

FOR LEASE

DRIVE THRU RESTAURANT FOR LEASE

DRIVE THRU RESTAURANT
AVAILABLE

5973 Hwy 90, Milton, FL 32583

PRESENTED BY:

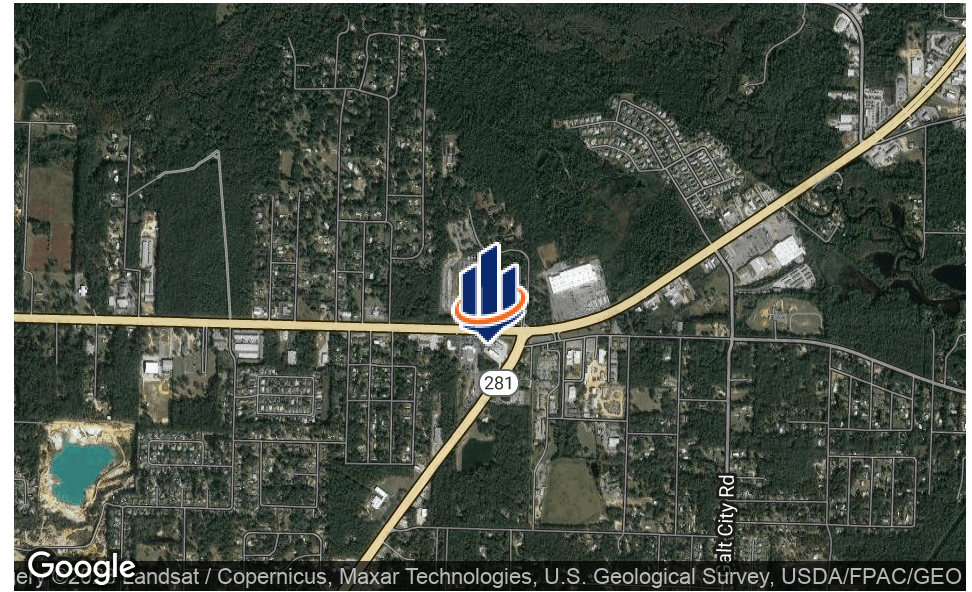
MICHAEL CARRO, CCIM

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FL #BK3179263





OFFERING SUMMARY

LEASE RATE:	N/A
AVAILABLE SF:	Fully Leased
LEASE AMOUNT:	\$4000.00/mo [NNN]
NNN:	\$1585/mo
DAILY TRAFFIC:	28,000 AADT
LOT SIZE:	1.14 Acres
YEAR BUILT:	2016
MARKET:	Milton, FL
APN:	17-1N-28-0000-04901-0000

