



FORMER BURGER KING AVAILABLE FOR LEASE

8480 N. CENTURY BLVD.
CENTURY, FL 32535

Lisa D. Bradley
Advisor
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Executive Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.96 Acres
Year Built:	1996
Building Size:	3,143
Market:	Escambia County
Submarket:	Century

PROPERTY OVERVIEW

Fast Food Restaurant with Drive-Thru available for sublease. Great location on the east side of Century Boulevard/Highway 29, the main route from Pensacola to Alabama and Georgia. The property has great exposure to this highly traveled street, great signage, and curb appeal. This restaurant is excellent quality and in good condition. Majority of FF&E is in place. Includes grease trap, exhaust fan, and walk-in cooler and freezer. Contact Listing Agent for More Details.

PROPERTY HIGHLIGHTS

- Located on Major Thoroughfare
- Drive-Through
- Ample Parking
- Includes Partial FF&F
- Hood System
- Walk-In Cooler
- Walk-In Freezer

Property Details

LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

Building Name	Former Burger King Available For Lease
Street Address	8480 N. Century Blvd.
City, State, Zip	Century, FL 32535
County/Township	Escambia
Market	Escambia County
Submarket	Century
Cross Streets	McCurdy Street
Side Of Street	East
Signal Intersection	Yes
Road Type	Highway

BUILDING INFORMATION

Occupancy %	0%
Tenancy	Single
Year Built	1996
Gross Leasable Area	3,143 SF
Construction Status	Existing
Condition	Excellent
Roof	Built-up metal/Gypsum
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Lot Size	0.96 Acres
APN#	05-5N-30-1206-000-000
Lot Frontage	210
Lot Depth	200
Traffic Count	12,000
Traffic Count Street	Century Blvd./Hwy 29
Traffic Count Frontage	210
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	13.33
Number Of Spaces	40

