



AIRPORT RETAIL CENTER

5121 N 12TH AVENUE
PENSACOLA, FL 32504

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Executive Summary



OFFERING SUMMARY

Available SF:

Lease Rate: \$28.00 - \$35.00 SF/yr
[NNN]

Year Built: Q1 2018

Building Size: 10,500

Market: Pensacola

Submarket: Cordova

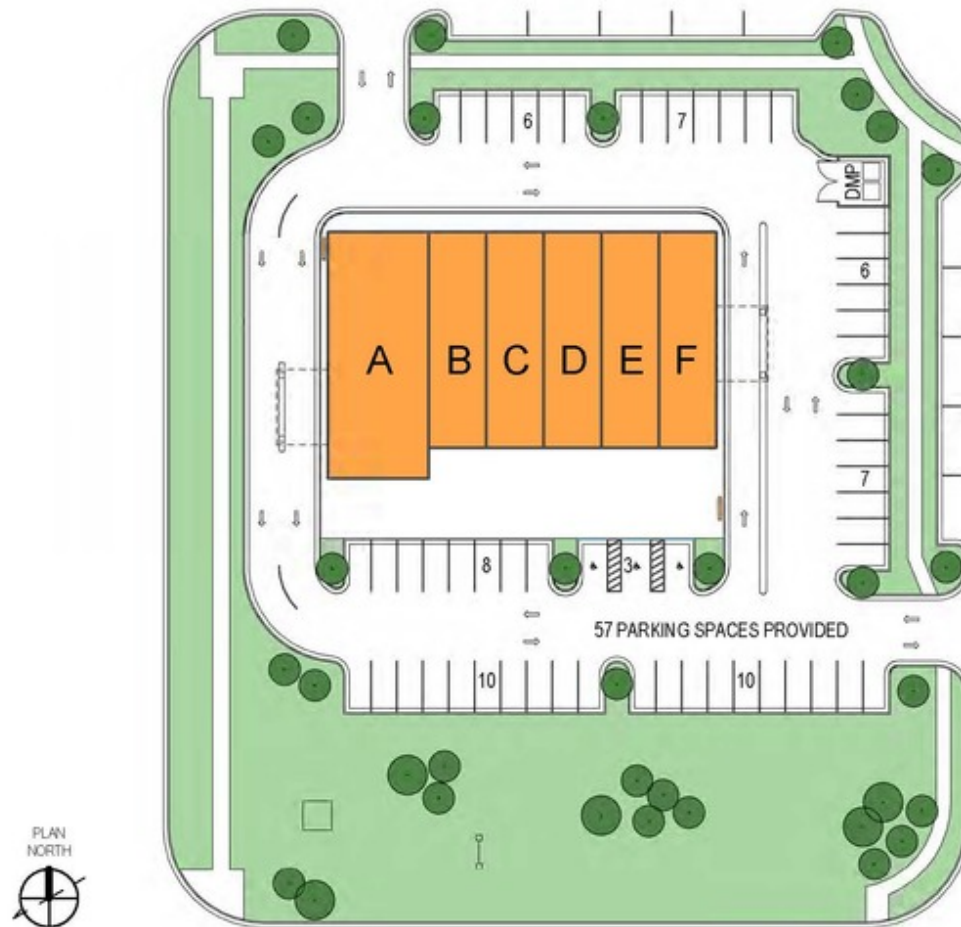
PROPERTY OVERVIEW

This new 10,500 SF retail development features Contemporary Design in front of Pensacola International Airport and across the street from Pensacola State College and adjacent to the Hyatt Place hotel and Baptist Medical Center. The retail development will feature 2 drive thru restaurants. The new cross walk from Pensacola International Airport to the Hyatt Place Hotel would allow easy access for travelers of the airport.

PROPERTY HIGHLIGHTS

- 10,500 SF New Retail Construction
- 2 Drive Thru Restaurant Spaces Available
- Located at Pensacola International Airport
- Across from Pensacola State College
- On the same site as Hyatt Place and Baptist Medical Center
- Half Mile from Cordova Mall
- 1 Mile from Sacred Heart Hospital
- Delivery Date March 15, 2018

Site Plan



		REQUIRED PARKING
TENANT A:	3,000 SF	30 PARKING SPACES
TENANT B:	1,500 SF	05 PARKING SPACES
TENANT C:	1,500 SF	05 PARKING SPACES
TENANT D:	1,500 SF	05 PARKING SPACES
TENANT E:	1,500 SF	05 PARKING SPACES
TENANT F:	1,500 SF	05 PARKING SPACES
TOTAL	10,500 SF	55 PARKING SPACES

