

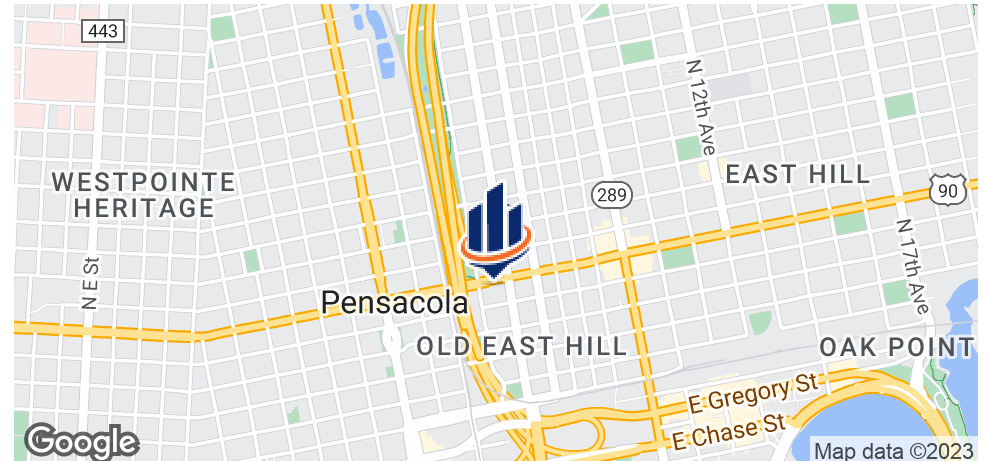


321 E CERVANTES FOR LEASE

321 E CERVANTES STREET
PENSACOLA, FL 32501

Michael Carro, CCIM
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Property Summary



OFFERING SUMMARY

Available SF:

Lease Rate: \$17.48/SF + (NNN)

\$3700/MO + (NNN)

Lot Size: 0.663 Acres

Year Built: 2002

Building Size: 2,540 SF

Renovated: 2013

Zoning: C3

Market: Pensacola

Submarket: Downtown North Hill

PROPERTY OVERVIEW

Excellent Restaurant location at the lighted intersection of Cervantes and Alcaniz. Turn Key restaurant opportunity. Restaurant is 2540 SF and includes Restaurant Infrastructure (Hoods, Grease Trap, Sinks) as well as numerous pieces of Furniture Fixtures & Equipment.

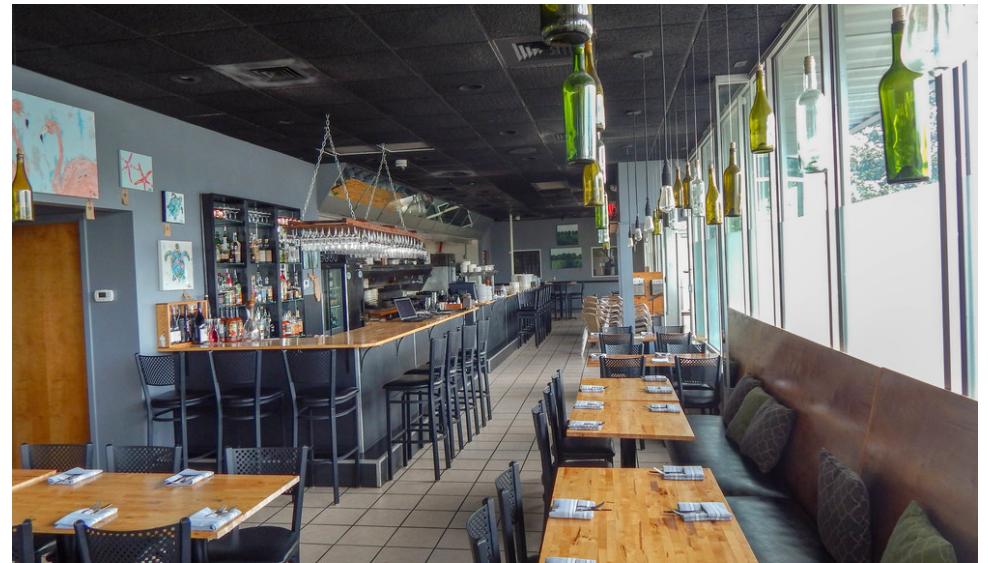
PROPERTY HIGHLIGHTS

- Strong Traffic Counts
- Lighted Intersection
- Hood System, Grease Trap, Sinks
- Additional Furniture Fixtures & Equipment

