SVN
SOUTHLAND COMMERCIAL

JOIN HANCOCK BANK & JIMMY JOHN'S - PAD SITE READY TO BUILD UP TO 5,400 SF - SALE, GROUND LEASE, OR BTS

4612 HIGHWAY 90
PACE, FL 32571

Sonny Granger
Senior Advisor
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Chris Palmer
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Property Summary

OFFERING SUMMARY

Sale Price:	$849,000
Lease Rate (BTS):	Negotiable
Ground Lease Rate	$79,000/year
Lot Size:	.77 Acres
Building Size:	Up to 5,400 SF
Zoning:	HCD
Traffic Count:	44,000

PROPERTY OVERVIEW

This multi-tenant development is located on a 2.23 acre site at the lighted corner of Highway 90 and East Spencer Field Road in the retail epicenter of Pace, Florida, one of the state's most rapidly growing communities. Hancock Bank and Jimmy John's Gourmet Sandwiches occupy the existing building on the property. Phase I of the project included a complete interior and exterior renovation to the existing building for Hancock Bank and Jimmy John's, ingress/egress improvements on both Highway 90 and East Spencer Field Road, storm water retention expansion, re-striping and re-sealing of the parking lot, all new landscaping, and a new pylon sign. The pad site has all infrastructure in place and is ready to build up to up to an additional 5,400 SF of retail/restaurant space with the ability for a drive-through on the east end-cap.

Final lease rates for a build-to-suit are negotiable depending on build-out requirements, lease terms, and tenant's credit. The pad is also available for sale for $849,000 or ground lease for $79,000/year.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Description

LOCATION OVERVIEW

This section of Highway 90 is the primary shopping, dining, entertainment, and banking area of the community. Other businesses within a half a mile of the site include Target, Publix, Home Depot, Lowe's, TJ Maxx, PetSmart, Office Depot, Dollar Tree, Rent-A-Center, Ridge Cinema, Aspen Dental, GNC, Anytime Fitness, Regions Bank, Synovus Bank, Navy Federal Credit Union, Member's First Credit Union, GameStop, Mattress Firm, Advance Auto, Autozone, Winn Dixie, Hardee's, Pen Air Credit Union, Subway, Pizza Hut, Firehouse Subs, UPS Store, Batteries Plus, Murphy Express, Chili's, Baskin-Robbins, Village Inn, Papa Murphy's, Sweet Frog, Ruby Tuesday, Ryan's Buffet, Whataburger, Chick-Fil-A, Shane's Rib Shack, Waffle House, and Guthrie's. New developments in the immediate area include McDonald's, Starbucks, Kay Jeweler's, Panera Bread, Moe's, Santino's, Verizon, Five Guys, Panda Express, Jersey Mike's, Dick's Sporting Goods, and Ulta.

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Additional Photos

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Property Aerial

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Pylon Sign Visability

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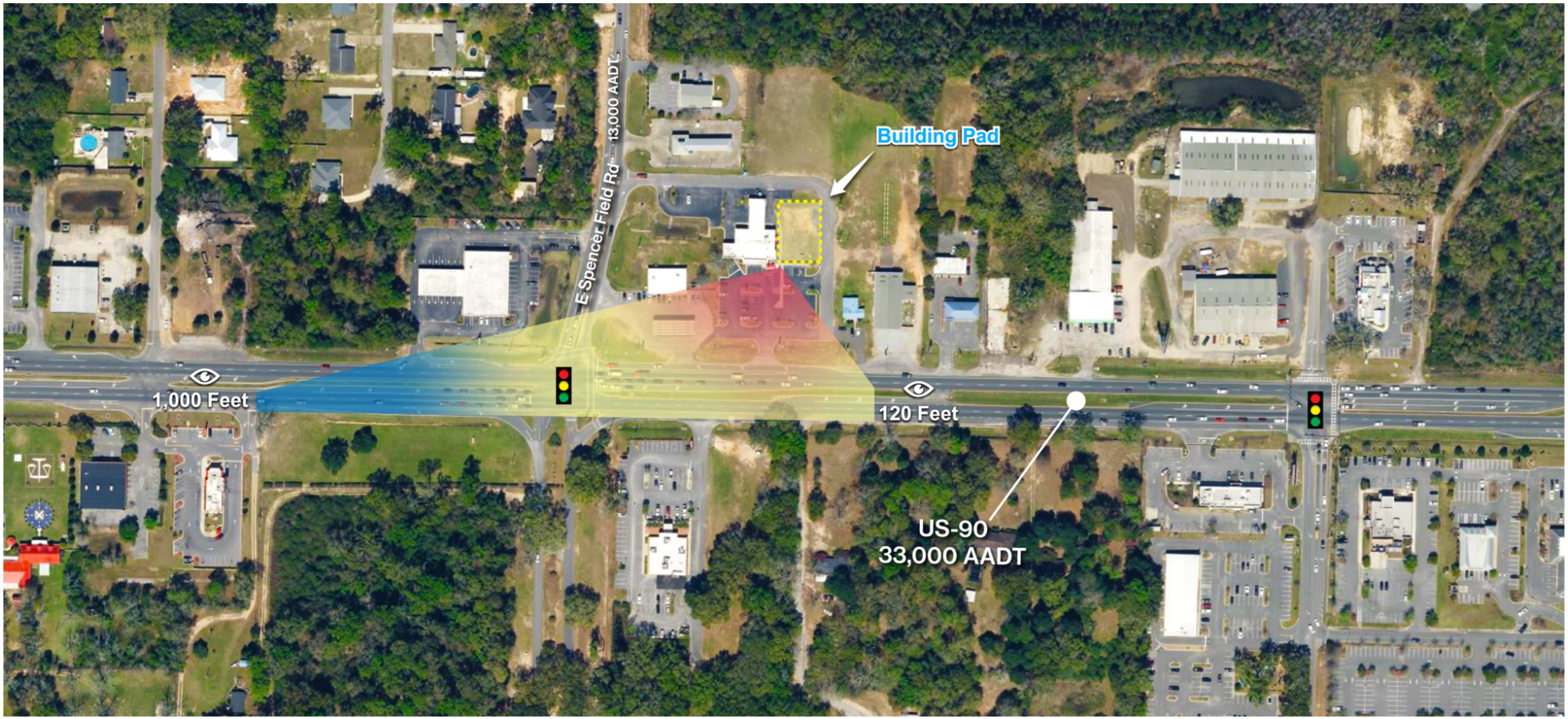
Building Pad Visability



