



SALE / LEASE

17 W Cervantes

17 W CERVANTES

Pensacola, FL 32501

PRESENTED BY:

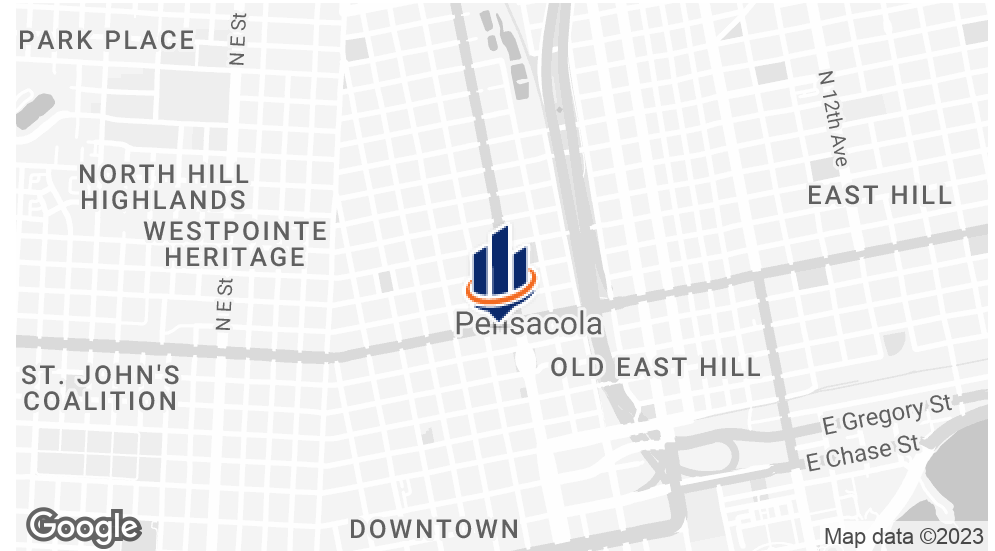
MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$569,000
LEASE RATE:	Negotiable
BUILDING SIZE:	4,028 SF
LOT SIZE:	0.229 Acres
PRICE / SF:	\$141.26
YEAR BUILT:	1908
APN:	000S009010050032

VIRTUAL TOUR: [View Here](#)

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY OVERVIEW

Beautiful Queen Anne building with wrap-around porch and original architectural detail throughout. Centrally located, this established professional office site is ready for a new owner. With 4028 SF, two levels and open attic space, it makes an ideal place to meet clients and/or conduct retail services. This Historic stunner has the potential for a variety of businesses and services.

PROPERTY HIGHLIGHTS

- Located where Cervantes Street meets N Palafox Street
- 10 Private Offices/ Meeting Rooms
- Reception Area
- Full Kitchen/Break Area
- Attic Storage/File Room

