

Anchored Center with Great Retail Space Available

4469 Mobile Highway • Pensacola, FL 32506



Lease Overview

Available SF:	2,280 to 17,380 SF
Lease Rate:	\$8.85-\$16300/SF (NNN)
Lot Size:	6.3 Acres
Building Size:	68,098 SF
Renovated:	2009
Renovated:	2014
Zoning:	C-1
Market:	Pensacola
Sub Market:	West Pensacola
Cross Streets:	Fairfield Drive - Mobile Highway
Traffic Count:	55,000 [Combined Traffic]

Property Overview

Property 75,799 +/- square foot shopping center located at the lighted intersection of two major thoroughfares; Mobile Hwy (AADT 32,500) and Fairfield Dr (AADT 22,500) and has easy ingress/egress points each accompanied by a generous pylon signage. The trade area has a total population of 142,700 within a 5 mile radius. The co-tenants of the center include regional and local tenants - Buddy's Furniture, Paradise Liquors, Legendary Fitness, Teen Challenge, Chiropractic Tradition, a nail salon, and Paradise Bingo.

Location Newly renovated center at the Southwest corner of Mobile Highway and Fairfield Drive. Immediate trade area consists of Wal-Mart, Home Depot, Lowe's, Aaron's, Church's Chicken, Burger King, Captain D's, Office Depot, Auto Zone and Wells Fargo Bank. Paradise Square has outparcel retailers Walgreen's and Regions Bank.

Presented by **MICHAEL CARRO, CCIM**
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Great Retail Space Available

[Additional Photos](#)

