

FOR SALE

# 8175 SCENIC HIGHWAY

Pensacola, FL 32514

PRESENTED BY:

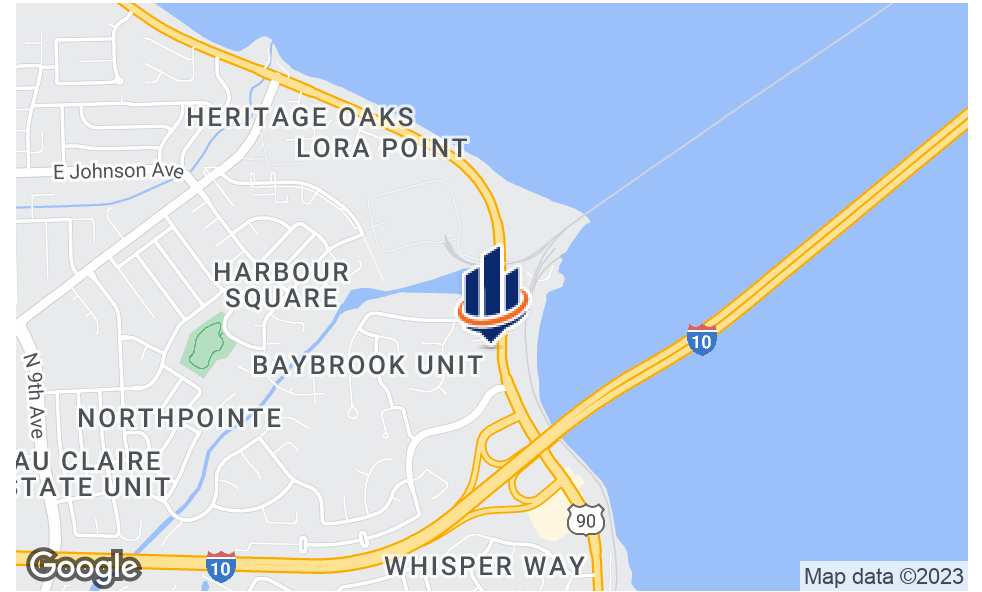
MICHAEL CARRO, CCIM

O: 850.434.7500

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## OFFERING SUMMARY

SALE PRICE:	\$649,000
AVAILABLE SF:	
LOT SIZE:	1.3 Acres
PRICE / ACRE:	\$499,231
ZONING:	Com
MARKET:	Pensacola
TRAFFIC COUNT:	18,000
APN:	061S291003000009

## PROPERTY OVERVIEW

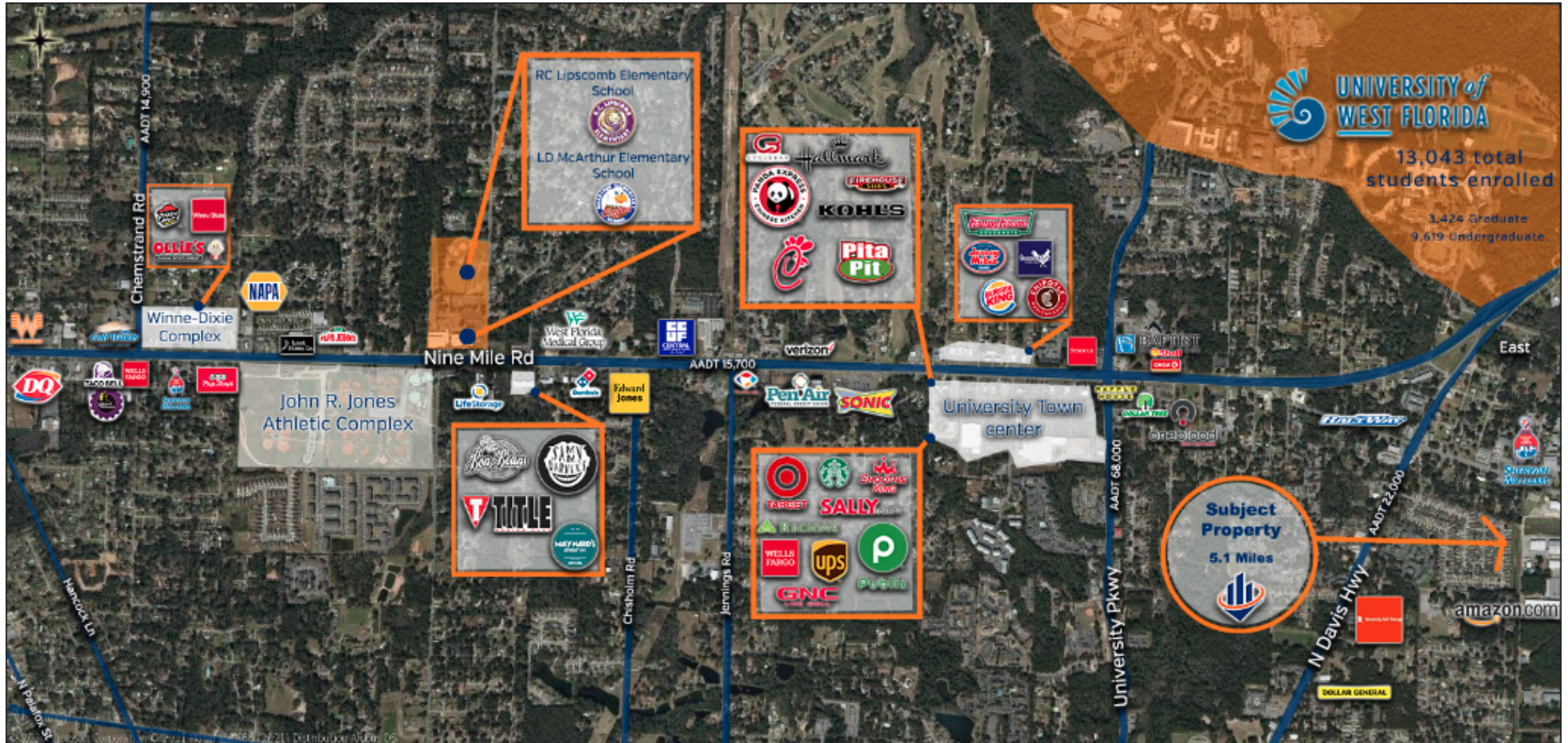
1.3 Acres of land with frontage on Scenic Hwy. House on property given no value.