ADDITIONAL PHOTOS



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

ADDITIONAL PHOTOS



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

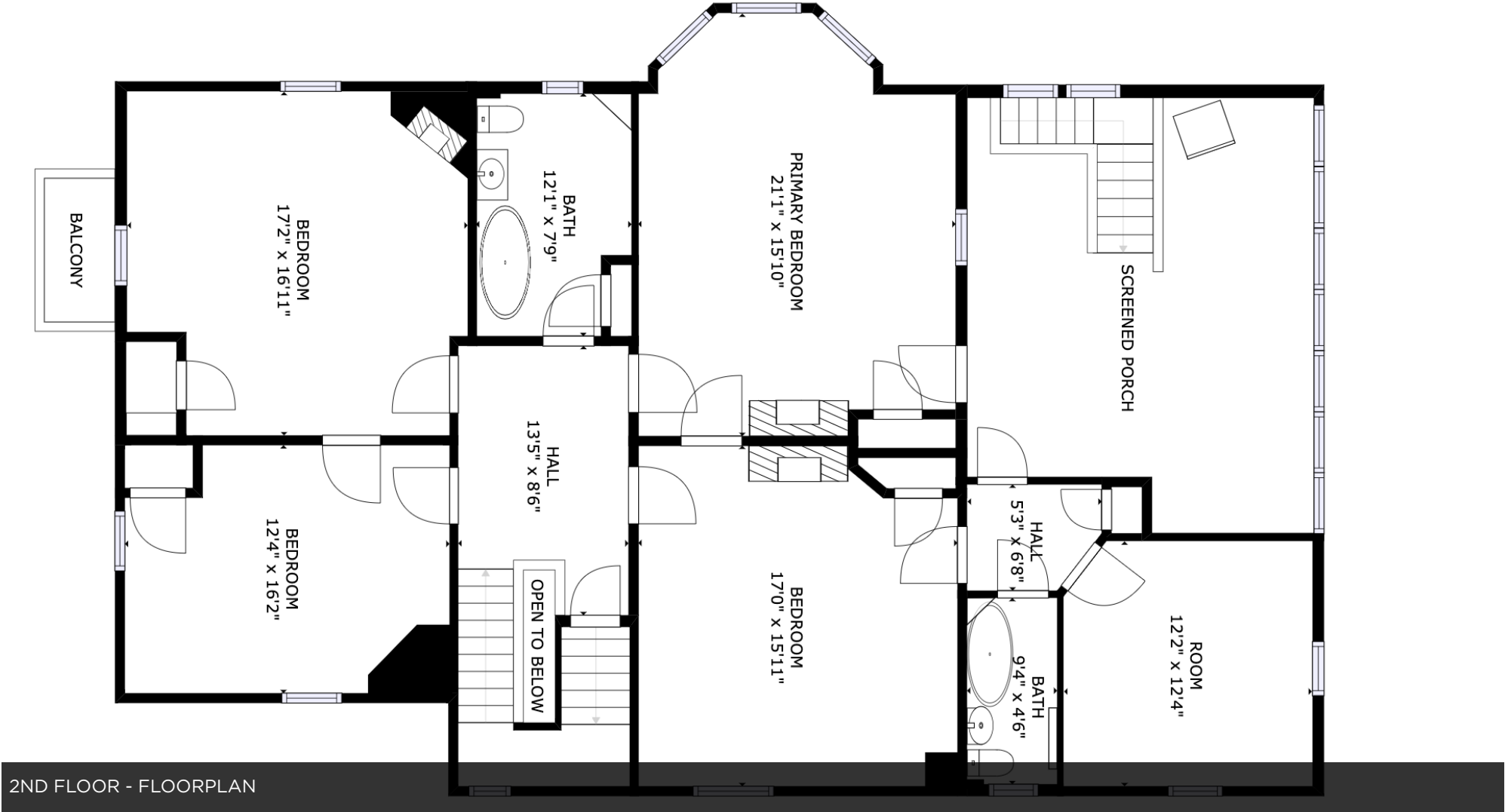
ADDITIONAL PHOTOS