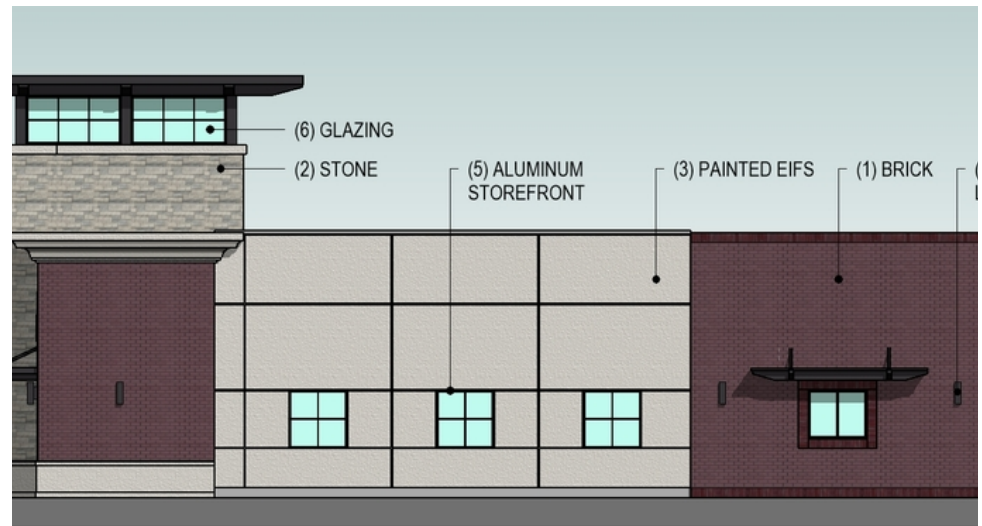
Retail Map



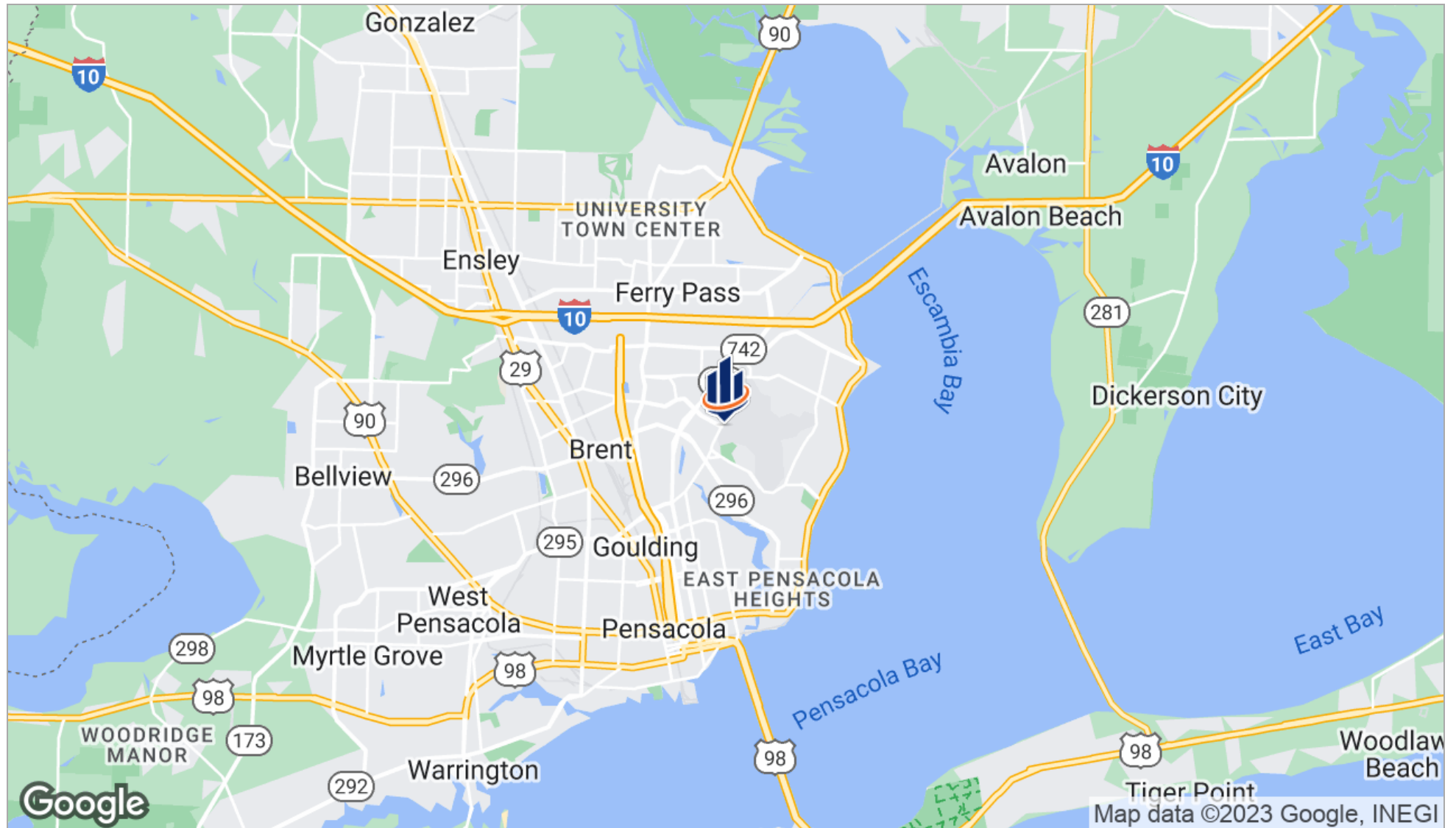
Traffic Map



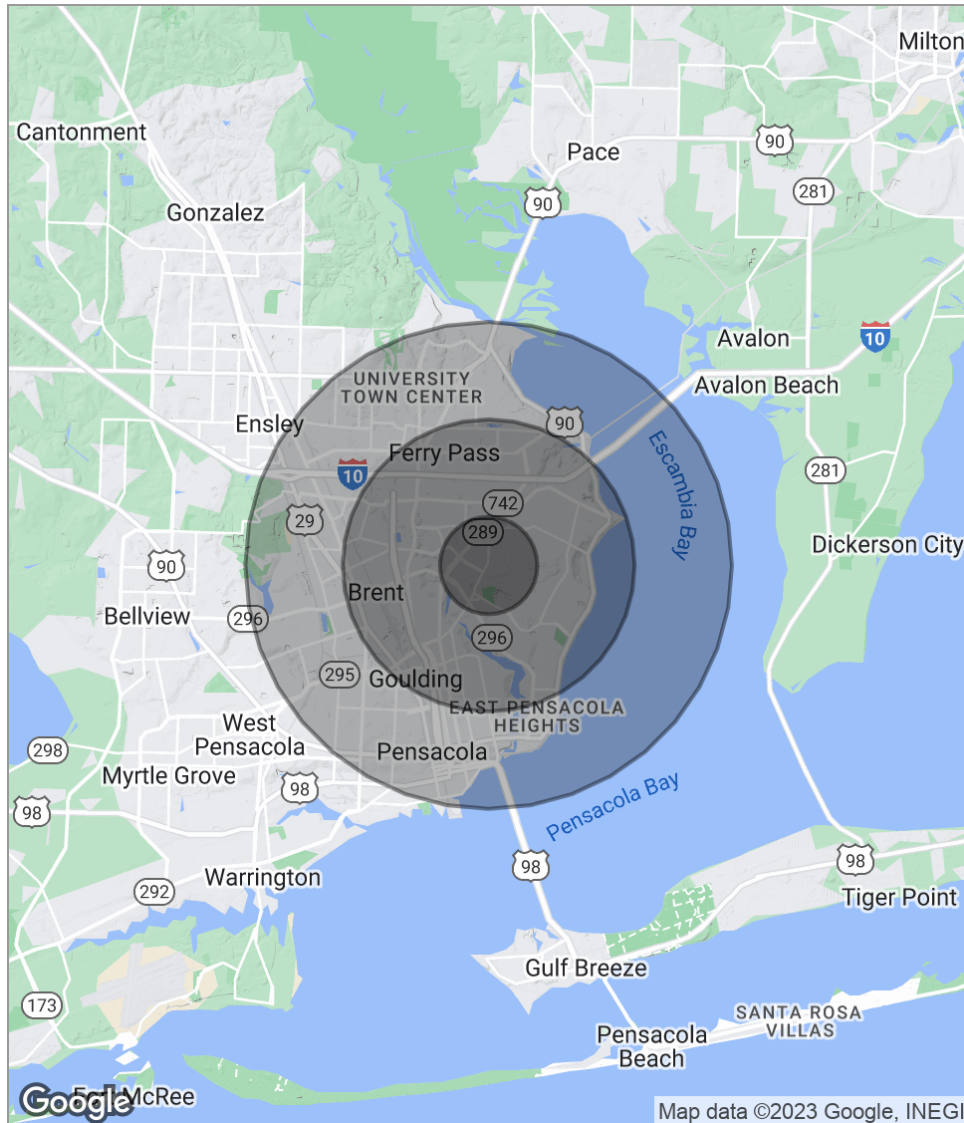
Additional Photos



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,837	54,264	122,497
Median age	41.5	38.3	38.0
Median age (male)	39.4	35.6	35.9
Median age (Female)	42.9	40.3	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,787	21,454	48,940
# of persons per HH	2.1	2.5	2.5
Average HH income	\$64,216	\$60,641	\$58,441
Average house value	\$282,960	\$261,956	\$227,491

* Demographic data derived from 2020 ACS - US Census

Michael Carro, CCIM

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PROFESSIONAL BACKGROUND

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

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 & 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"