



# RETAIL SPACE FOR LEASE

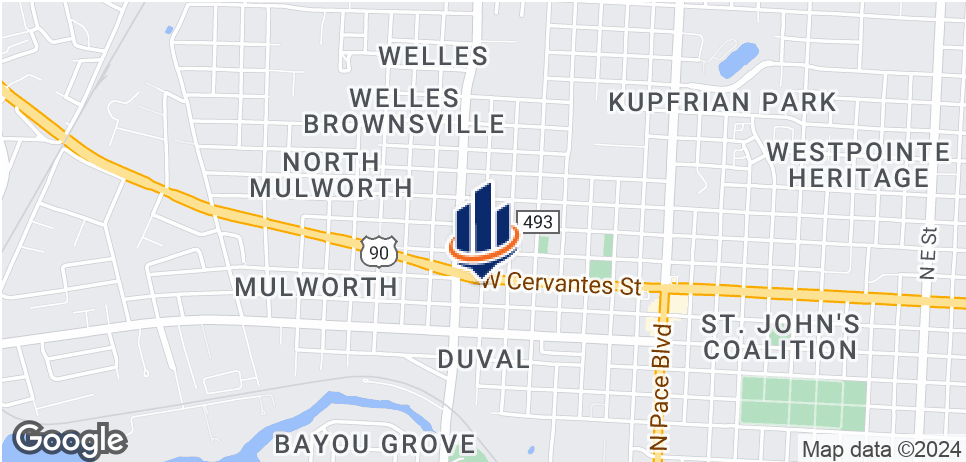
722 W V STREET  
PENSACOLA, FL 32505

**Michael Carro, CCIM**  
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# Property Summary



## OFFERING SUMMARY

Available SF: 589 SF

Lease Rate: \$490.83/mo + [NNN]