MICHAEL CARRO, CCIM

O: 850.434.7500
mcarro@svn.com
FL #BK3179263

ADDITIONAL PHOTOS



2ND FLOOR - FLOORPLAN

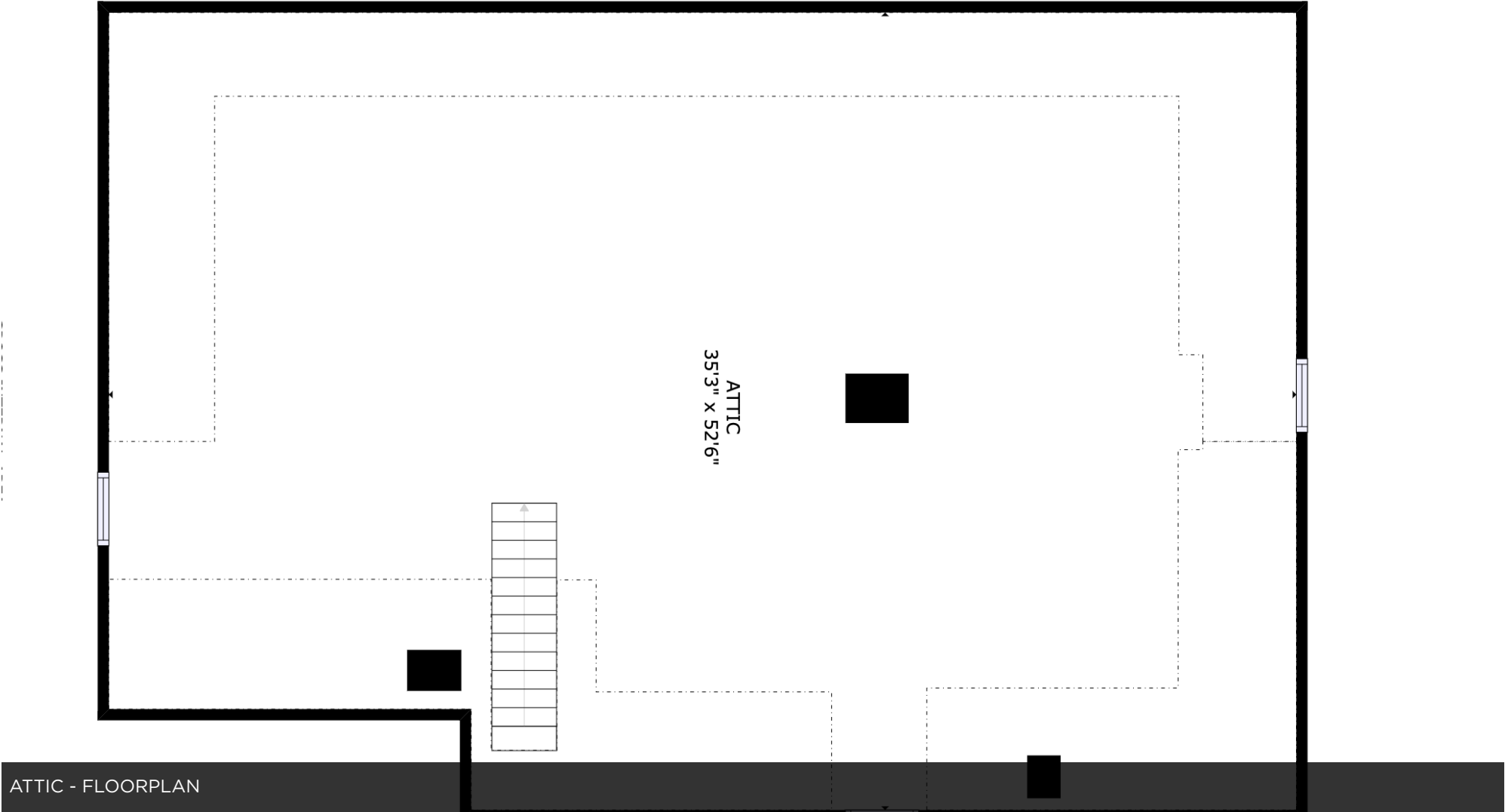
MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

