

FOR LEASE

# 9326 PENSACOLA BLVD

Pensacola, FL 32534

**PRESENTED BY:**

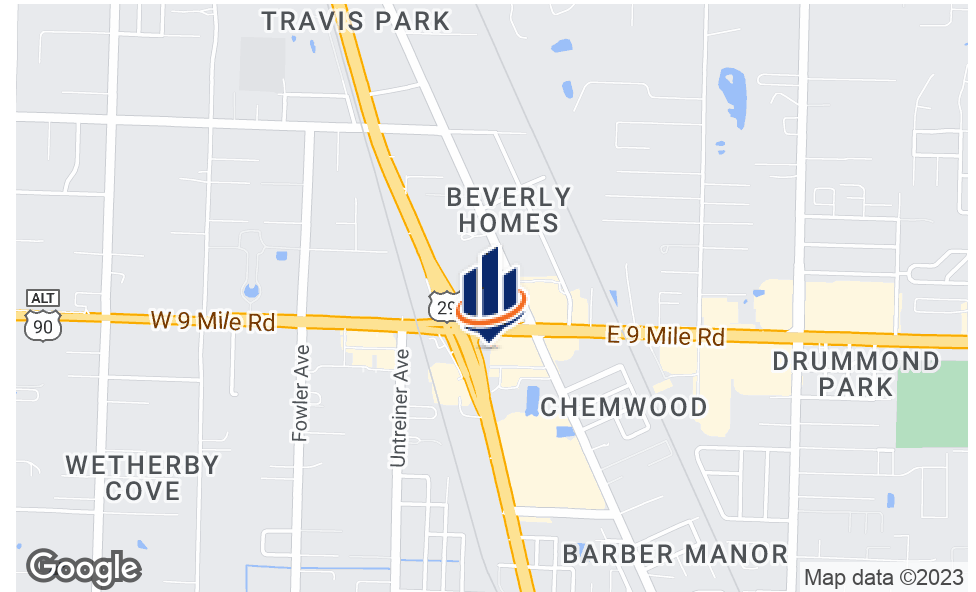
**MICHAEL CARRO, CCIM**

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FL #BK3179263





## OFFERING SUMMARY

LEASE RATE:	10,000/ mo + [NNN]
AVAILABLE SF:	23,192 SF
LOT SIZE:	1.303 Acres
YEAR BUILT:	1998
ZONING:	HC/LI
MARKET:	Pensacola
APN:	111S301101003370

## PROPERTY OVERVIEW

Lease 23,192 SF of Retail or Warehouse space. With more than 31,000 cars passing in front of the site on Nine Mile Road daily, and 46,000 cars passing daily on Hwy 29 this is a prime site with built-in demand.

## PROPERTY HIGHLIGHTS

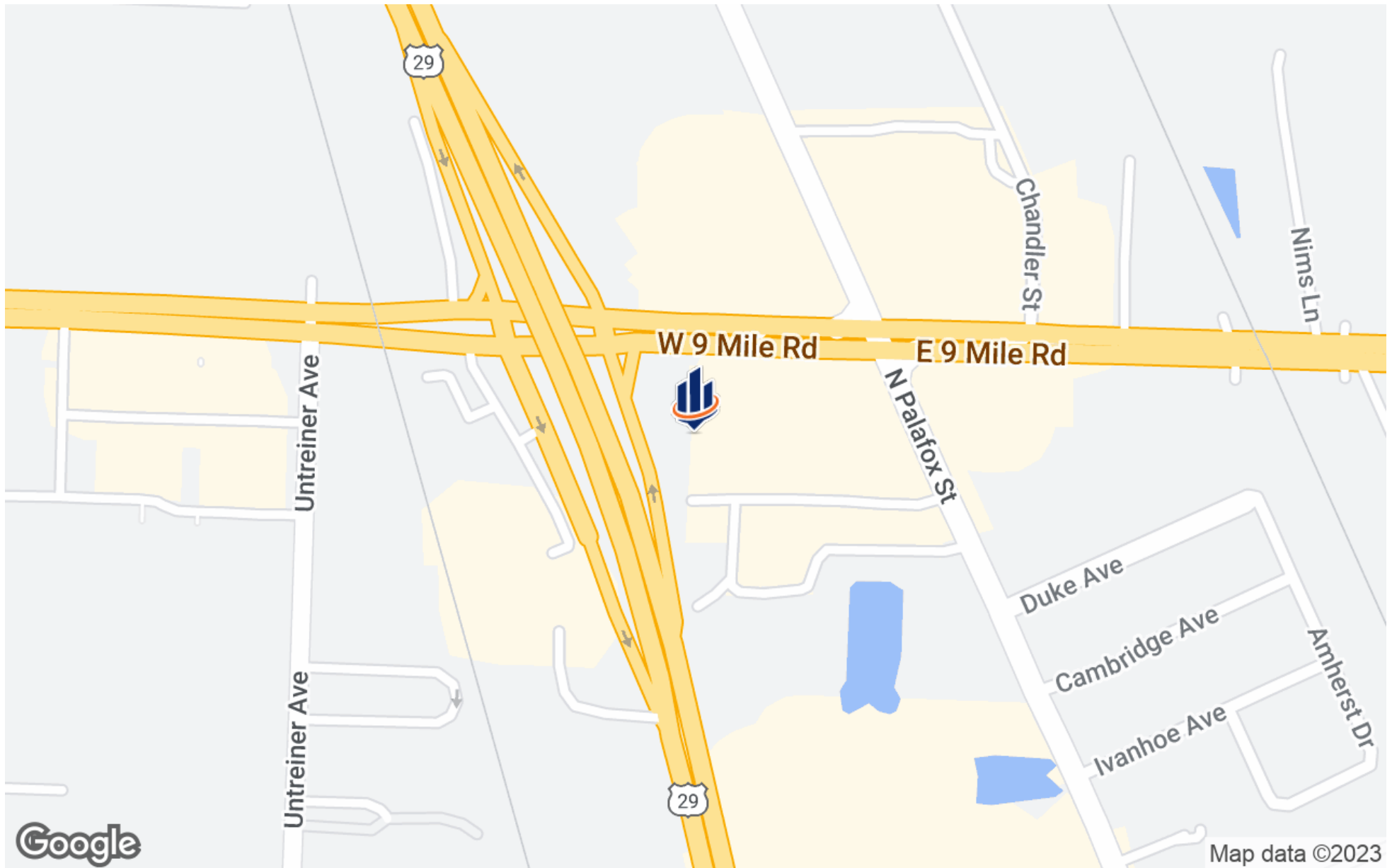
- Combined AADT: 77,000 cars passing daily
- 23,192 Total SF
- 16,400 SF on the First Floor
- 6,792 SF on the Second Floor
- 1.3 Acre Shared with 2 Buildings at 31 & 41 W Nine Mile Rd