UTILITIES & AMENITIES

Security	Yes
Guard	
Handicap	Yes
Access	
Freight	Yes
Elevator	

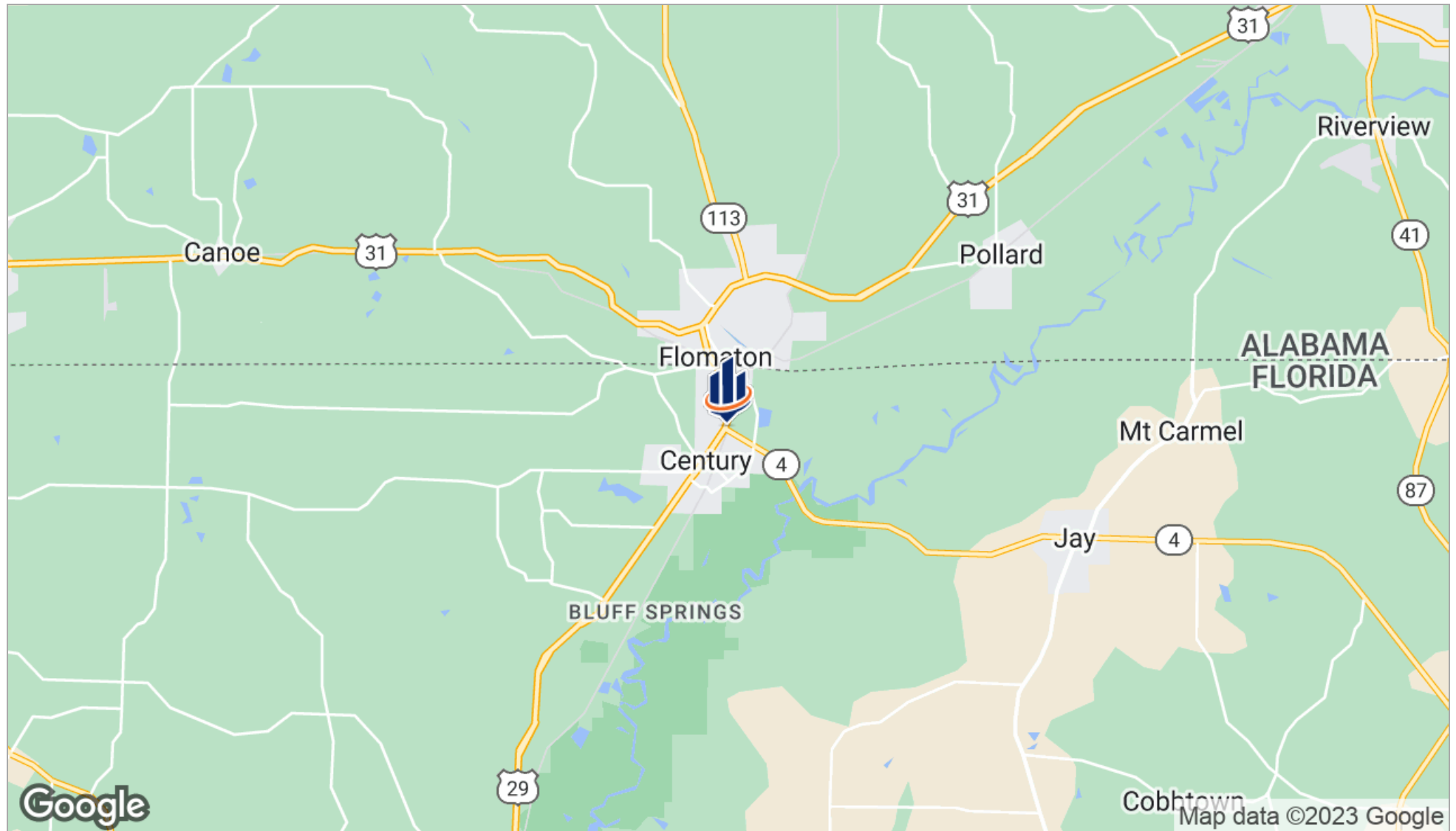
Additional Photos



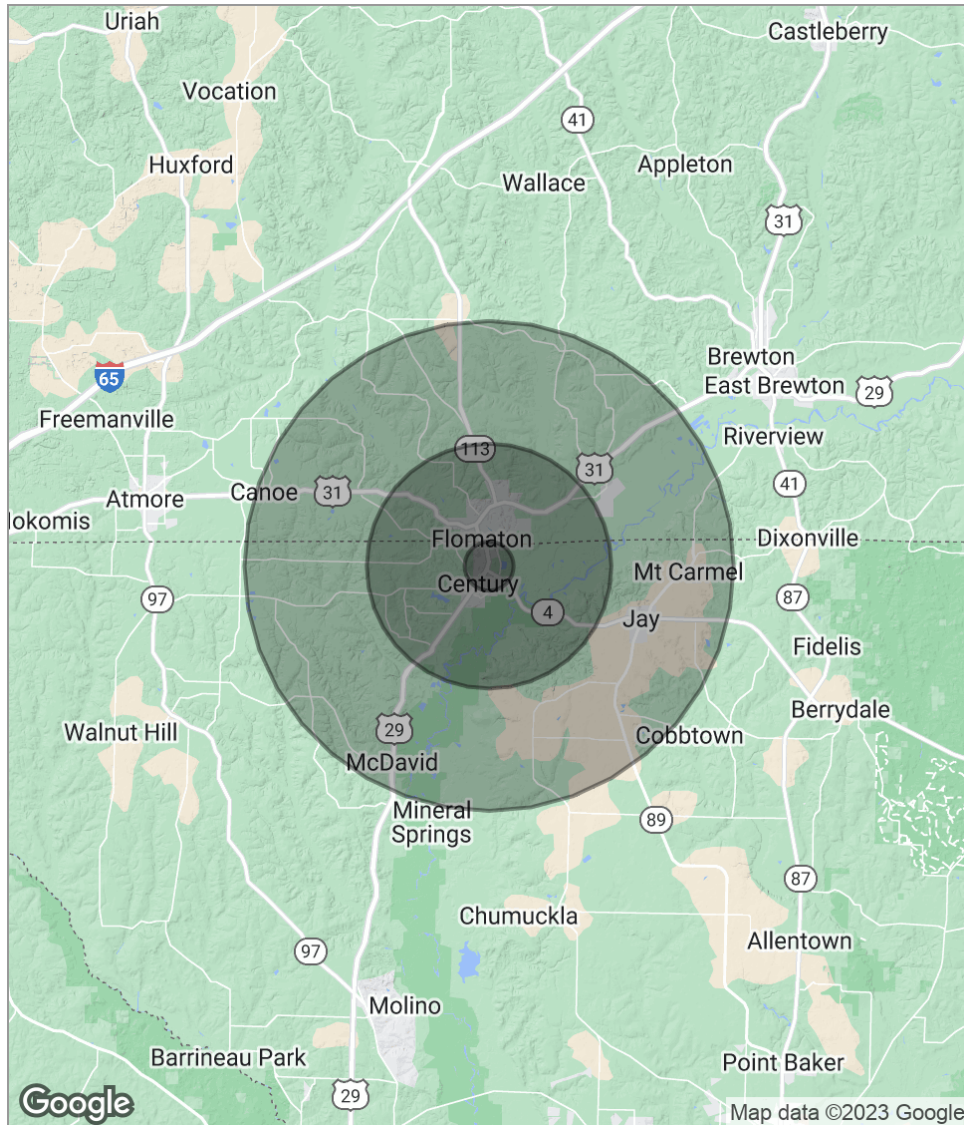
Aerial Map



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	406	5,845	16,268
Median age	39.6	39.1	38.6
Median age [male]	36.8	37.8	38.3
Median age [Female]	42.1	40.6	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	111	1,733	5,435
# of persons per HH	3.7	3.4	3.0
Average HH income	\$40,150	\$41,289	\$46,227
Average house value			\$126,712

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio & Contact 1

LISA D. BRADLEY

Advisor



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PROFESSIONAL BACKGROUND

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 community) and a volunteer ReadingPal with Every Child Reader in Escambia (ECARE).

MEMBERSHIPS & AFFILIATIONS

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