

LEASE

3680 SF Downtown Catering Kitchen

214 W INTENDENCIA ST

Pensacola, FL 32502

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

PROPERTY SUMMARY



LEASE RATE:	\$4,250/month (NNN)
BUILDING SIZE:	3,680 SF
LOT SIZE:	11,373 SF
RENOVATED:	2020
ZONING:	C-2
MARKET:	Pensacola

PROPERTY OVERVIEW

Located in downtown Pensacola, this fully equipped commercial catering kitchen offers a turnkey solution for culinary entrepreneurs. The space includes all necessary infrastructure, such as hood systems, sinks, a dishwasher, two walk-in coolers, and a walk-in freezer, ensuring seamless food preparation and storage. The front office area is spacious and could easily be converted into a dining room, adding versatility to the space. A dedicated loading area at the rear provides easy access for catering vans and event staging. While the moveable restaurant equipment will not stay with the lease, the property features herb gardens throughout, enhancing both the culinary experience and sustainability of the space.

PROPERTY HIGHLIGHTS

- Catering Infrastructure in place with Hoods, Walk Ins, Sinks, Grease Trap
- Rear Loading Area for Offsite Event Ease
- Prime leasing opportunity in downtown Pensacola

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OFFICE AREA



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KITCHEN AREA



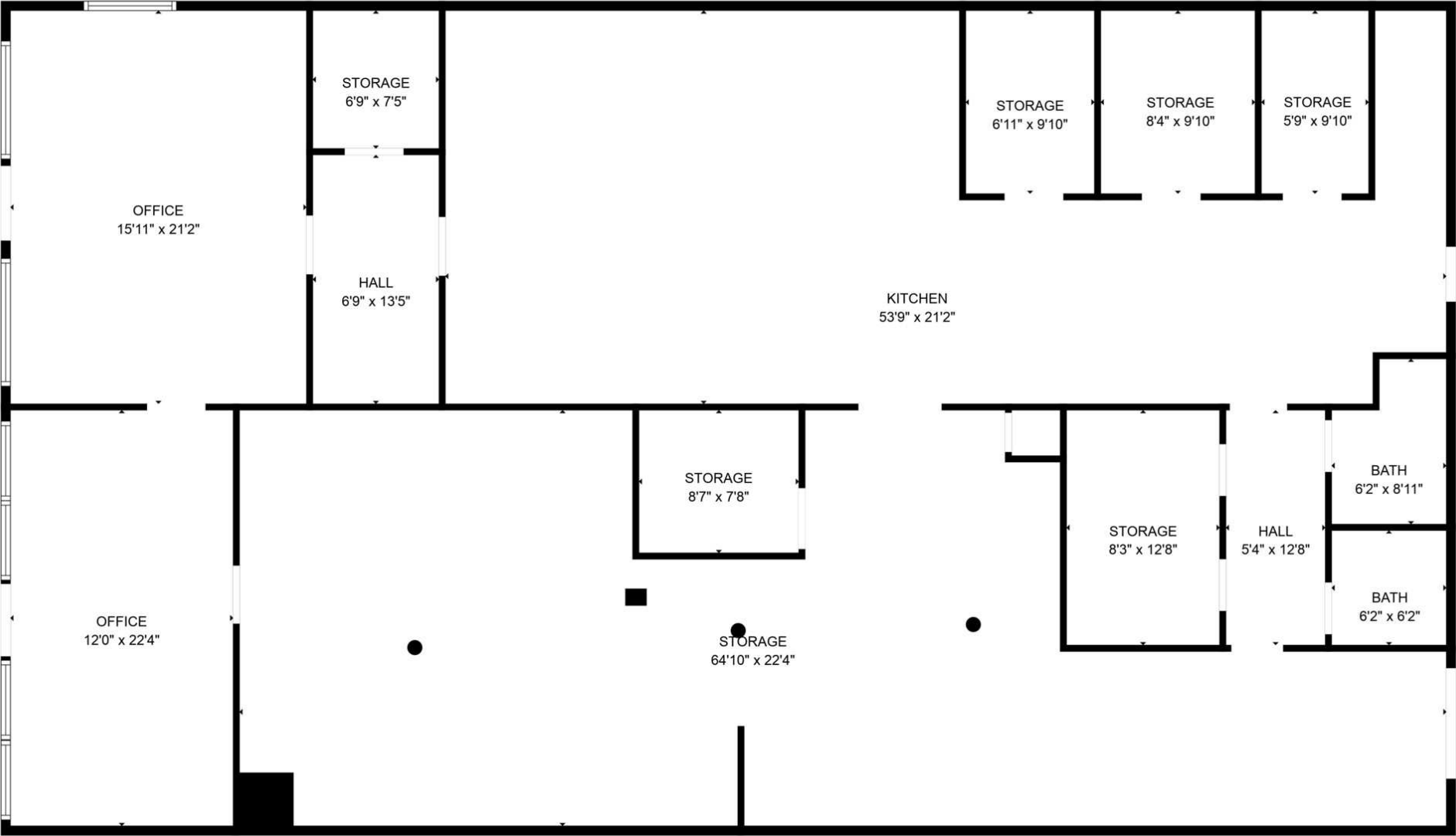
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FLOORPLAN



