



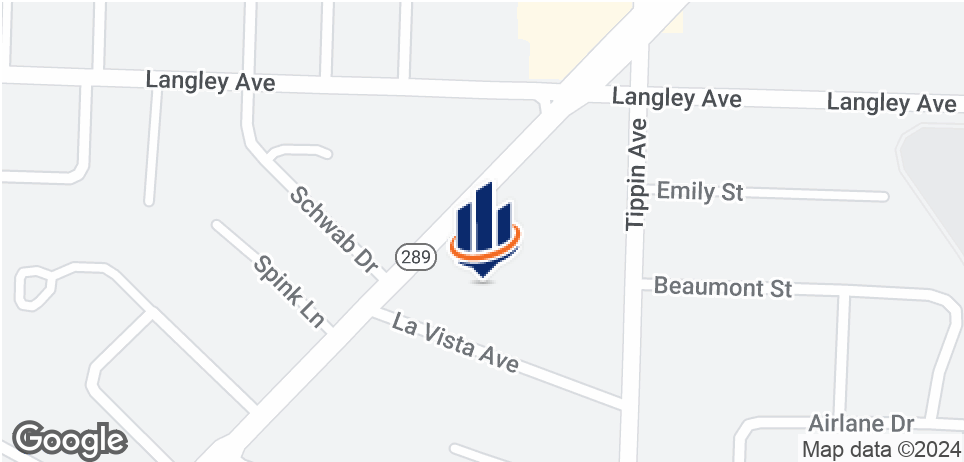
# CORDOVA OFFICE PARK

6202 N 9TH AVE, SUITE 1B  
PENSACOLA, FL 32504

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**Michael Carro, CCIM**  
Senior Advisor, Principal  
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# Property Summary



## OFFERING SUMMARY

|               |  |
|---------------|--|
| Available SF: | 836 SF   |
| Monthly Rate: | \$1236 + NNN                                   |
| NNN:          | \$2.98/SF or \$201/mo                          |
| Available:    | January 1, 2024                                |
| Parking:      | Large Lot on 9th Ave<br>and Private Lot Behind |

## PROPERTY OVERVIEW

Great Office Building centrally located and recently renovated. Ample parking in front and additional employee parking lot in the rear of the building. Beautifully landscaped courtyard. This property is professionally managed by Blue Commercial Property Management.

## PROPERTY HIGHLIGHTS

- Space includes 1 Private Offices, 1 Restrooms, Waiting Room and Admin Area
- Excellent location
- Flexible use as medical or office space
- Ample parking
- Great Signage
- Across the street from George's Restaurant