NNN Expense: \$134.49/month

Building Size: 8,628 SF

Parking: Parking in Rear and Street Parking

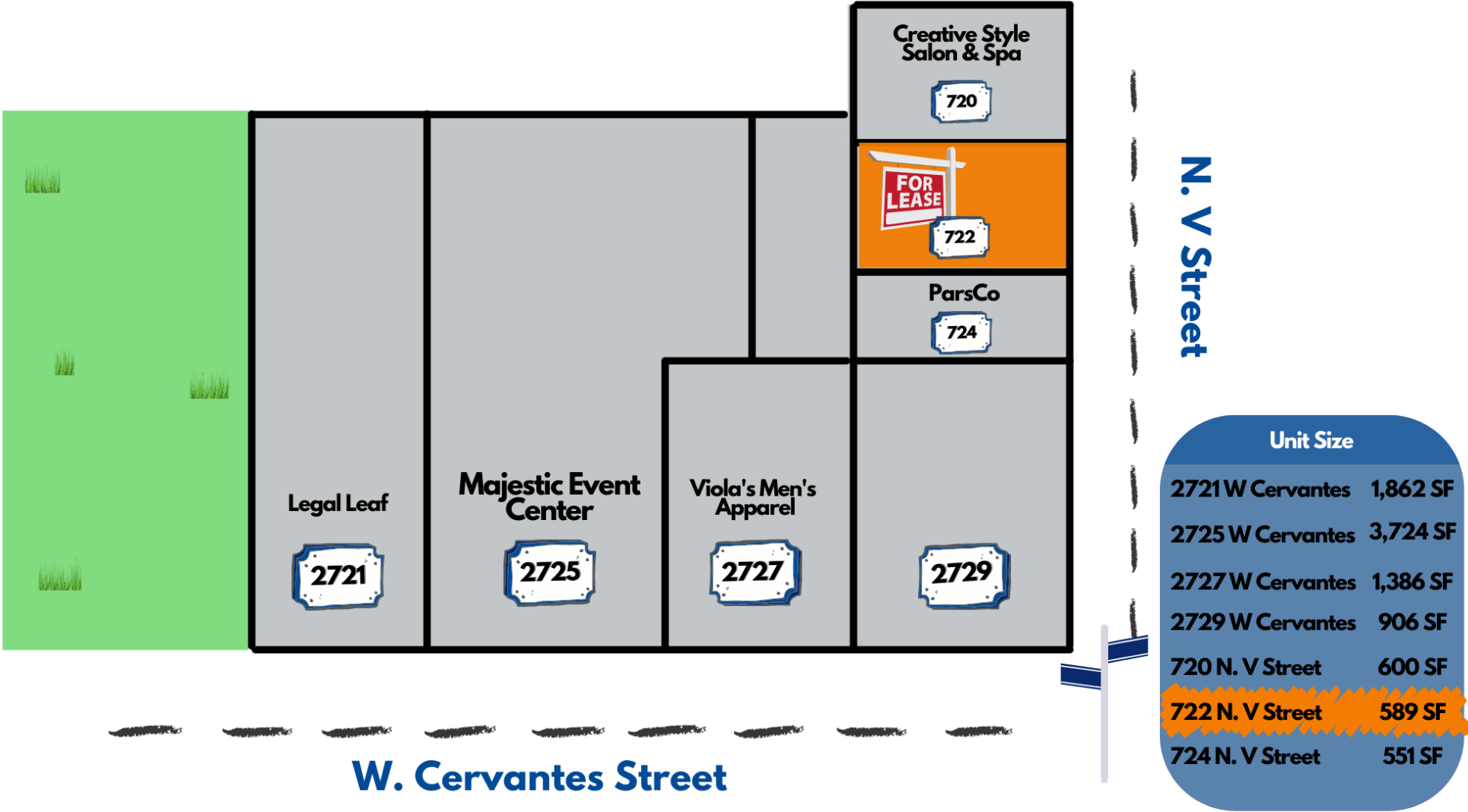
## PROPERTY OVERVIEW

Great opportunity for retail on W Cervantes. Centrally located on V St side of the building.

## PROPERTY HIGHLIGHTS

- Electrical, HVAC, and Restroom
- Security Camera System
- 19,200 Cars Passing Daily
- 3 Phase Power

