

MIDTOWN
PROFESSIONAL
BUILDING



LEASE

Suite 134, Midtown Professional Building

14 W JORDAN ST

Pensacola, FL 32503

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

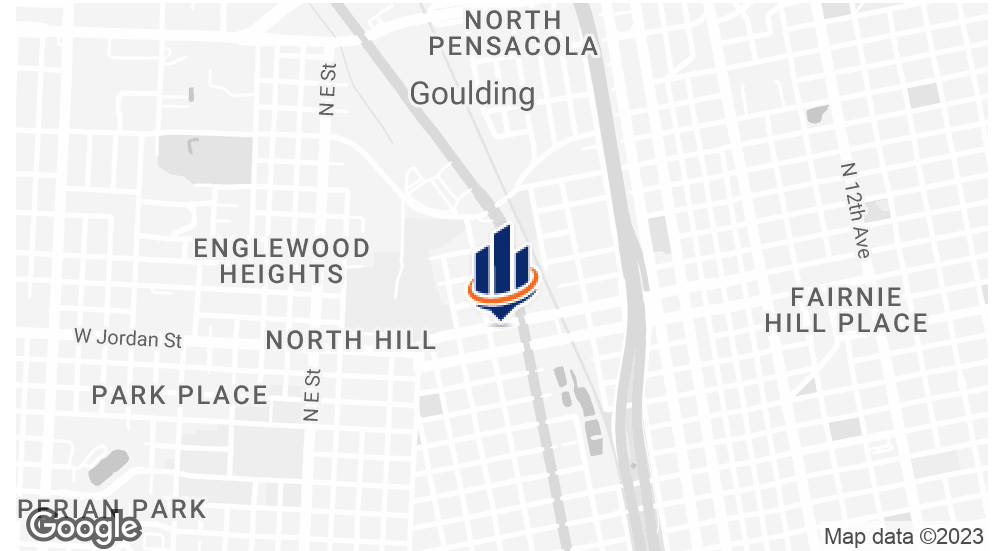
ANNA GRIFFIN

O: 850.434.7500 x112

anna.griffin@svn.com

FL #SL3582498

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,325/MO + NNN (\$620/MO)
AVAILABLE SF:	1,000 SF
LOT SIZE:	1.706 Acres
RENOVATED:	2022
ZONING:	COM
MARKET:	Downtown

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

ANNA GRIFFIN

O: 850.434.7500 x112

anna.griffin@svn.com

FL #SL3582498

PROPERTY OVERVIEW

Midtown Professional Building is a multi-tenant building home to a diverse community of Professionals.

This space is suitable for a medical or traditional office user and has entry access on both sides of the building.

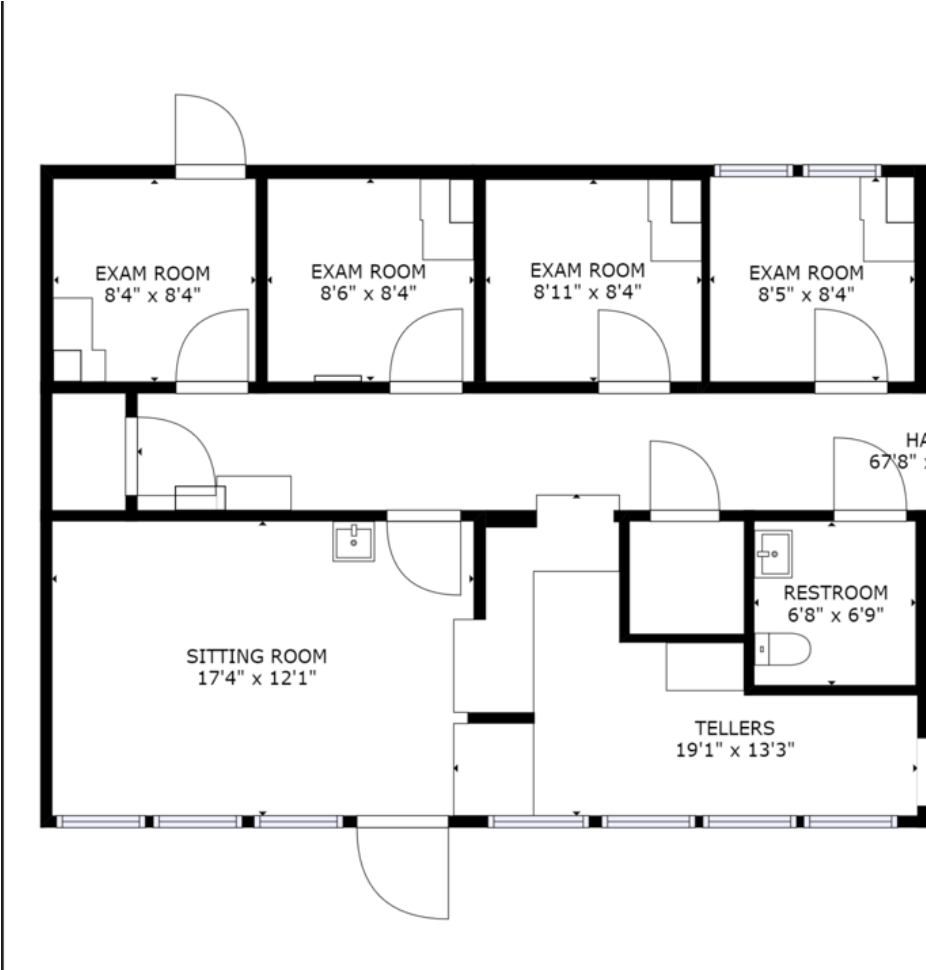
With easy access to I-10 and the Downtown core, this property is ideally located, allowing you to serve downtown and the greater Pensacola.