# Main Area





# Interior Photos

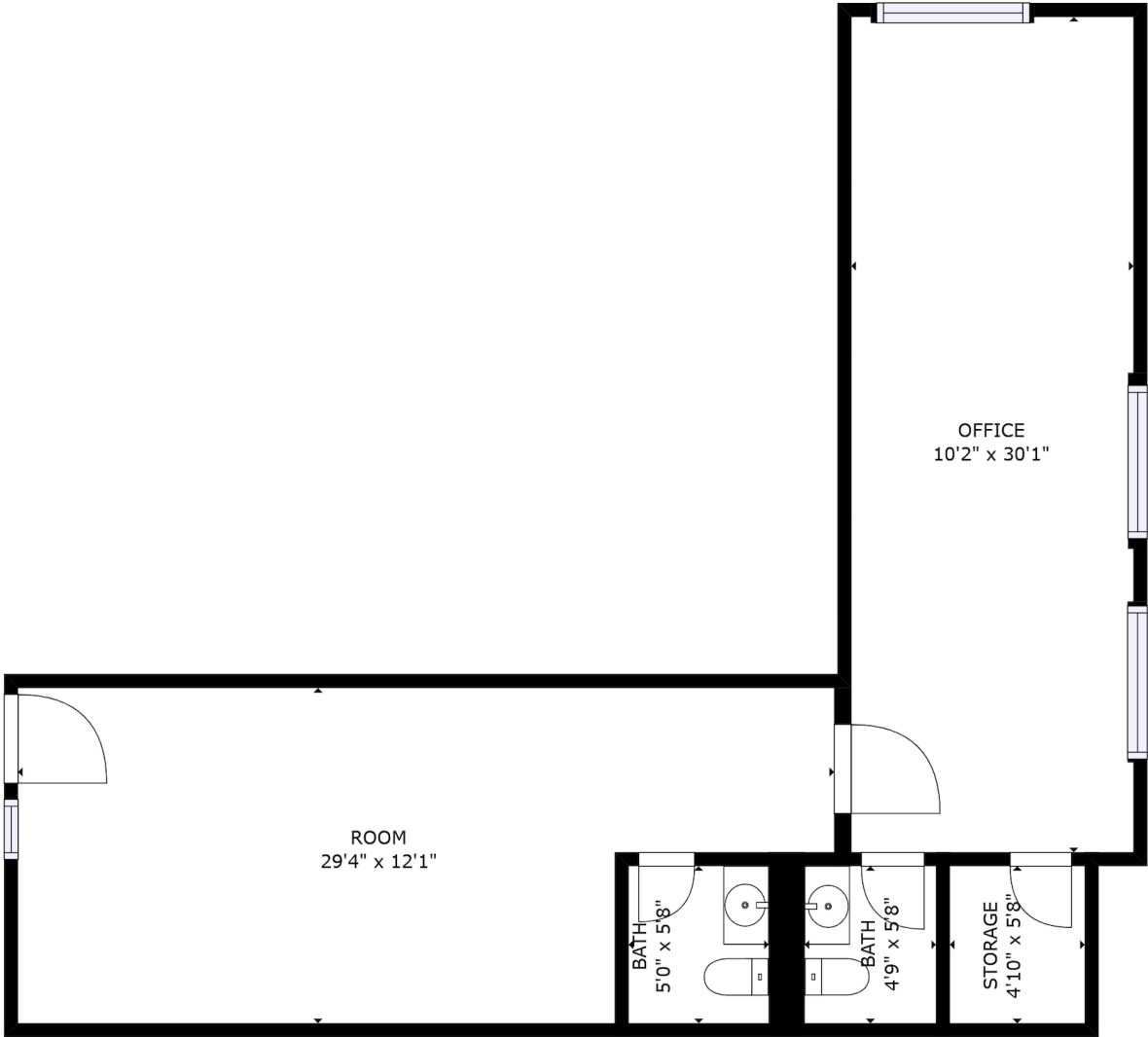






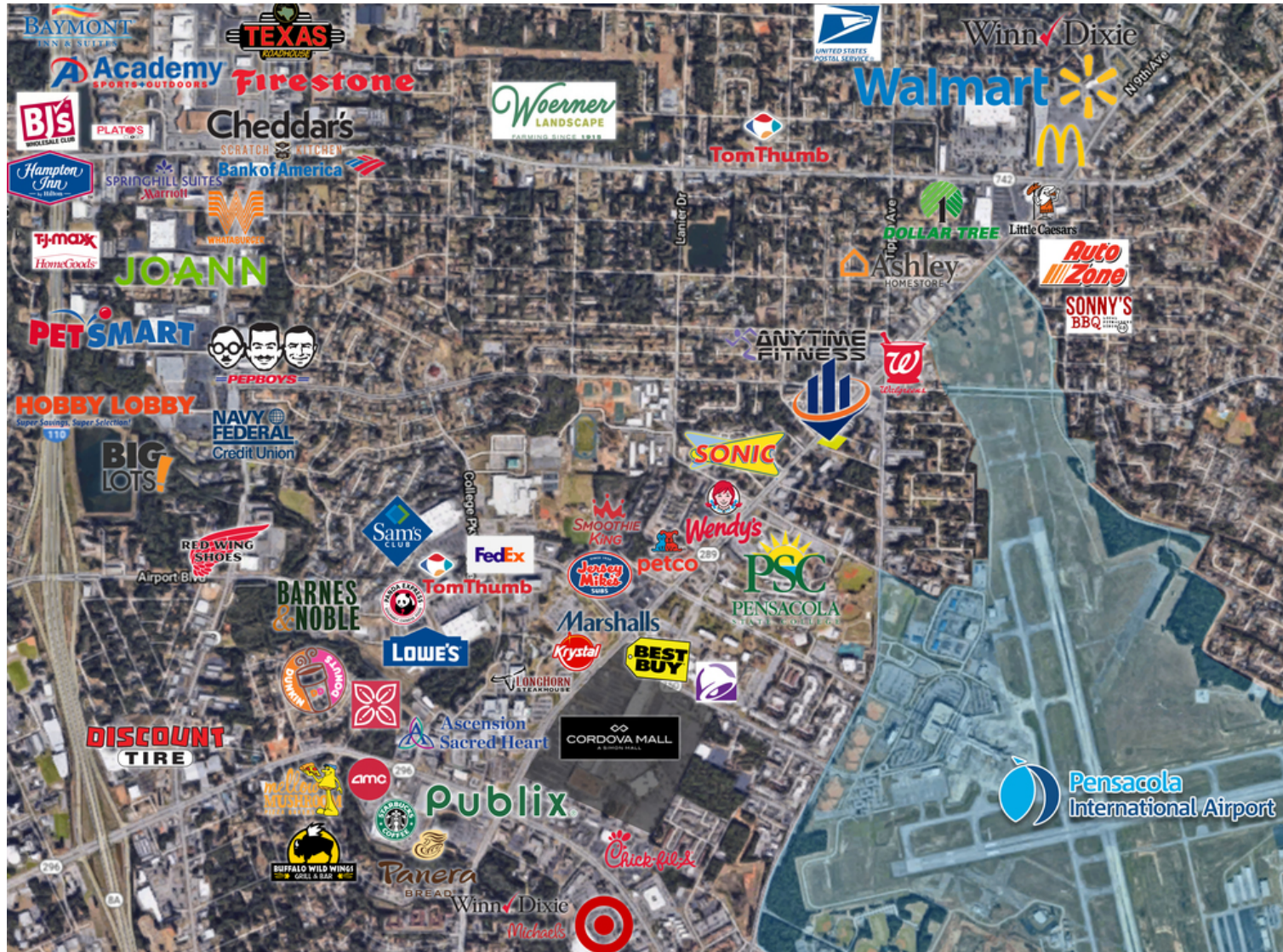


# FLOOR PLAN





# Trade Map

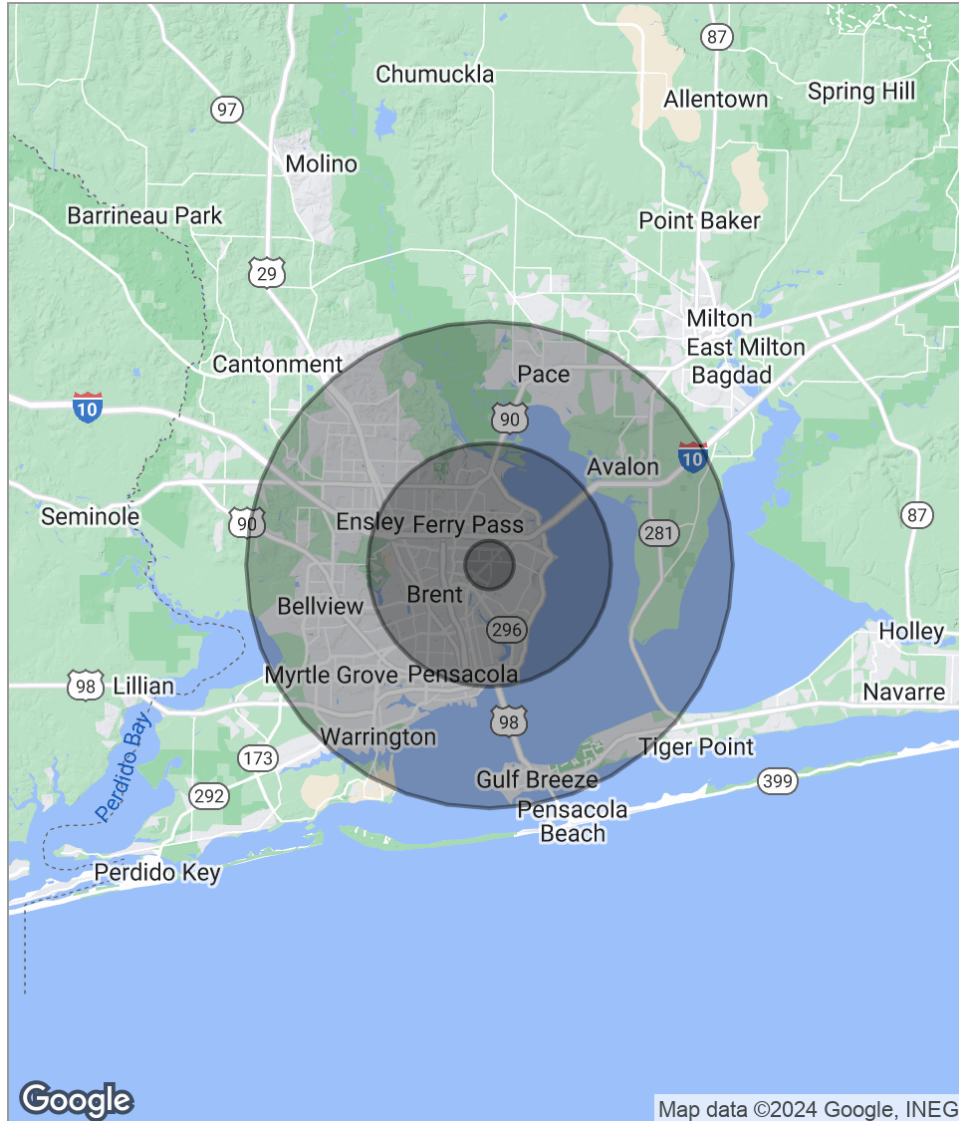




# Location Maps



# Demographics Map



| POPULATION          | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total population    | 5,402    | 118,145   | 296,099   |
| Median age          | 40.2     | 37.8      | 38.2      |
| Median age [Male]   | 36.4     | 35.9      | 36.9      |
| Median age [Female] | 42.0     | 39.8      | 39.7      |
| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
| Total households    | 2,481    | 46,582    | 116,314   |
| # of persons per HH | 2.2      | 2.5       | 2.5       |
| Average HH income   | \$54,718 | \$60,153  | \$58,314  |
| Average house value |          | \$232,194 | \$209,674 |

\* Demographic data derived from 2020 ACS - US Census



# Michael Carro, CCIM



## 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"