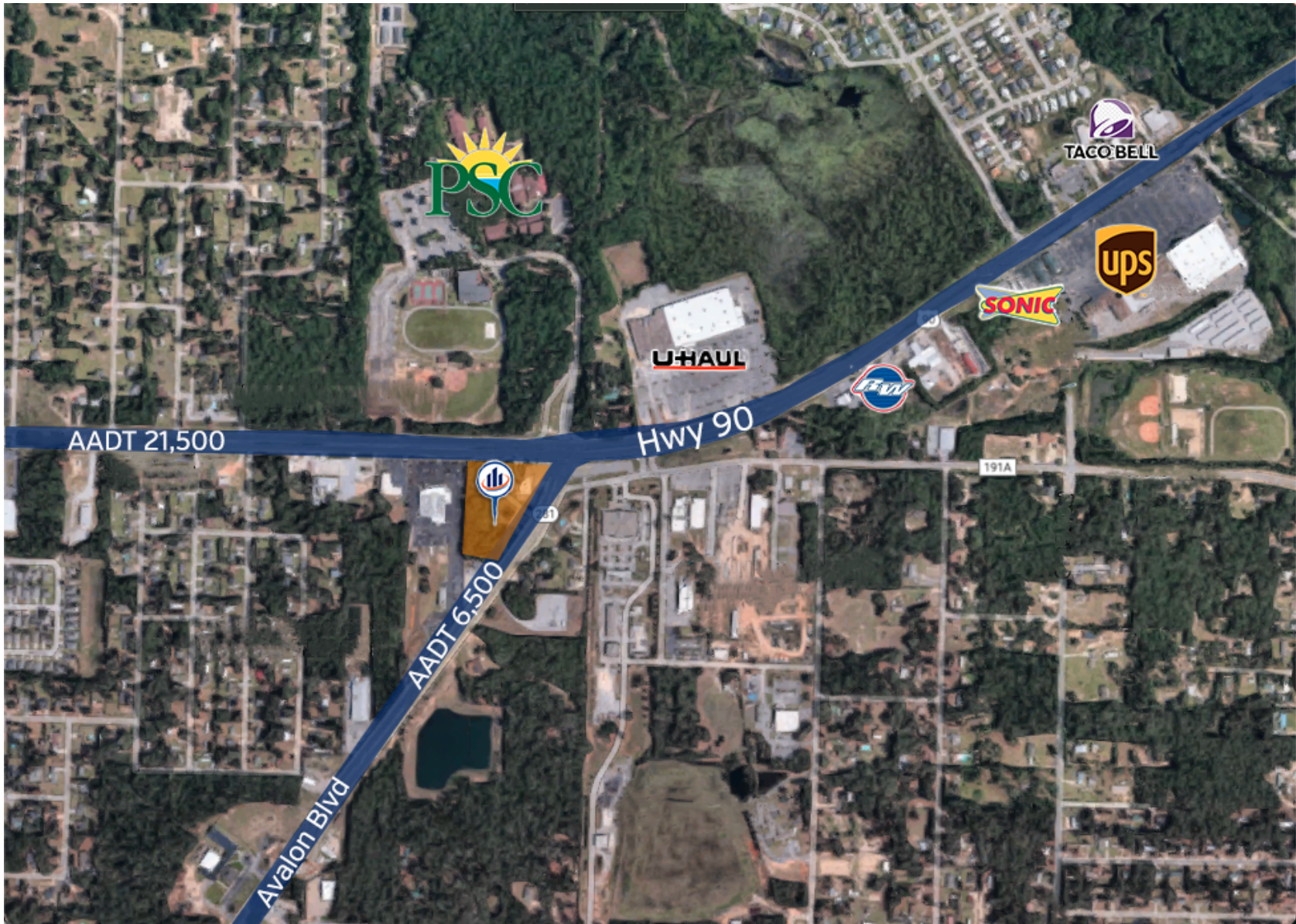
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PROPERTY OVERVIEW

Drive thru restaurant at the key intersection of Hwy 90 & Avalon in Milton, FL. Formerly Which Wich Deli, this space is super clean and ready to occupy.

PROPERTY HIGHLIGHTS

- Strong Traffic
- Ample Parking
- Drive-Thru with large car stack
- Walk-In Cooler
- FF&E Package in place
- NNN include Property Taxes, Insurance, Pest Control, Restroom Maintenance, Landscaping, Pressure Washing, Common Area Electric



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SVN | SOUTHLAND COMMERCIAL 3