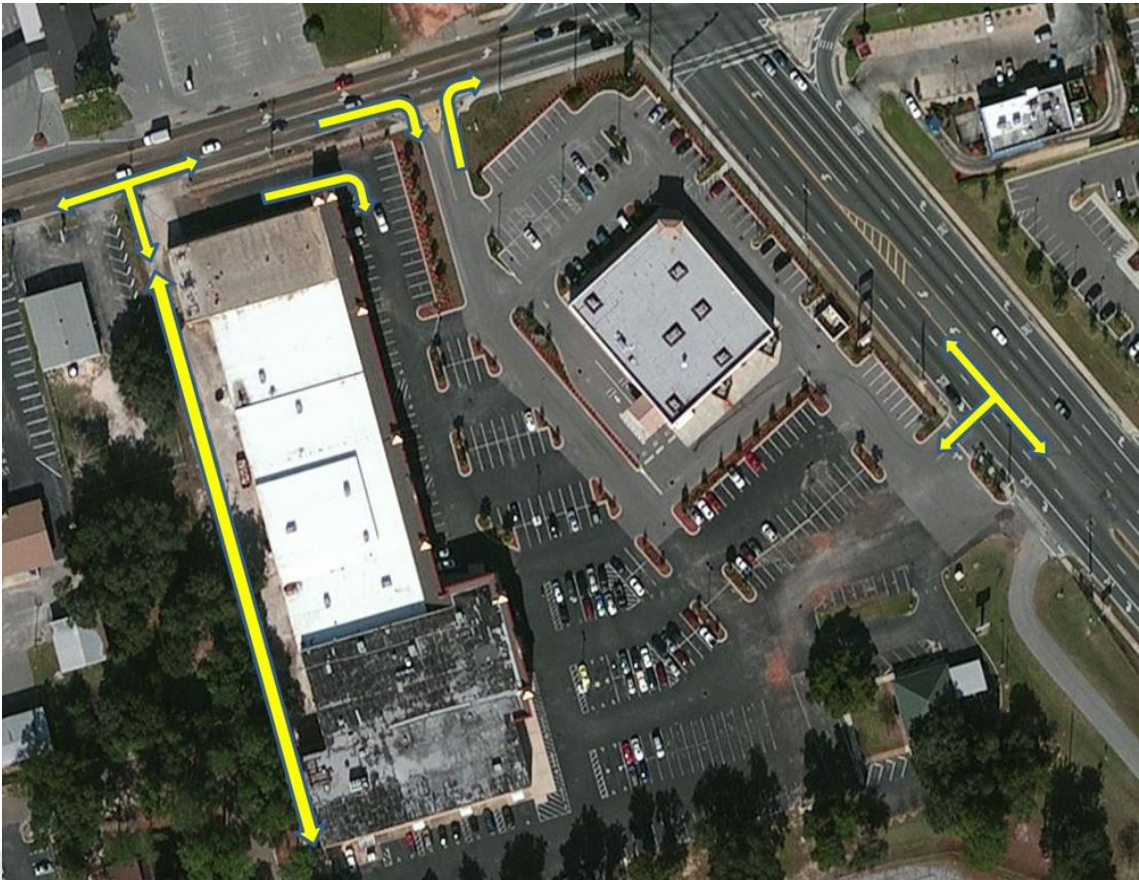


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