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Parking Code

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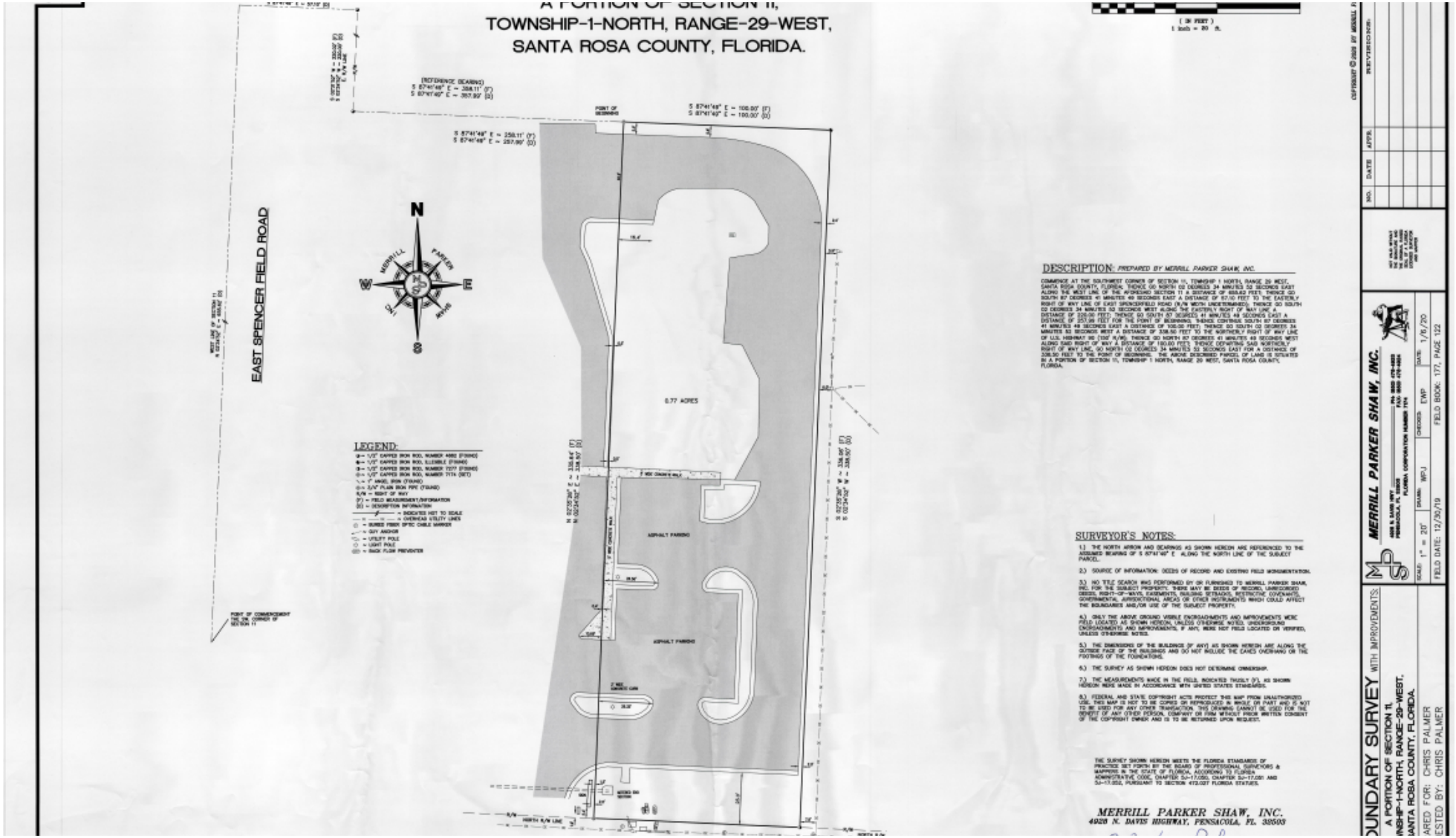
Survey