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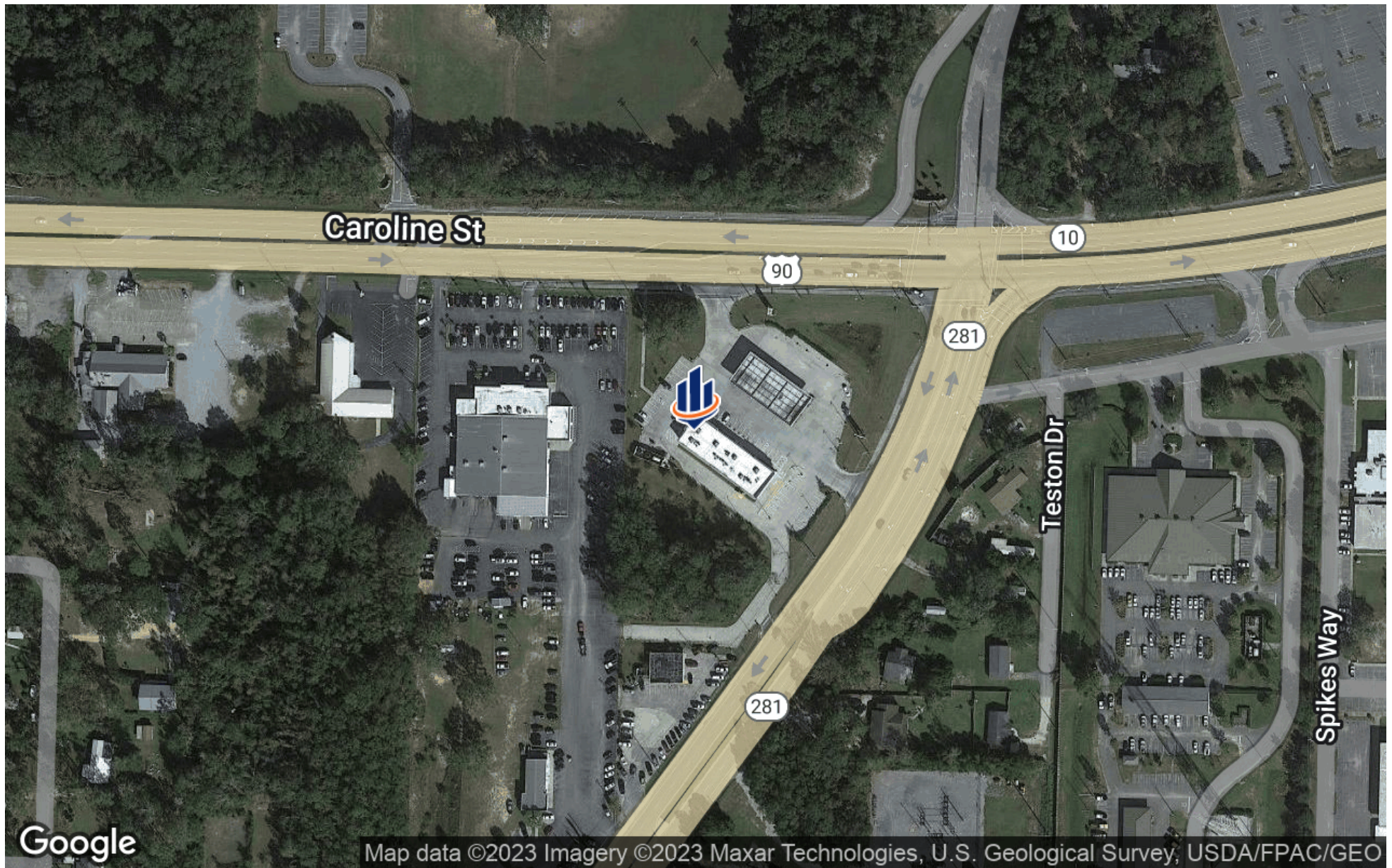
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SVN | SOUTHLAND COMMERCIAL 8

