



6050 N 9TH AVE SUITE C & D

PENSACOLA, FL 32504

Michael Carro, CCIM
Senior Advisor, Principal
850.434.7500
mcarro@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$2750 per month + NNN
Available SF:	2,150 SF
Price Per SF	\$15.35/SF NNN
Lot Size:	0.569 Acres
Renovated:	2021
Zoning:	COM
Market:	Cordova
APN:	321S301901043002
Virtual Tour:	View Here

PROPERTY OVERVIEW

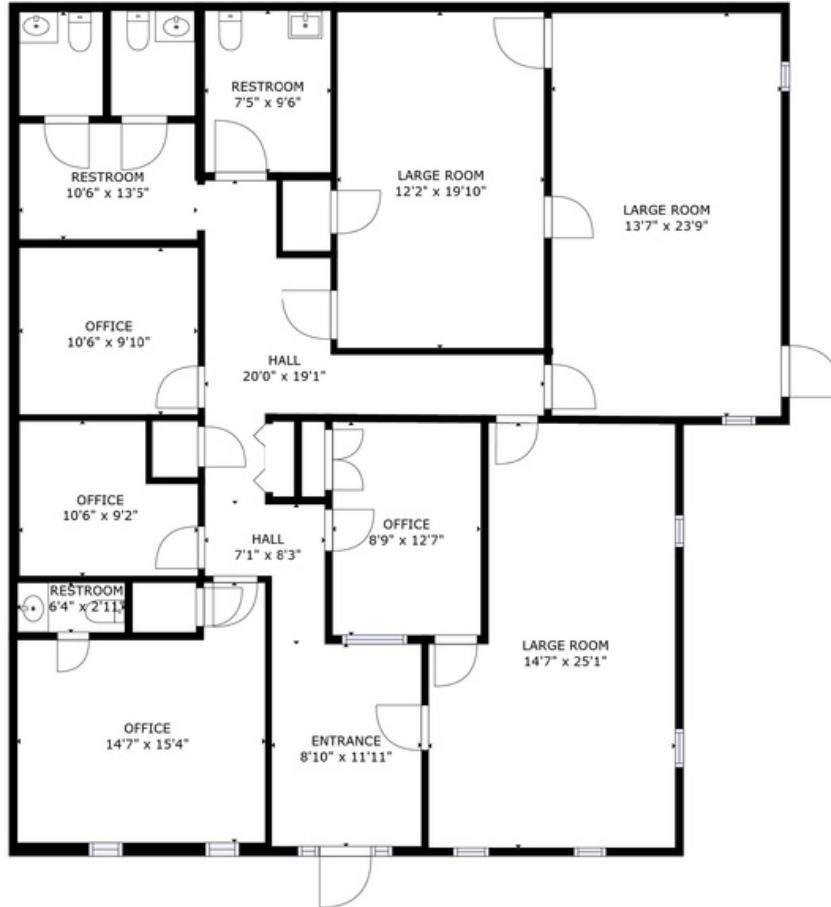
2,150 SF office space in Cordova Business District. This space consists of an open reception area, conference room, 8 private offices. 3 restrooms (1 full and 2 half restrooms); Library Room, His/Her restrooms, break room, private rear entry, and ample storage.

Located just minutes away from Pensacola International Airport, Sacred Heart Hospital, and Cordova Mall. Across from George Bistro.