# Floor Plan



# Exterior Photos



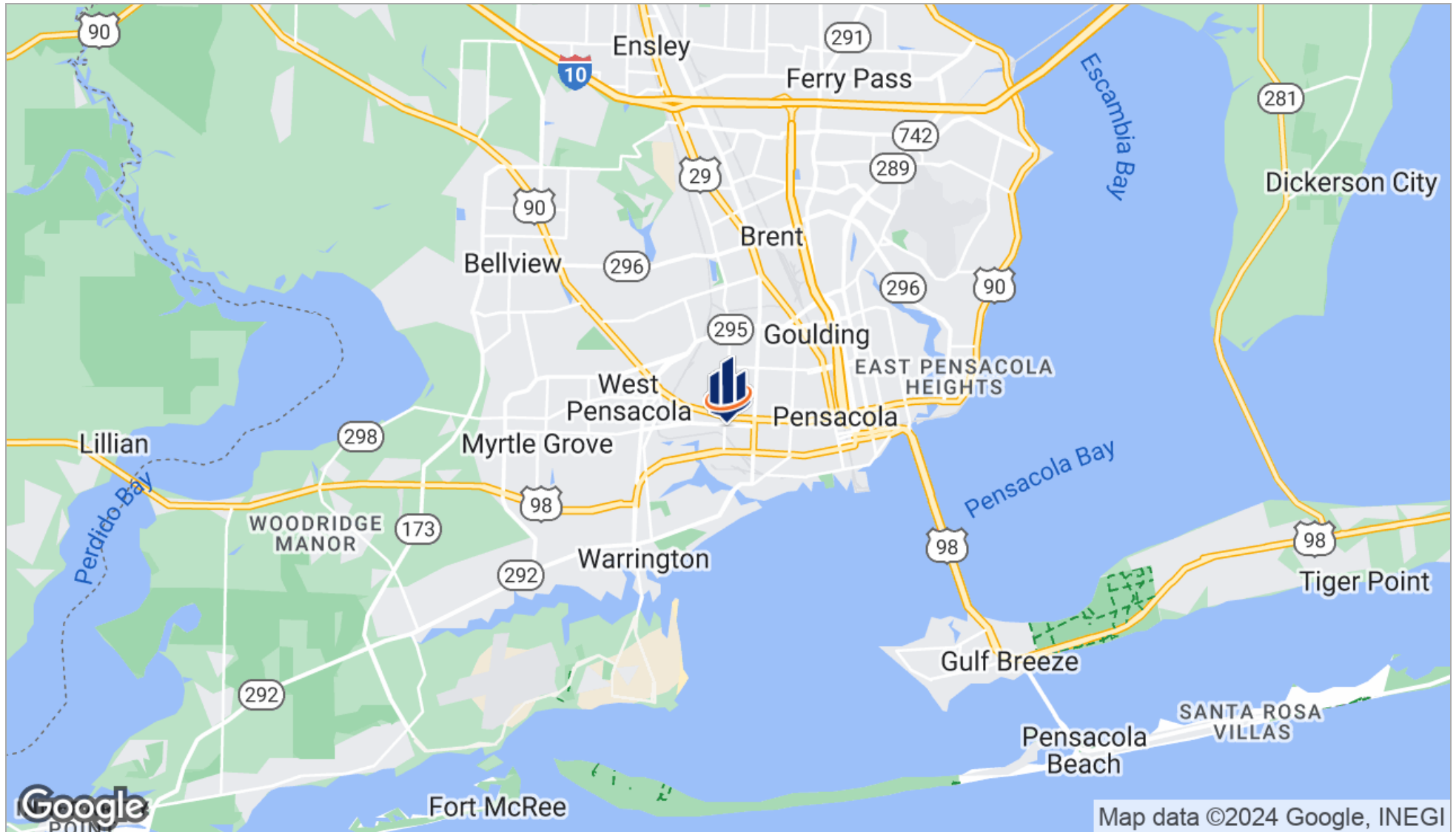
Side Yard



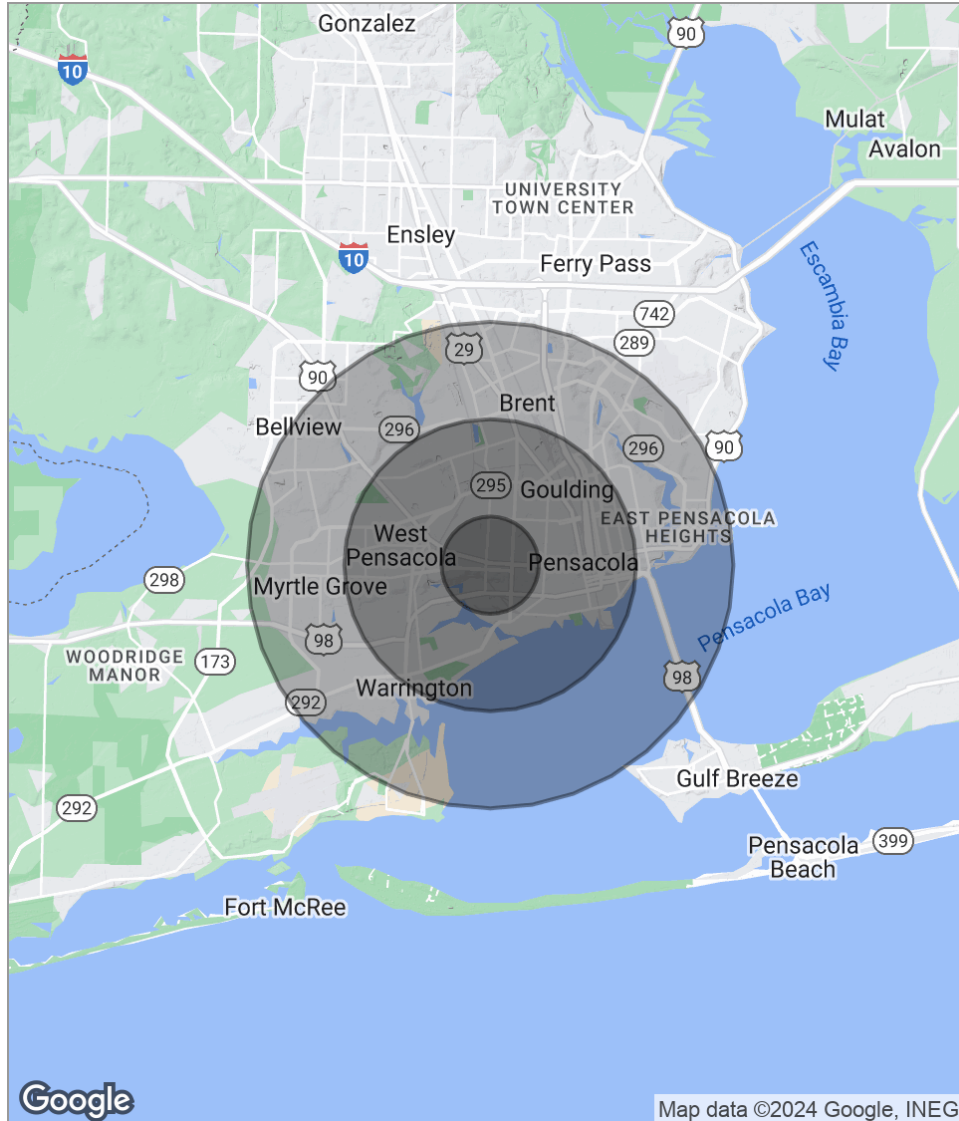
Rear Parking



# Location Maps



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,667	58,708	128,701
Median age	41.3	37.7	38.5
Median age (Male)	39.0	35.4	35.8
Median age (Female)	42.2	40.2	41.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,232	27,973	58,542
# of persons per HH	2.0	2.1	2.2
Average HH income	\$29,011	\$42,584	\$54,584
Average house value	\$95,726	\$114,734	\$145,066

\* Demographic data derived from 2020 ACS - US Census



# Michael Carro, CCIM



## MICHAEL CARRO, CCIM

Senior Advisor, Principal

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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 Halford. He received the NAIOP 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 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

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

### 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

- 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"

#### SVN | SOUTHLAND COMMERCIAL

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**ANNA GRIFFIN**

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## PROFESSIONAL BACKGROUND

Anna Griffin joined SVN Southland Commercial in 2023 as an Associate Advisor. Earning her Bachelor's degree in Communication and Digital Media Studies at Florida State University, Anna's passion lies in revitalizing the community and driving economic development. As a Pensacola native, she is committed to building robust relationships that contribute to a stronger community, making her a valuable addition to the SVN family. Combining her local insights with knowledge of the commercial real estate industry, Anna strives to create a positive impact on her clients and the community.

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