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WALK IN COOLERS-FREEZERS



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ADDI



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STAGING - STORAGE AREAS



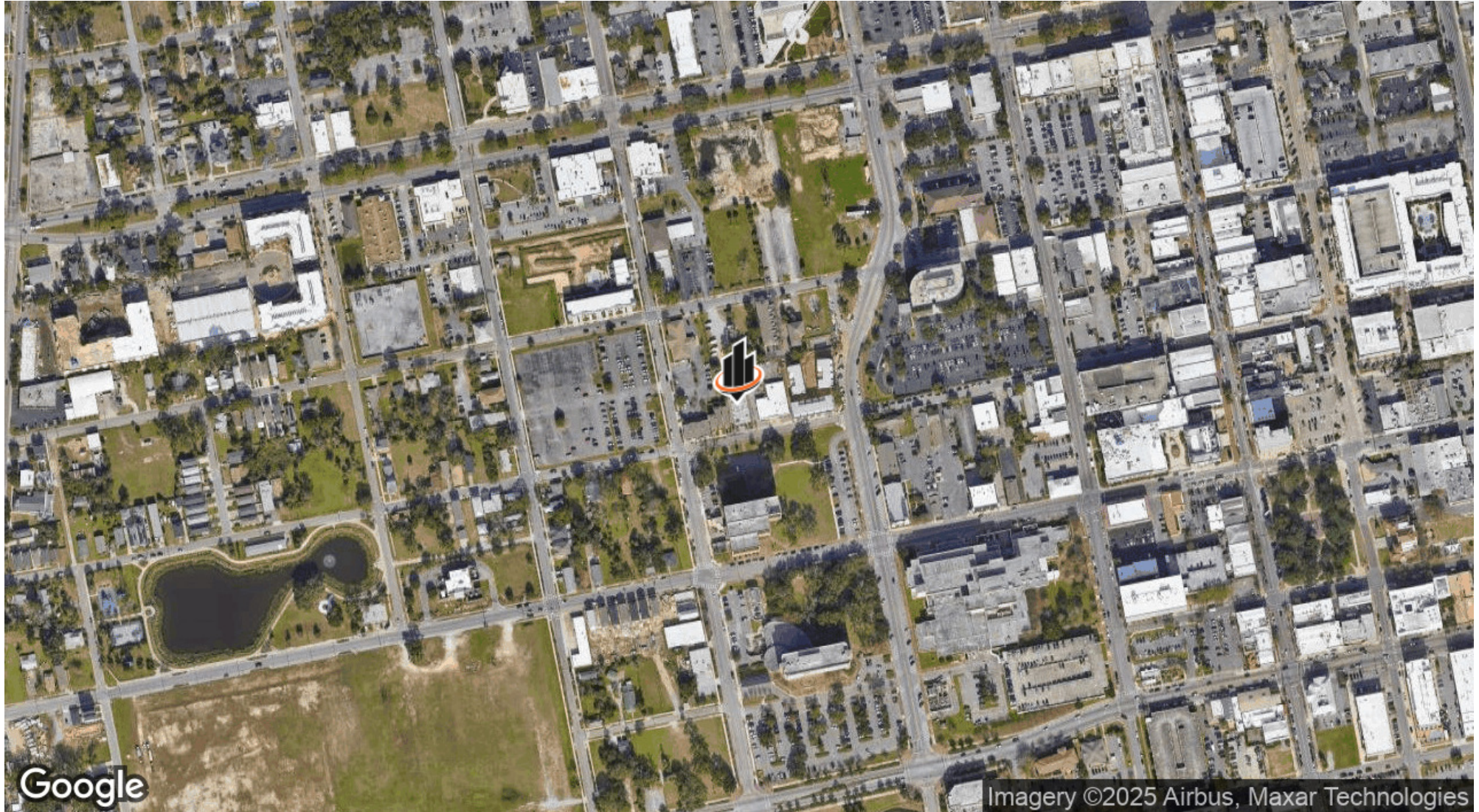
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LOCATION MAP