NNN + Utilities = \$620/MO

PROPERTY HIGHLIGHTS

- Large Open Area for Reception or Conference
- 6 Offices / Exam Rooms
- 1 Restrooms
- Downtown Pensacola - 1 Mile North of Cervantes
- Ample Parking
- Video Surveillance

FLOOR PLAN



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

ANNA GRIFFIN
O: 850.434.7500 x112
anna.griffin@svn.com
FL #SL3582498

PARKING MAP



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

ANNA GRIFFIN

O: 850.434.7500 x112

anna.griffin@svn.com

FL #SL3582498

TRADE MAP



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

ANNA GRIFFIN

O: 850.434.7500 x112

anna.griffin@svn.com

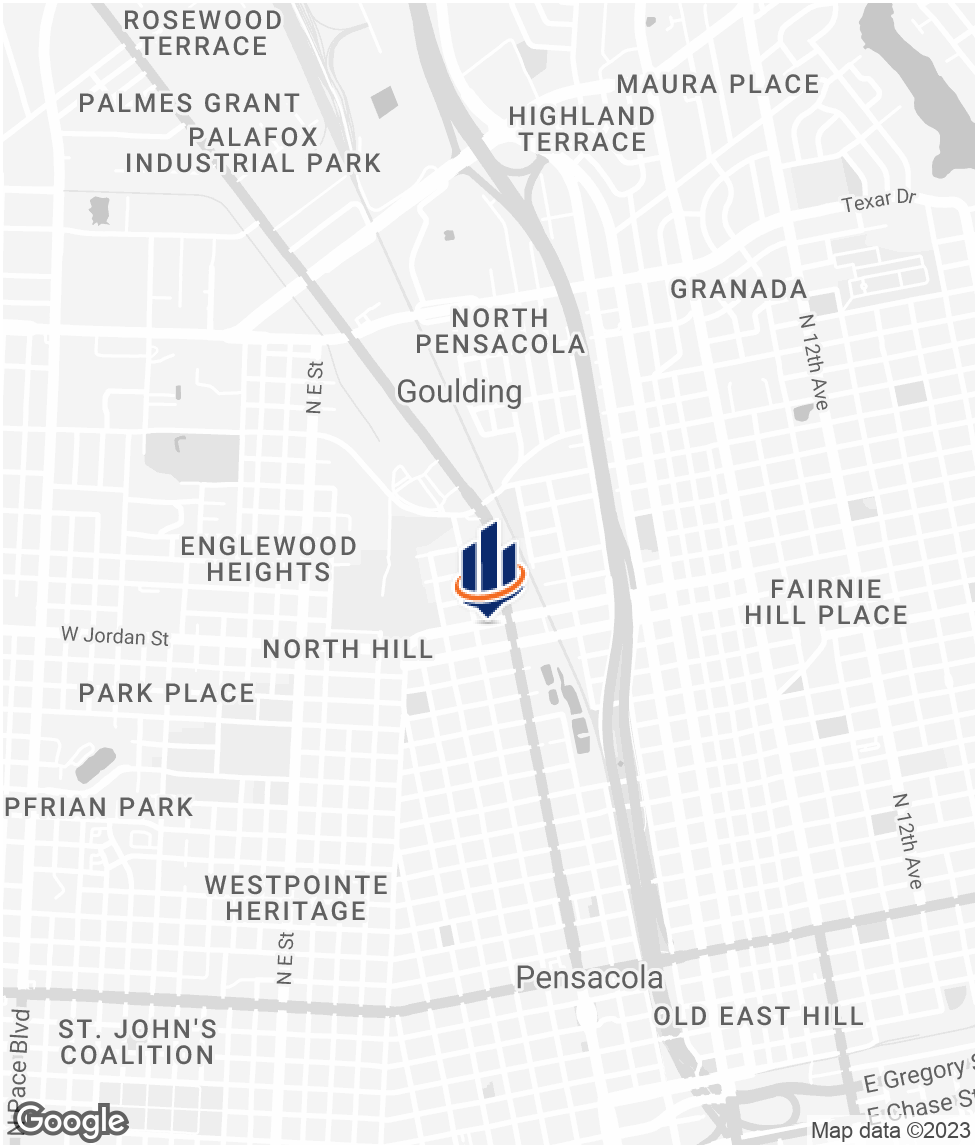
FL #SL3582498

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
AVERAGE AGE	58.9	41.4	46.1
AVERAGE AGE (MALE)	63.4	40.3	45.4
AVERAGE AGE (FEMALE)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census



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

ANNA GRIFFIN
O: 850.434.7500 x112
anna.griffin@svn.com
FL #SL3582498

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

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"

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

ANNA GRIFFIN

O: 850.434.7500 x112

anna.griffin@svn.com

FL #SL3582498



ANNA GRIFFIN

Assistant Advisor

anna.griffin@svn.com
Direct: 850.434.7500 x112 | **Cell:** 850.586.0833

PROFESSIONAL BACKGROUND

Anna Griffin joined SVN Southland Commercial in 2023 as an Associate Advisor. Earning her Bachelor’s degree in Communication and Digital Media Studies at Florida State University, Anna’s passion lies in revitalizing the community and driving economic development. As a Pensacola native, she is committed to building robust relationships that contribute to a stronger community, making her a valuable addition to the SVN family. Combining her local insights with knowledge of the commercial real estate industry, Anna strives to create a positive impact on her clients and the community.

SVN | SouthLand Commercial
186 N. Palafox Street
Pensacola, FL 32502
850.434.7500

MICHAEL CARRO, CCIM	ANNA GRIFFIN
O: 850.434.7500	O: 850.434.7500 x112
mcarro@svn.com	anna.griffin@svn.com
FL #BK3179263	FL #SL3582498