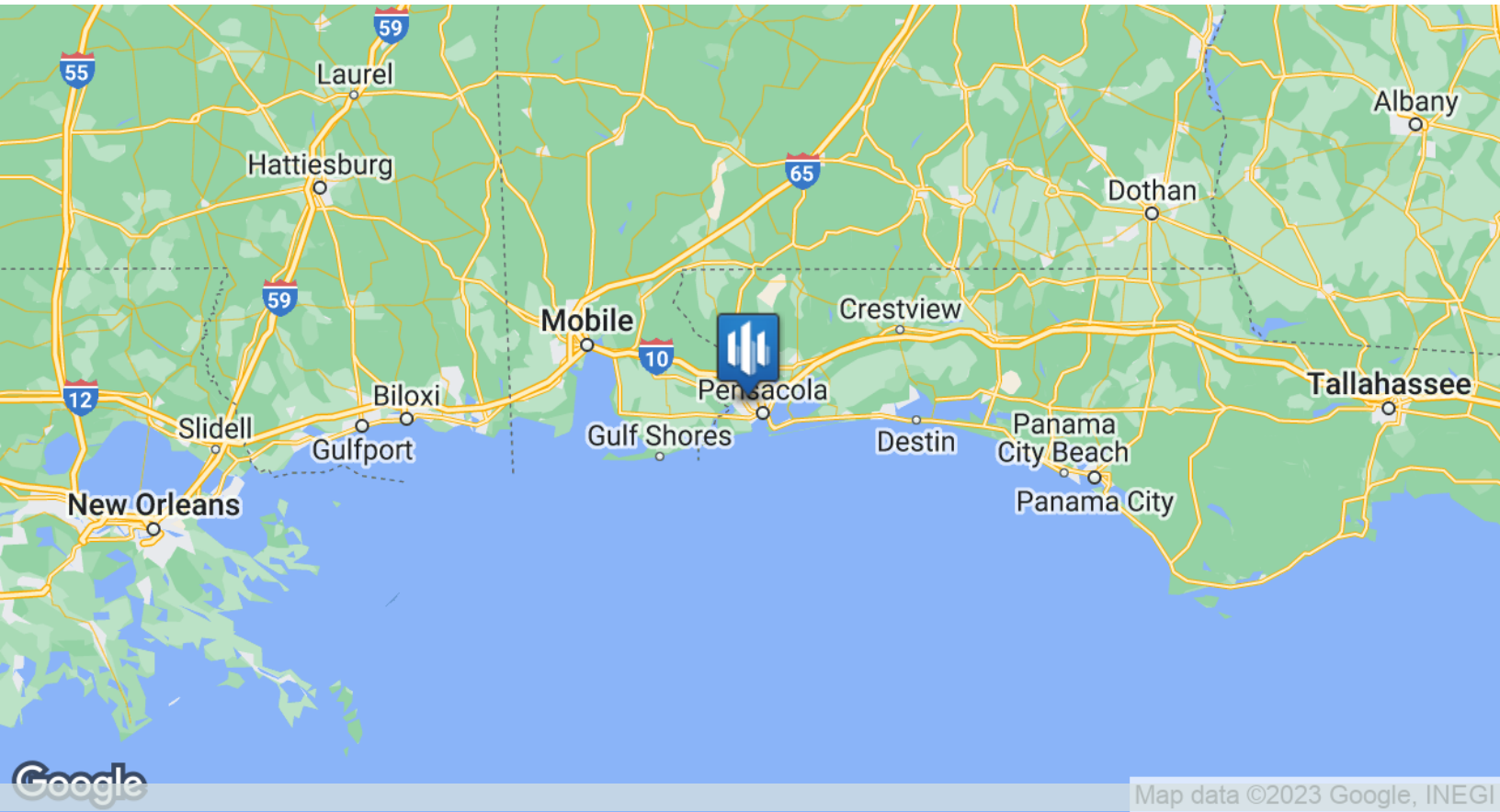
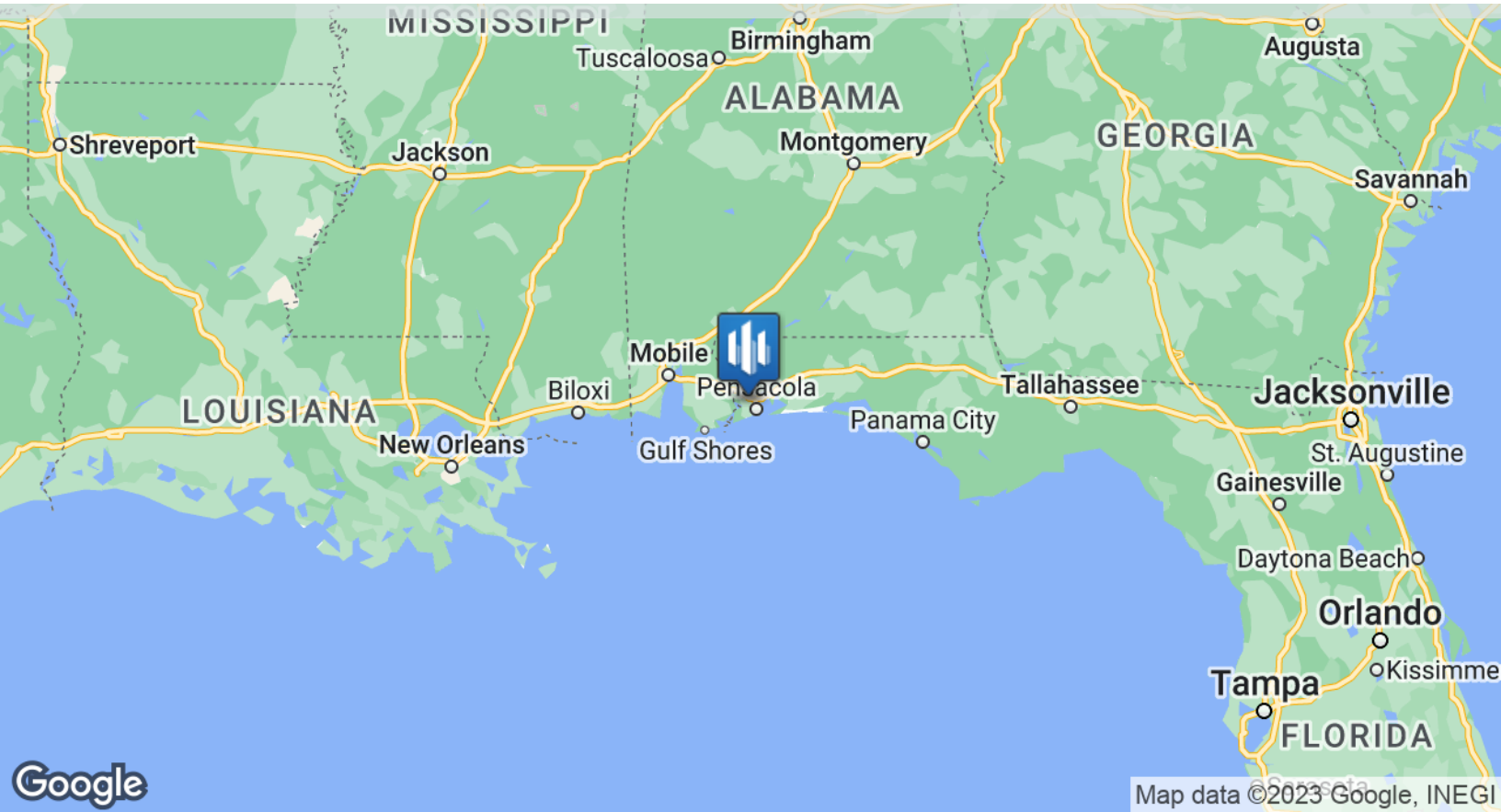
Site Plan