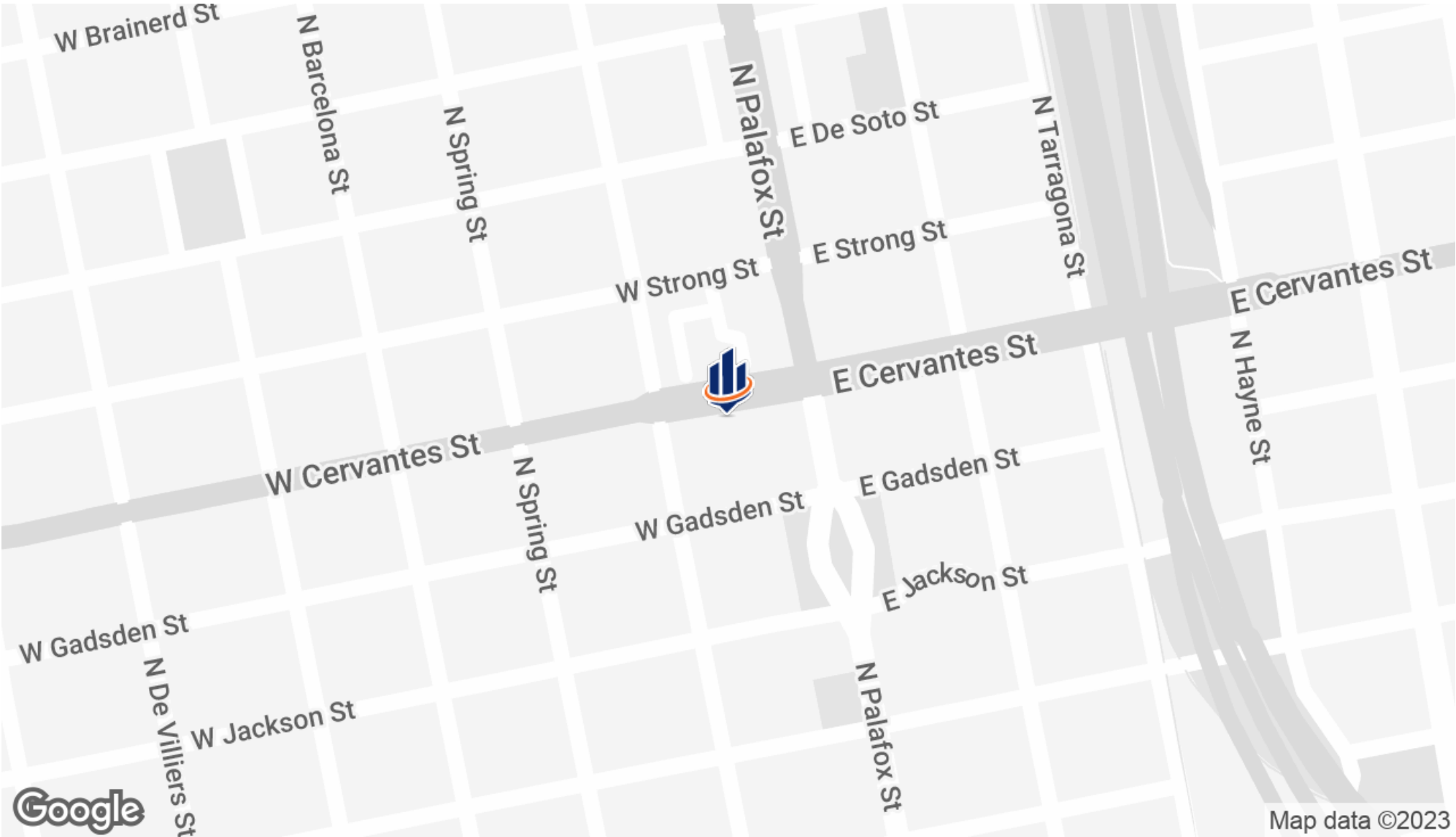
FL #BK3179263

ADDITIONAL PHOTOS



MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

LOCATION MAP



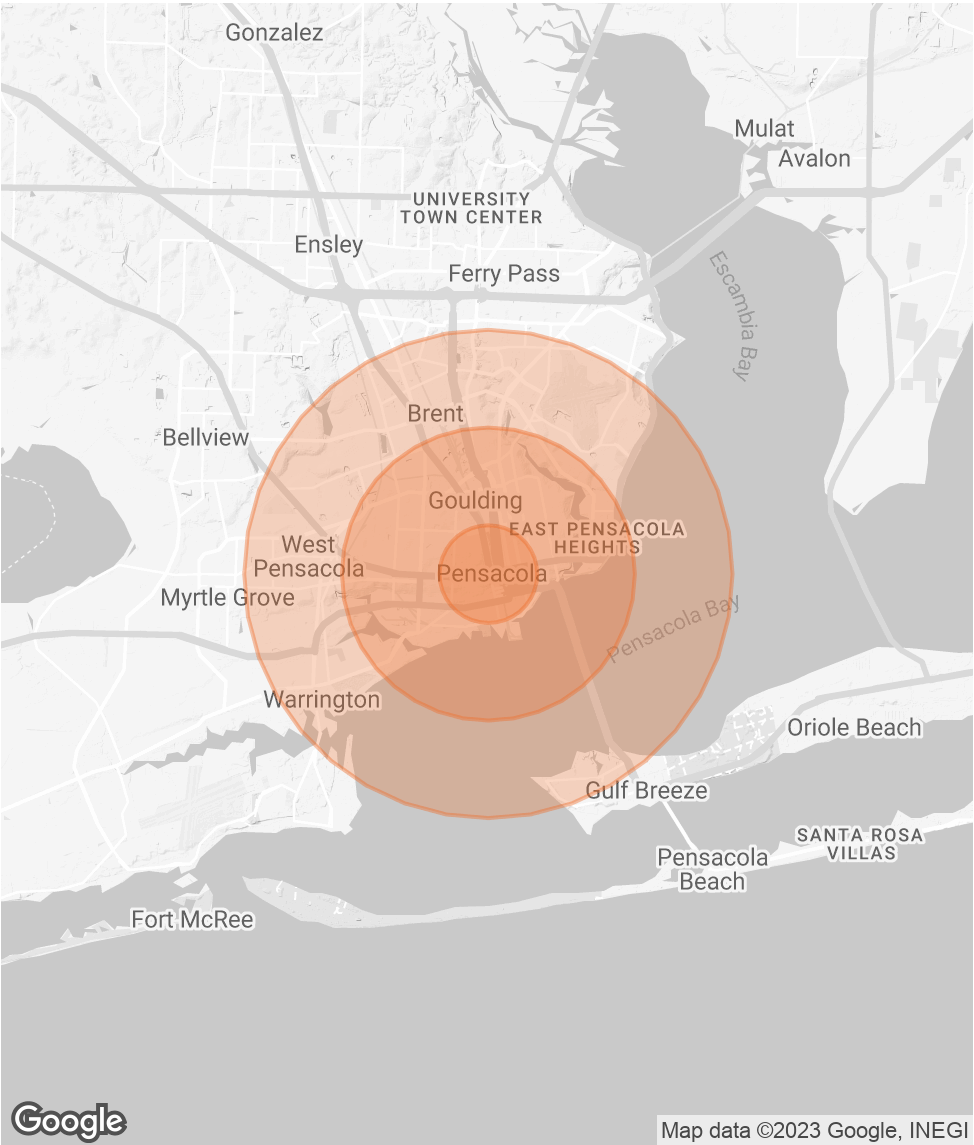
MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,703	48,507	111,876
AVERAGE AGE	39.4	38.4	37.0
AVERAGE AGE (MALE)	35.3	35.8	35.3
AVERAGE AGE (FEMALE)	42.9	40.7	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,877	18,437	42,967
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$56,032	\$51,075	\$53,079
AVERAGE HOUSE VALUE	\$221,474	\$241,691	\$228,052

* Demographic data derived from 2020 ACS - US Census



MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

Senior Advisor, Principal

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"

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263