

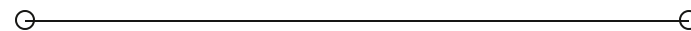


**SALE / LEASE**

**100 Loblolly Ln**

**100 LOBLOLLY LN**

Pensacola, FL 32526



**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LEASE RATE:</b>	\$8,000.00 per month (NNN)
<b>BUILDING SIZE:</b>	3,220 SF
<b>LOT SIZE:</b>	0.706 Acres
<b>YEAR BUILT:</b>	2001
<b>ZONING:</b>	HC/LI
<b>VIDEO:</b>	<a href="#">View Here</a>

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## PROPERTY OVERVIEW

Wayne's Diner off of Pine Forest Rd & I- 10. Billboard-style signage, excellent visibility from Pine Forest Road, and FF&E in place.

## PROPERTY HIGHLIGHTS

- Great access and visibility
- Ample parking
- 35,500 AADT Cars Passing Daily
- Billboard-style signage



## INTERIOR PHOTOS



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## TRADE MAP



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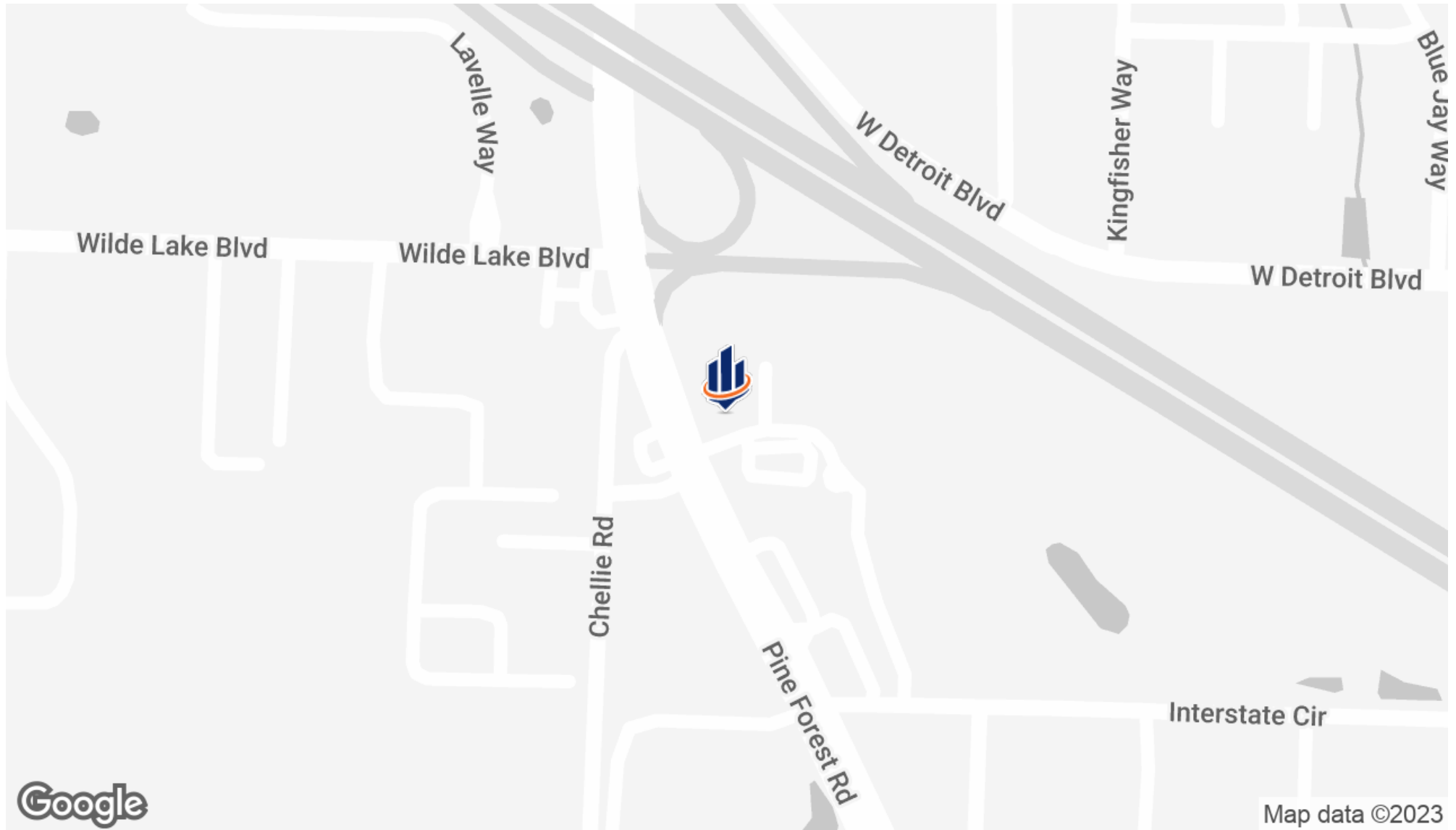
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## LOCATION MAP