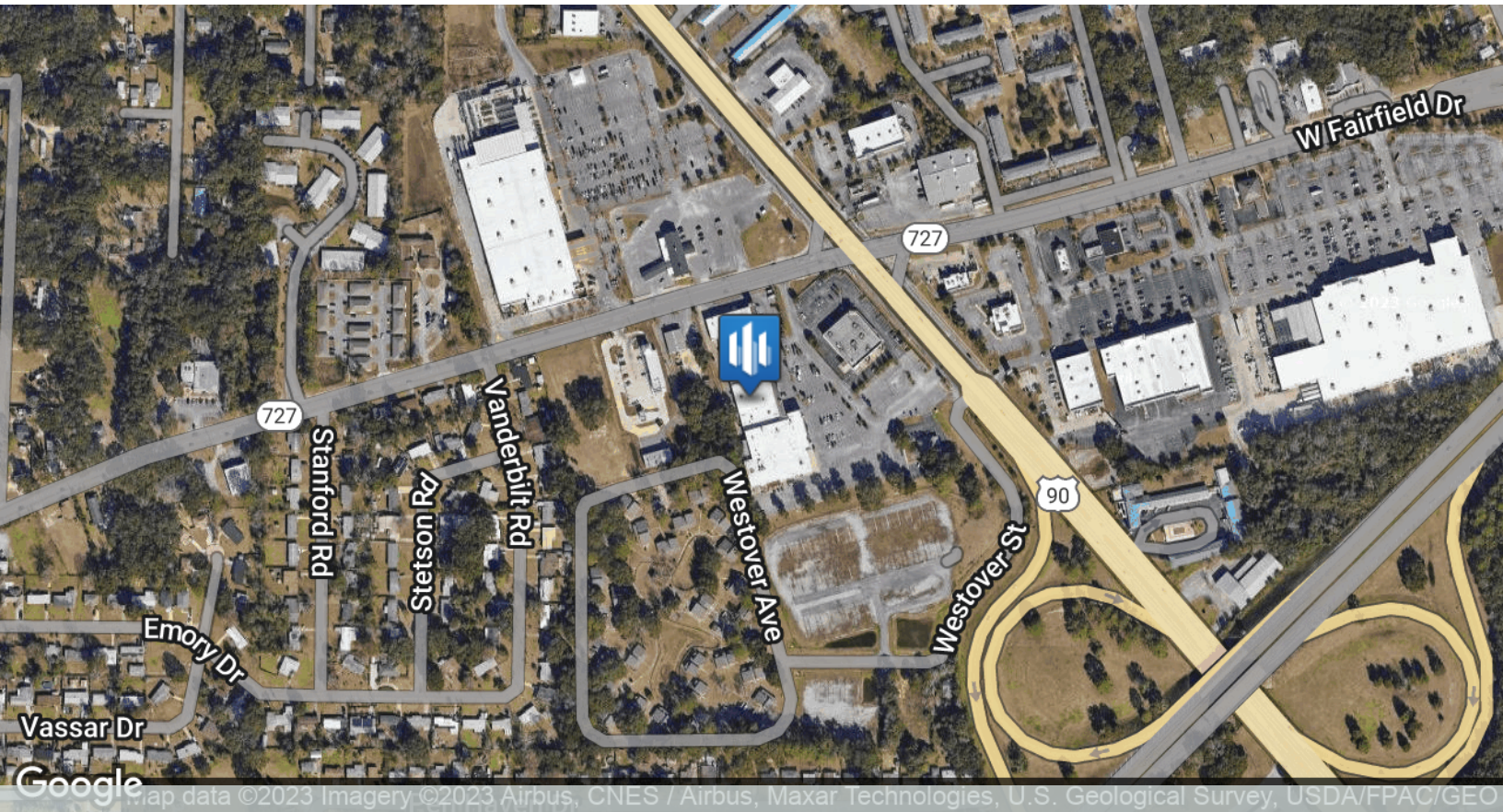
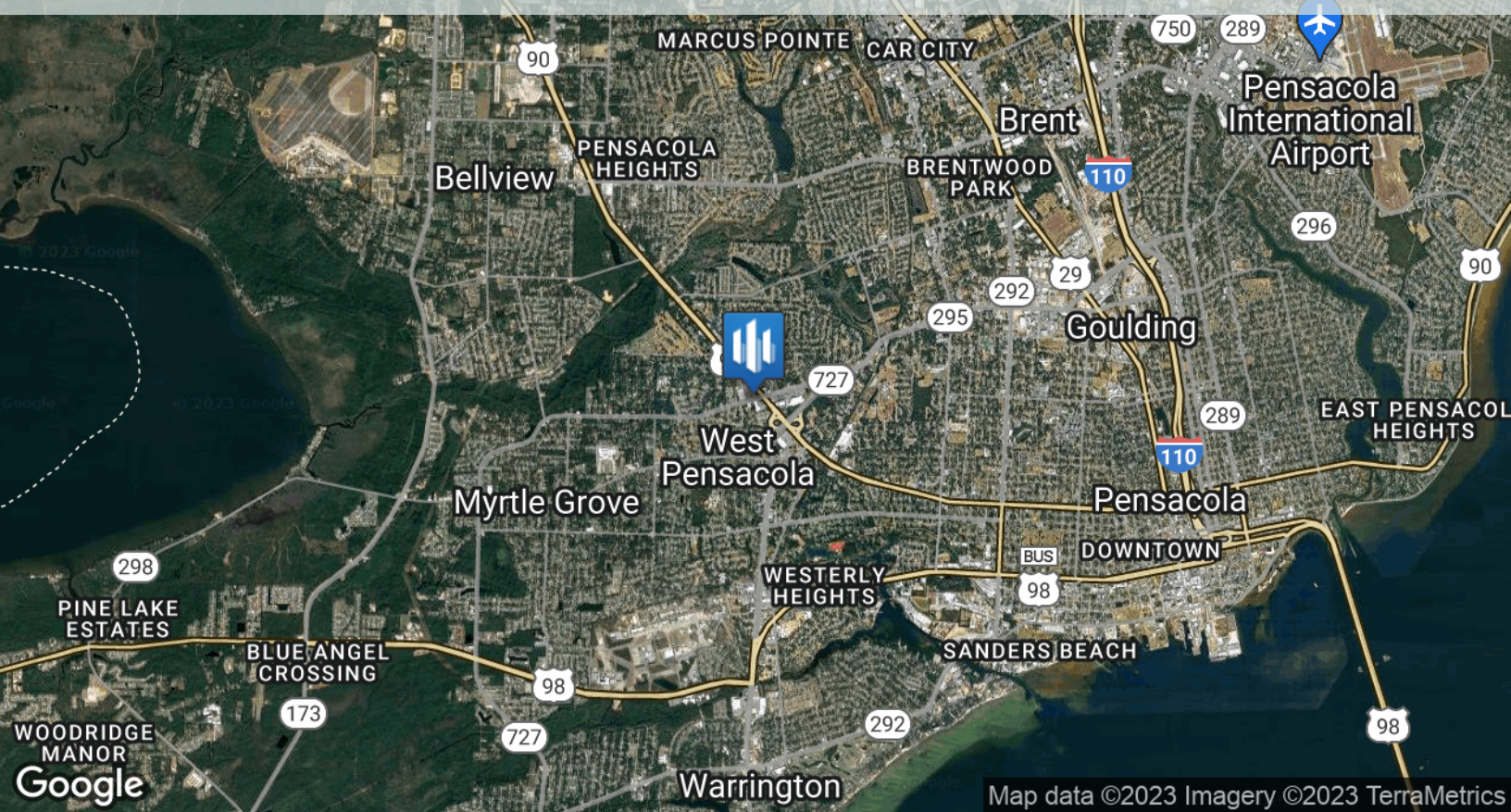