Exterior Photos



Photos - Prior To Potroast & Pinot Closing



Interior Photos



Photos - Prior To Potroast & Pinot Closing



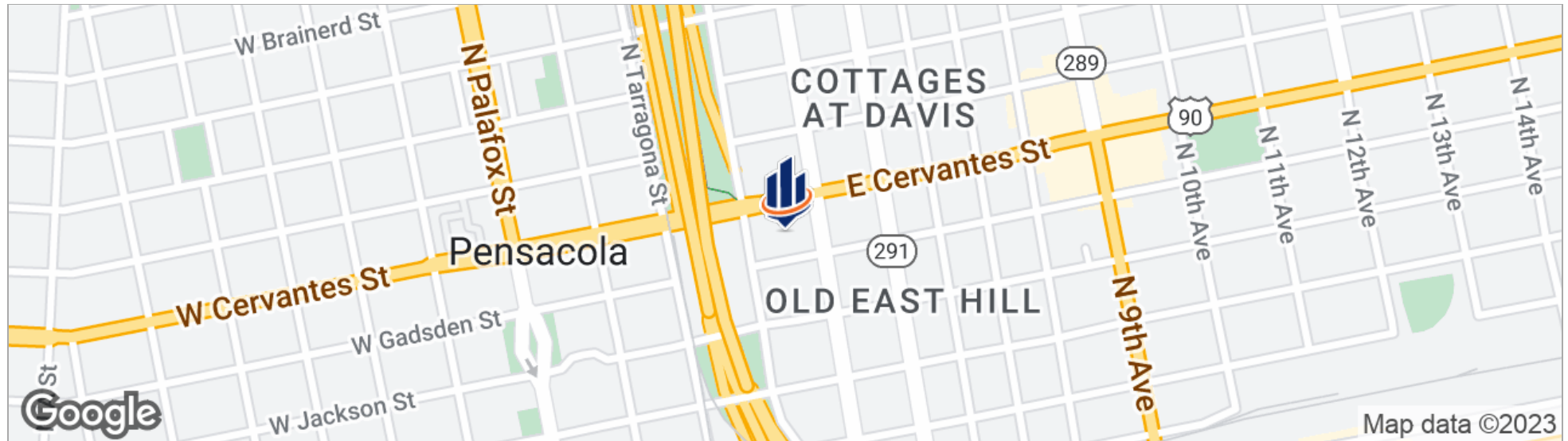
Current Photos



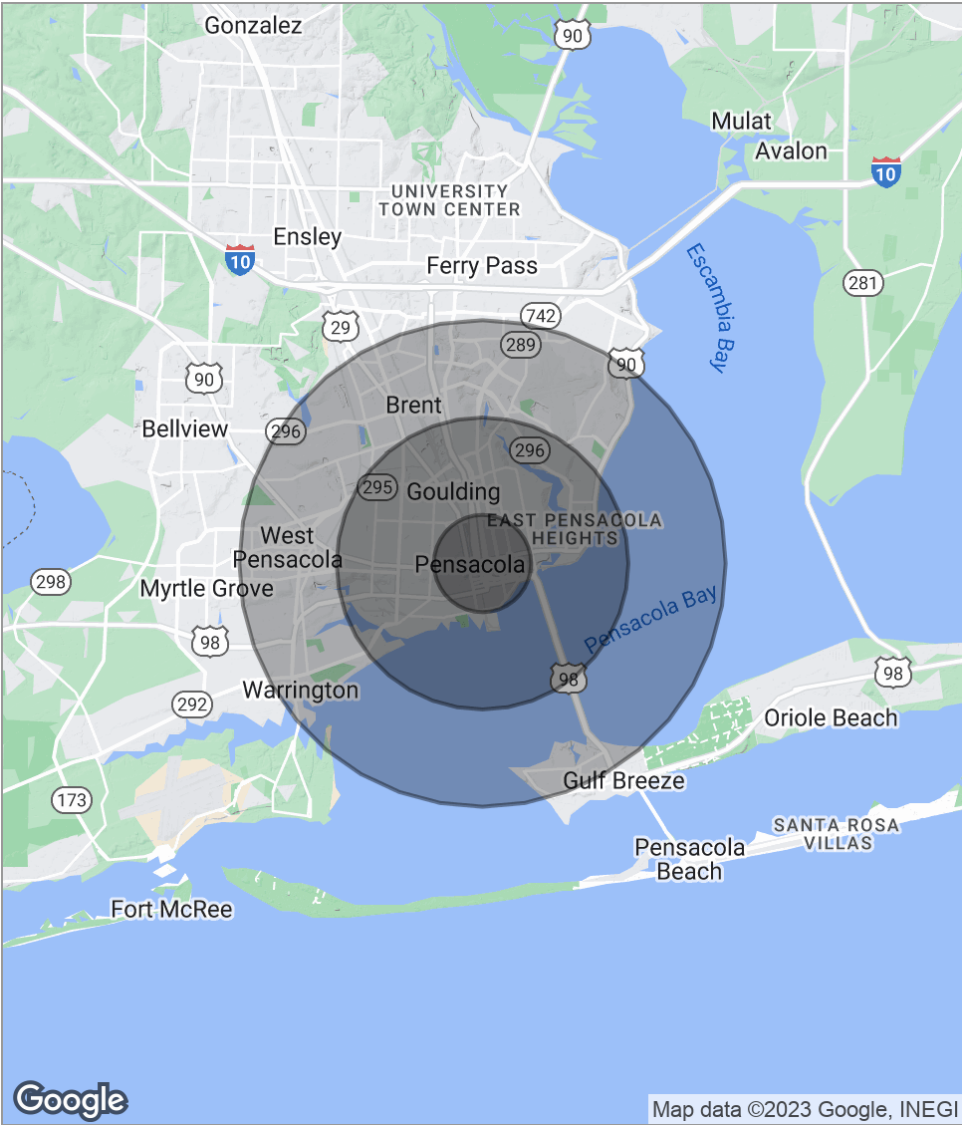
Current Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,499	46,681	107,741
Median age	40.4	38.9	37.5
Median age [Male]	38.6	36.3	35.7
Median age [Female]	41.9	41.4	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,457	17,826	41,414
# of persons per HH	2.2	2.6	2.6
Average HH income	\$59,764	\$53,956	\$54,316
Average house value	\$220,824	\$253,543	\$235,021

* Demographic data derived from 2020 ACS - US Census

Michael Carro, CCIM

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 was the Top Producer for SVN | SouthLand Commercial in 2014. 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"