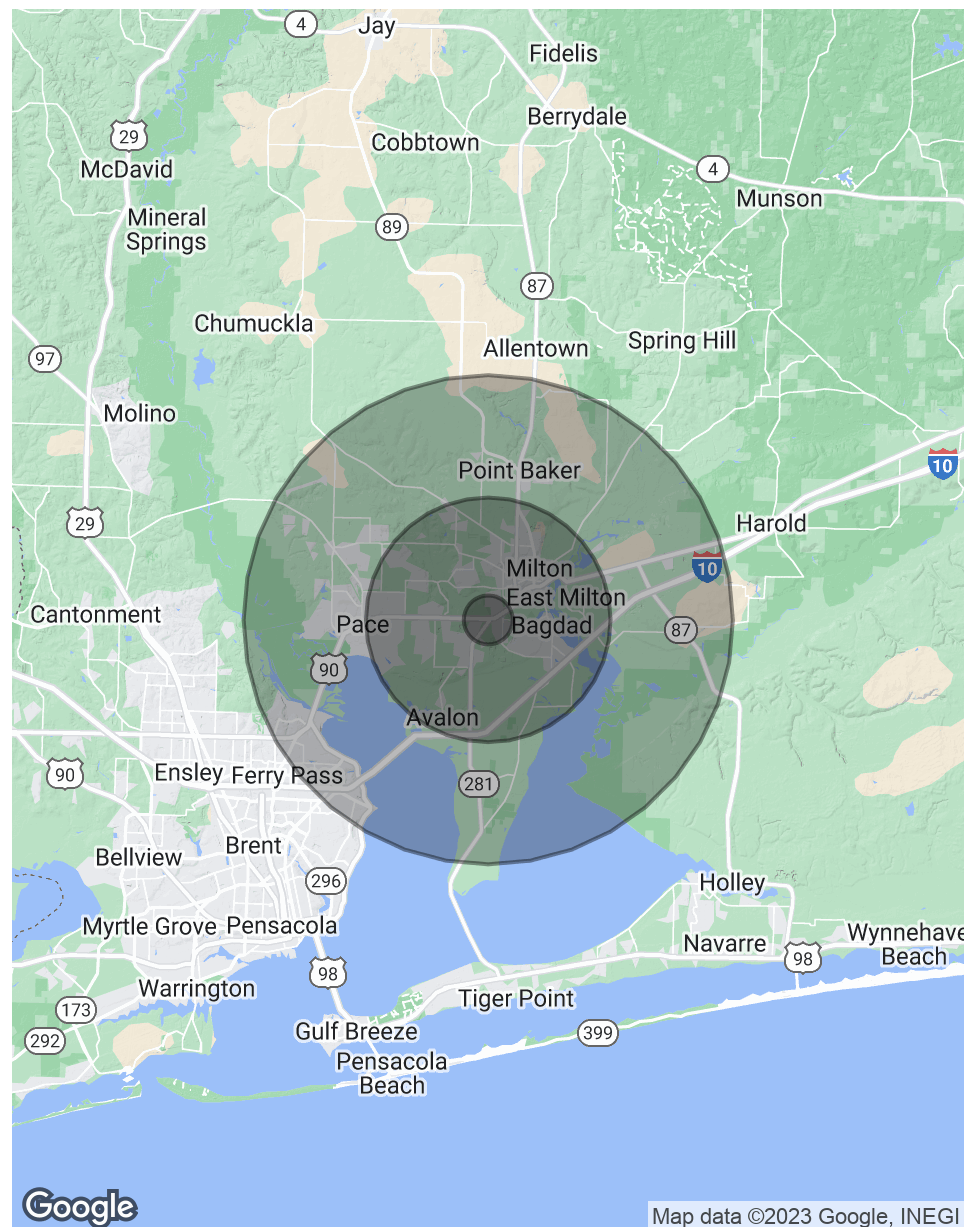
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,002	36,956	88,561
AVERAGE AGE	34.7	37.9	39.4
AVERAGE AGE (MALE)	35.3	36.9	38.8
AVERAGE AGE (FEMALE)	34.8	39.8	40.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	724	14,178	34,640
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$59,800	\$55,538	\$61,759
AVERAGE HOUSE VALUE	\$151,586	\$147,327	\$180,306

* Demographic data derived from 2020 ACS - US Census



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SVN | SOUTHLAND COMMERCIAL 9



MICHAEL CARRO, CCIM

Senior Advisor, Principal

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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.
- 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"

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