PROPERTY HIGHLIGHTS

- Cordova Business District
- Strong Traffic AADT: 2800 cars passing daily
- 8 Private Offices

Current Floor Plan



Exterior Photos

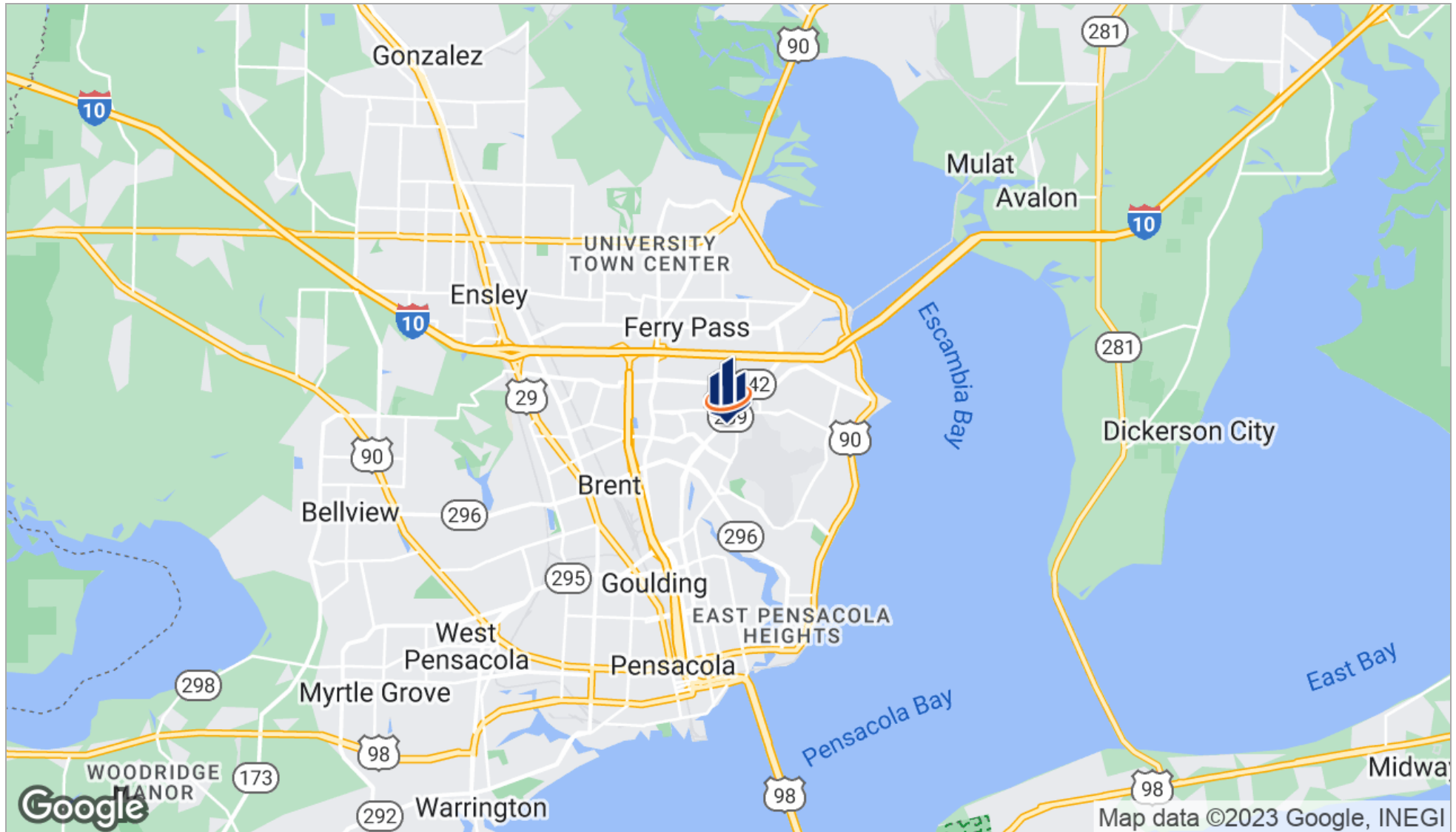




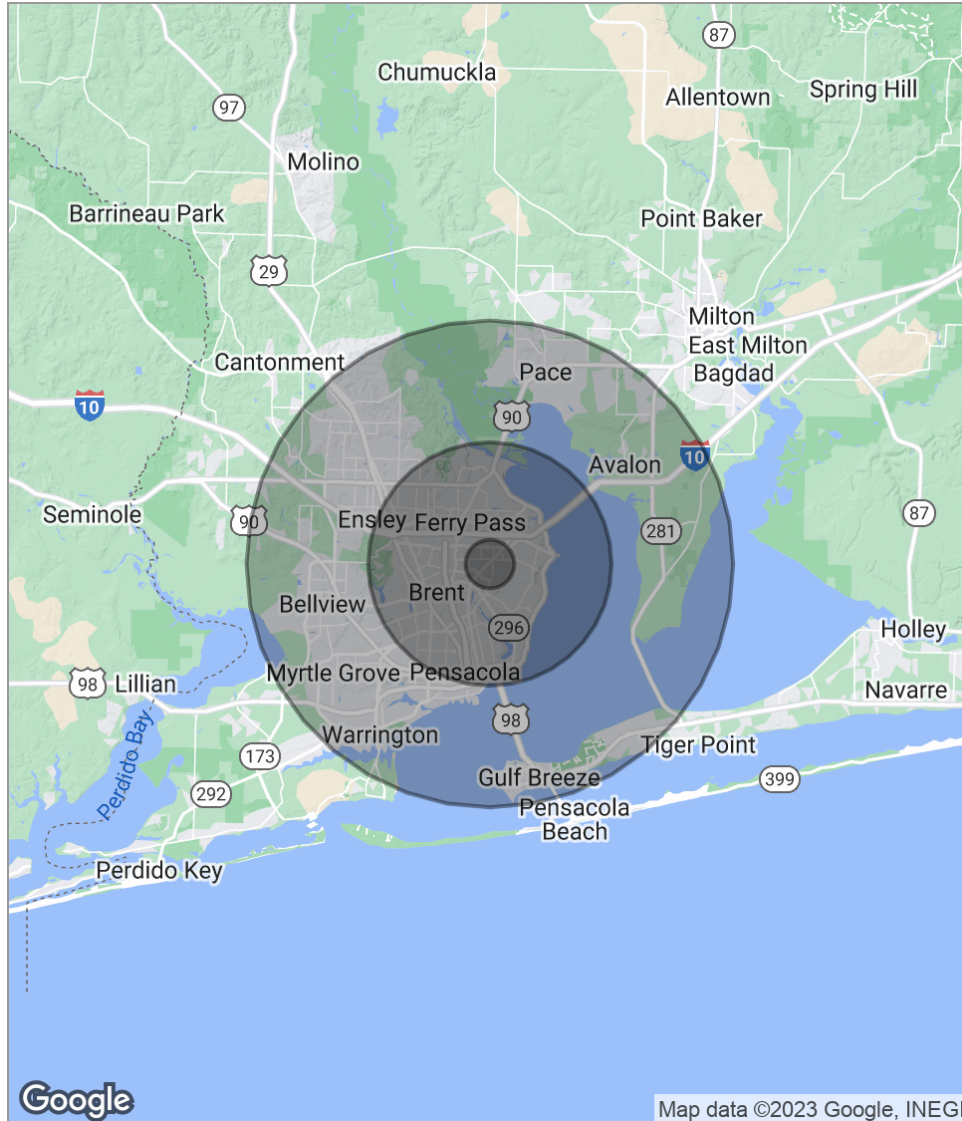
Retail Map



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,281	119,476	296,559
Median age	39.7	37.8	38.2
Median age [Male]	36.2	35.9	36.9
Median age [Female]	41.4	39.8	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,446	47,167	116,565
# of persons per HH	2.2	2.5	2.5
Average HH income	\$54,052	\$59,706	\$58,335
Average house value		\$229,732	\$209,798

* Demographic data derived from 2020 ACS - US Census

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mcarro@svn.com

Direct: 850.434.7500 | Cell: 850.380.3344

FL #BK3179263 // AL #000093777

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

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"



Direct: | Cell: