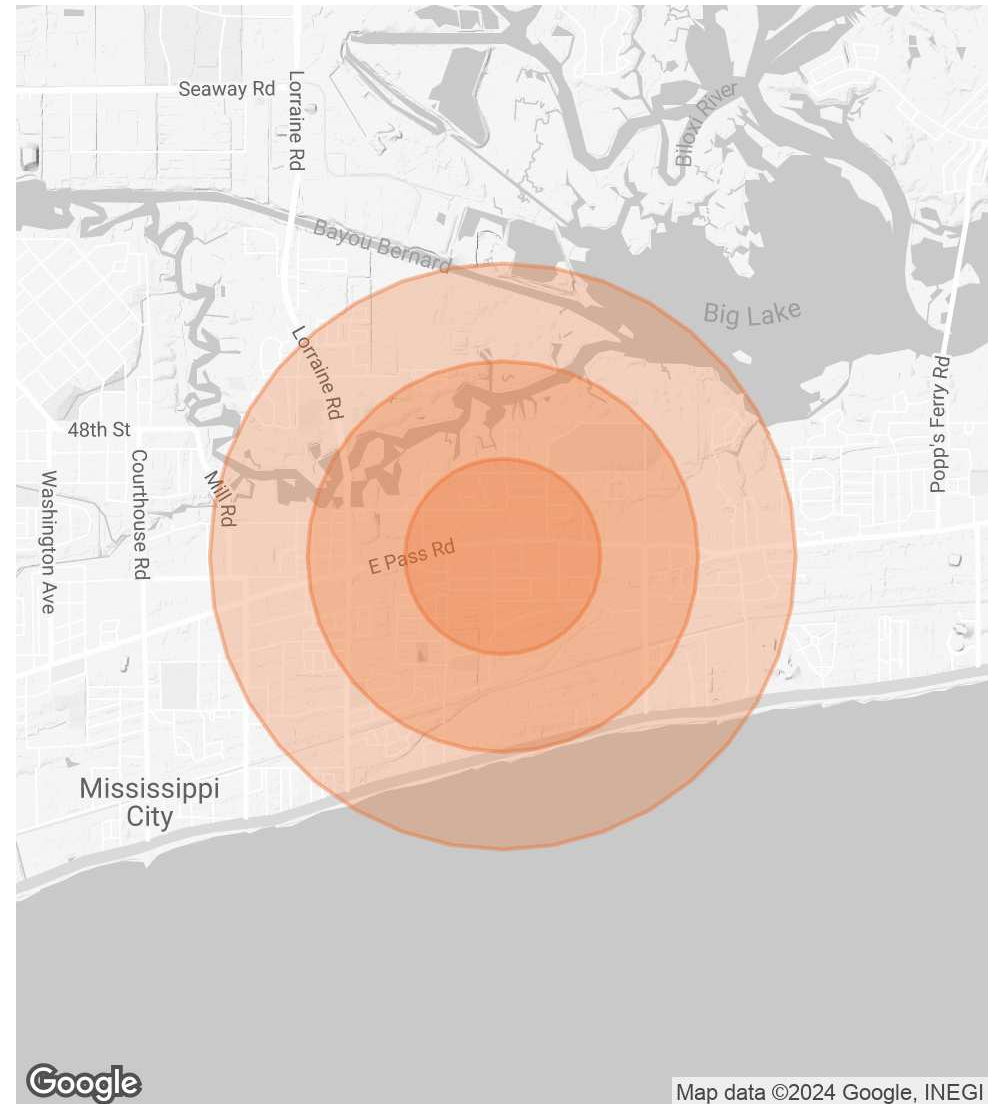
0.5 MILES 1 MILE 1.5 MILES

	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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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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