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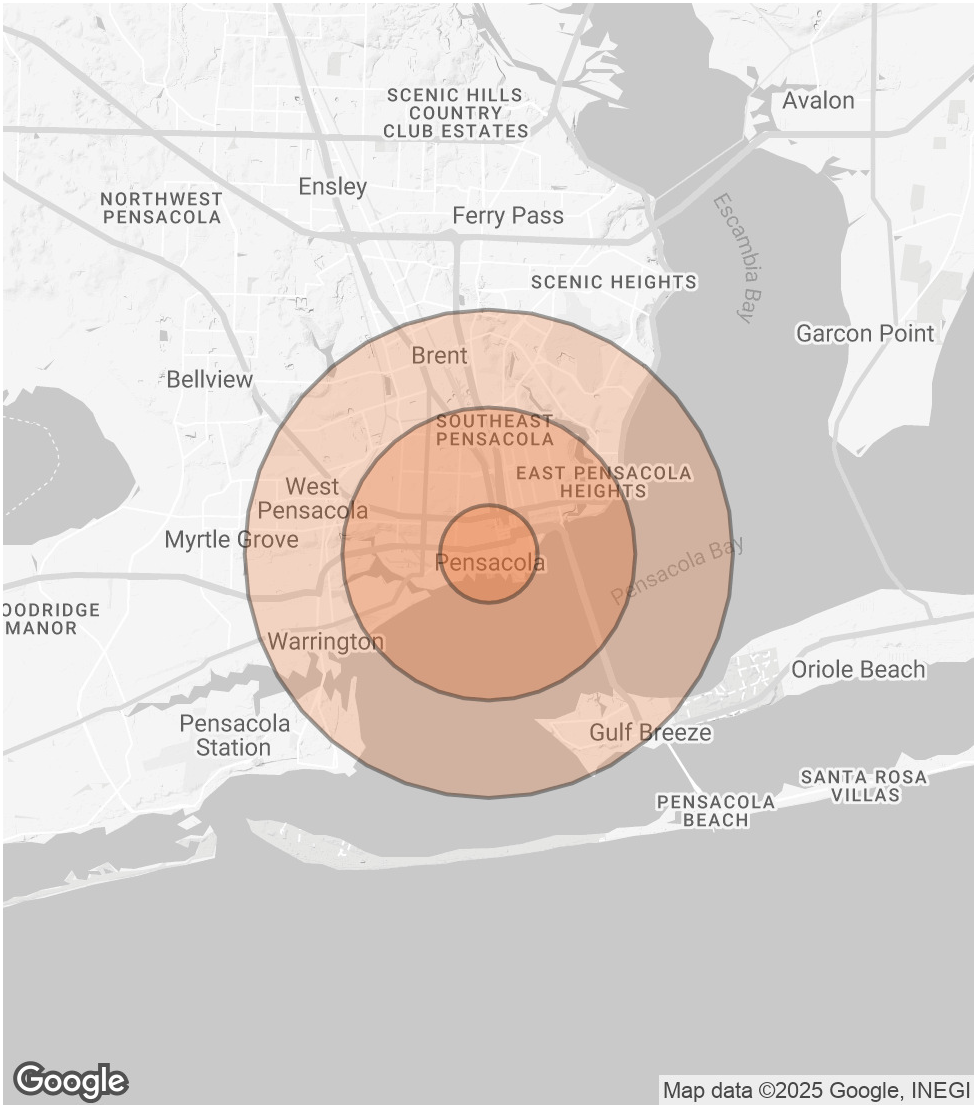
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,670	38,767	101,339
AVERAGE AGE	45	43	41
AVERAGE AGE (MALE)	44	42	39
AVERAGE AGE (FEMALE)	46	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,727	17,042	40,800
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$79,450	\$72,835	\$78,743
AVERAGE HOUSE VALUE	\$447,589	\$330,945	\$301,947

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Pensacola. He received the NAIOP 2023, 2016 and 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2023. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. Michael is the 2024 CCIM Panhandle District President

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Has the The Restaurant Realty in 10 Podcast and Hosted “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

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