## PROPERTY HIGHLIGHTS

- 150' of Frontage on Scenic Hwy
- Access to I-10
- Access to Escambia Bay Bridge

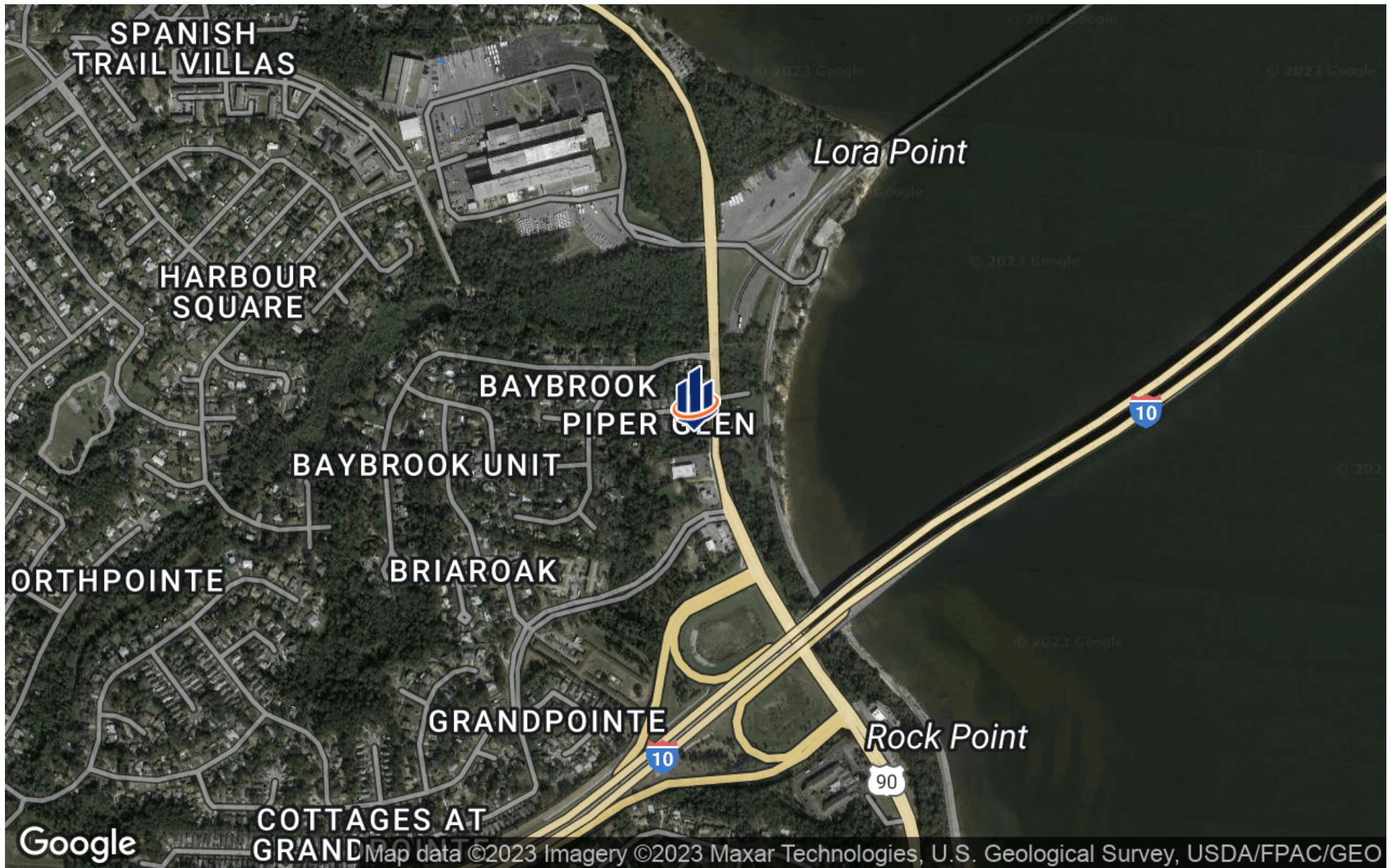
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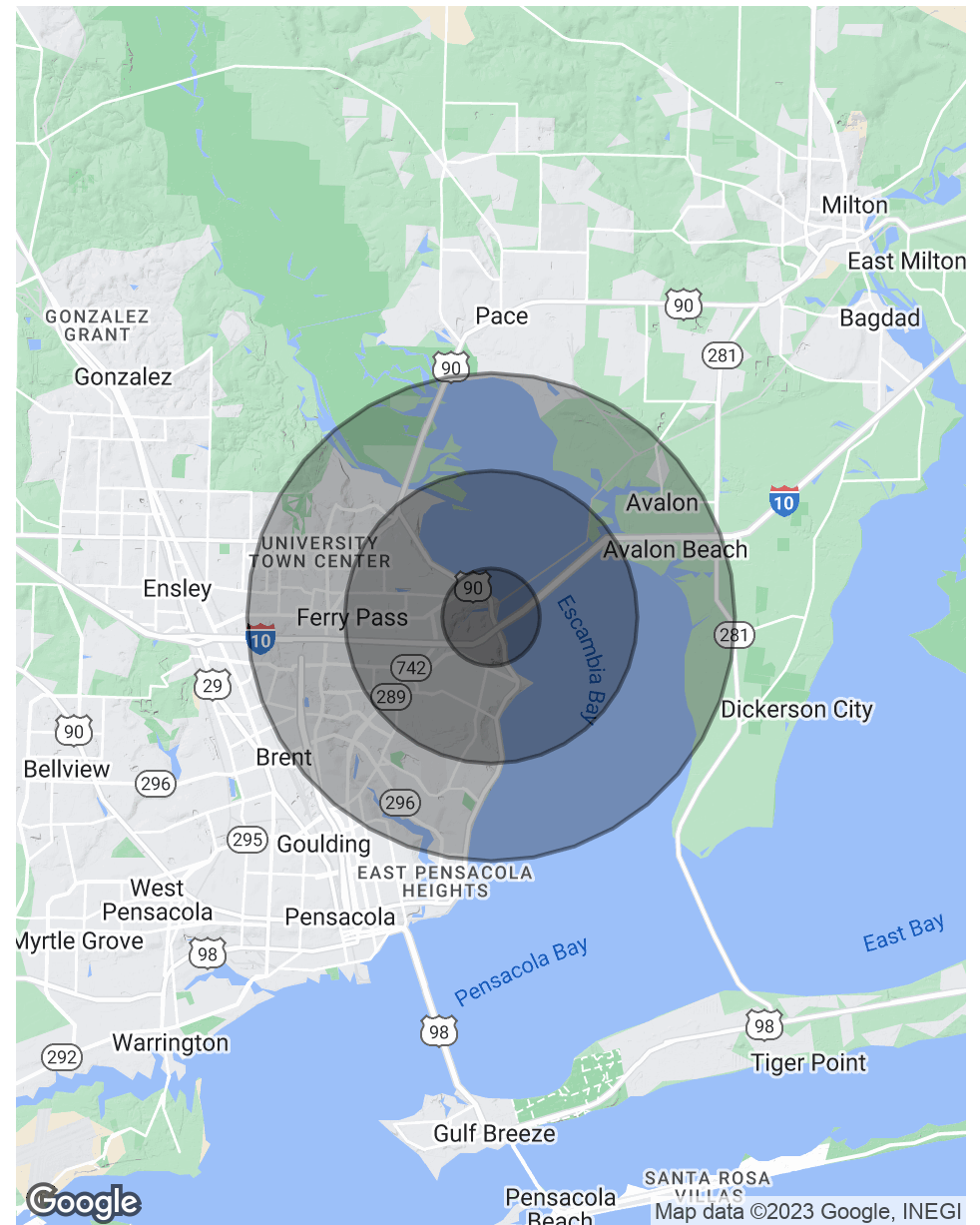
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,731	29,350	70,869
AVERAGE AGE	40.0	42.2	39.9
AVERAGE AGE (MALE)	41.5	40.6	38.1
AVERAGE AGE (FEMALE)	37.8	43.2	41.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,589	13,045	30,827
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$67,517	\$66,413	\$65,521
AVERAGE HOUSE VALUE	\$188,695	\$208,263	\$226,779

\* Demographic data derived from 2020 ACS - US Census



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## 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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