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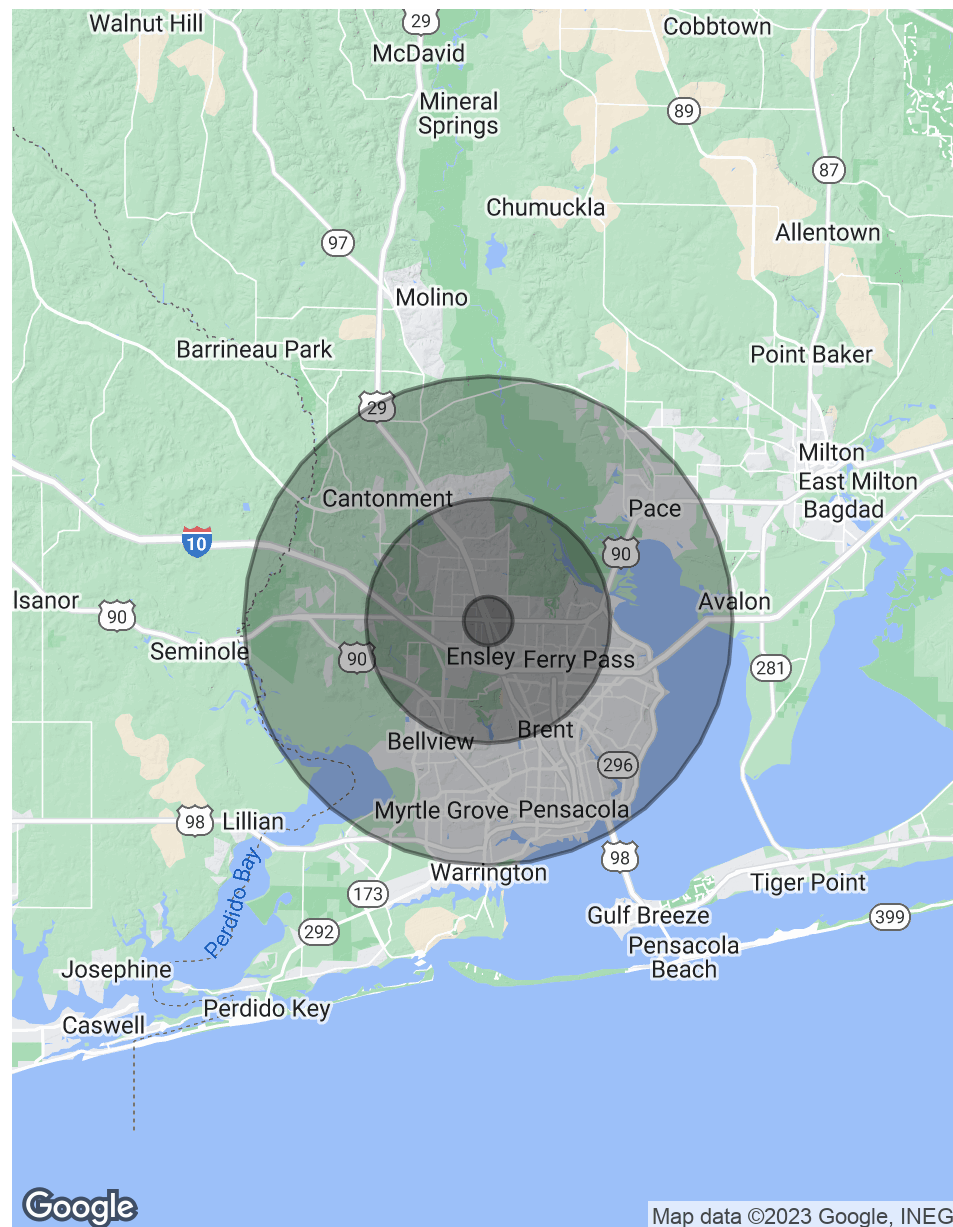
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,109	90,164	282,457
AVERAGE AGE	38.5	38.9	38.0
AVERAGE AGE (MALE)	35.7	38.2	36.7
AVERAGE AGE (FEMALE)	43.2	40.6	39.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,749	36,173	109,629
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$52,523	\$59,745	\$56,381
AVERAGE HOUSE VALUE	\$183,256	\$175,764	\$183,127

\* Demographic data derived from 2020 ACS - US Census



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SVN | SOUTHLAND COMMERCIAL 5



## 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

## 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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