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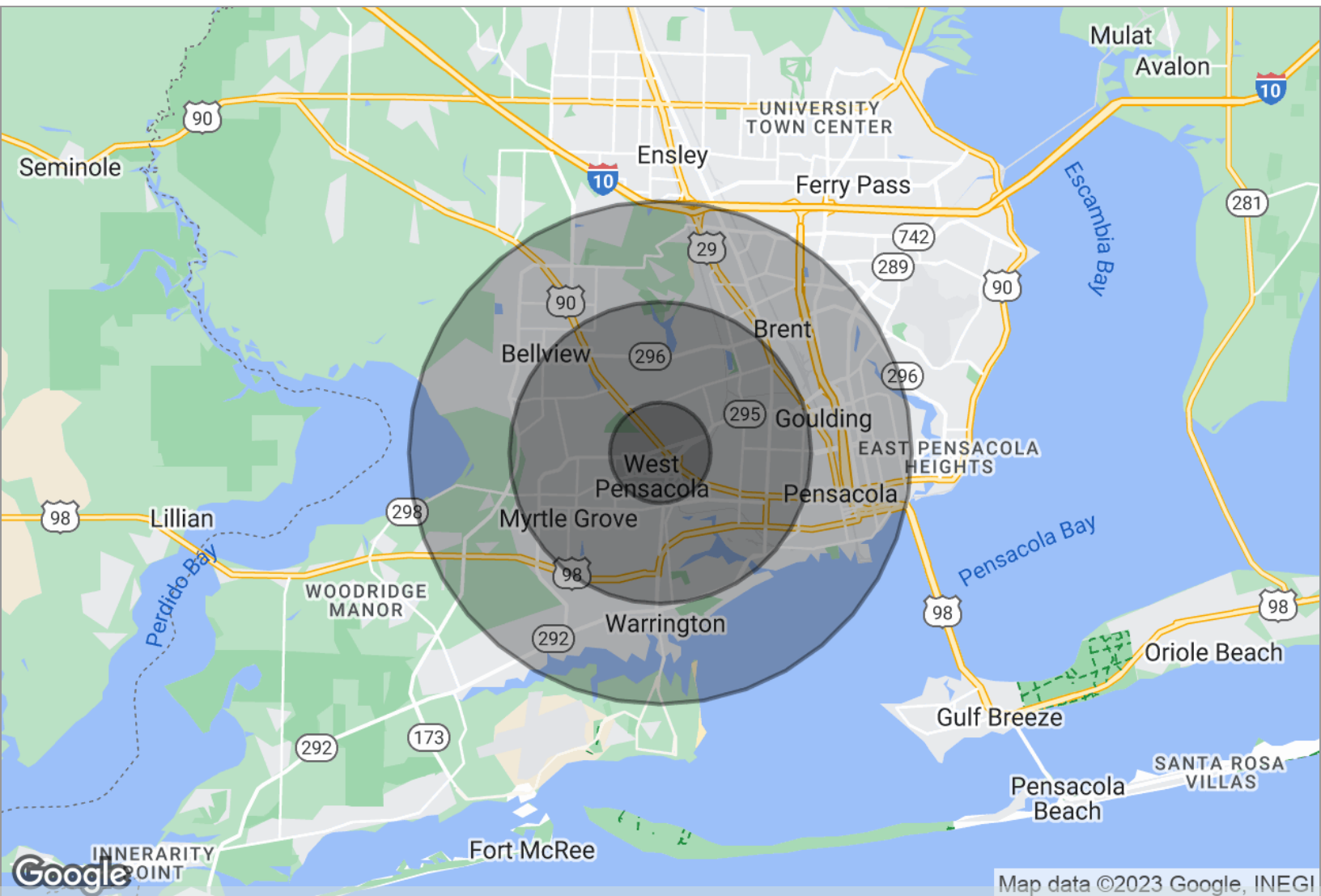
Available Spaces