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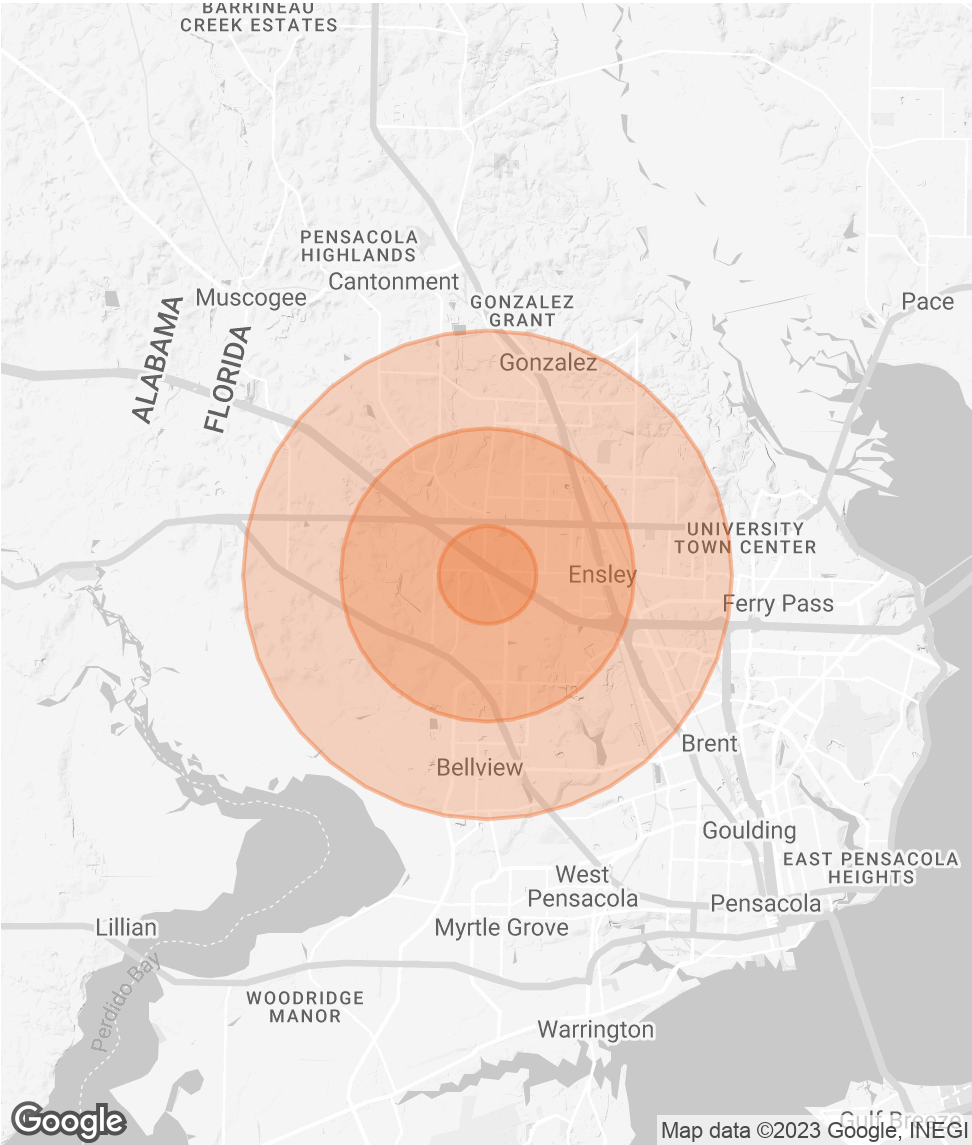


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,937	25,962	76,004
AVERAGE AGE	43.1	43.2	40.6
AVERAGE AGE (MALE)	40.8	41.9	39.8
AVERAGE AGE (FEMALE)	46.1	45.1	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,205	10,630	30,051
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$61,448	\$62,859	\$60,416
AVERAGE HOUSE VALUE	\$188,493	\$184,611	\$175,855

\* Demographic data derived from 2020 ACS - US Census



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## MICHAEL CARRO, CCIM



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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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