Summary	Lease Rate	Negotiable	Space Available
0 Spaces	Lease Type		Term

Retail Property For Lease

Great Retail Space Available

Demographics Map



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Radius Map

1 Mile

3 Miles

5 Miles

* Demographic information provided by BuildOut, LLC



Michael Carro, CCIM

Senior Advisor, Principal

SVN | SouthLand Commercial

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

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

Memberships & Affiliations

- 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

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Lisa D. Bradley

Advisor

SVN | SouthLand Commercial

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate, providing the highest quality brokerage, consulting, and advisory services in Northwest Florida. Lisa specializes in the sales of Multifamily/Apartment investment properties and development land. She is a member of the SVN Land & Development Council, and the SVN National Multifamily Council, and the SVN Florida Multifamily Team. The Florida team is a premier group of agents/brokers that have sold over 12,000 apartment units, with nearly \$1 Billion in total sales. Although Lisa specializes in land and multifamily properties, she has extensive experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including industrial, office and retail properties. SVN's commitment to excellence and their entrepreneurial spirit is reflected in their strict policy of sharing commissions with other brokers 100% of the time. This has been proven to increase demand for assets and, consequently, sale prices.

Background:

Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser in the Bay Area of California. She moved to Pensacola in 2003 to further her career as a commercial real estate appraiser. With 20+ years of experience appraising a variety of commercial and investment properties, Lisa joined SVN with a unique set of expertise that has assisted her in exceeding the goals of her clients.

Family/Community:

A wife, mother, and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, golf, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), a board member of Bread & Table (a non-profit & social group working to help feed children in our

Memberships & Affiliations

SVN National Multifamily Council
SVN Florida Multifamily Advisors
SVN Land and Development Council

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