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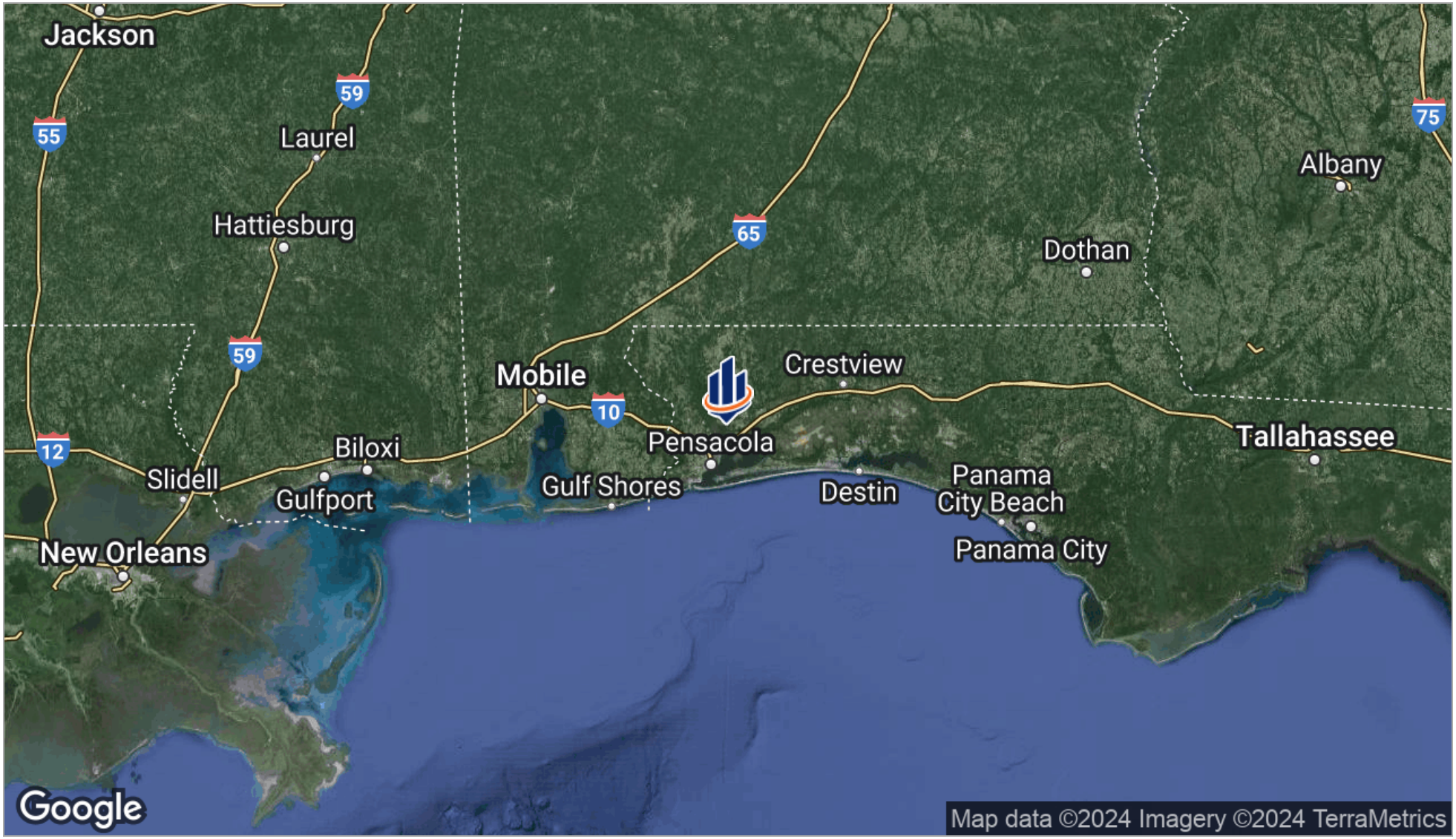
Location Maps



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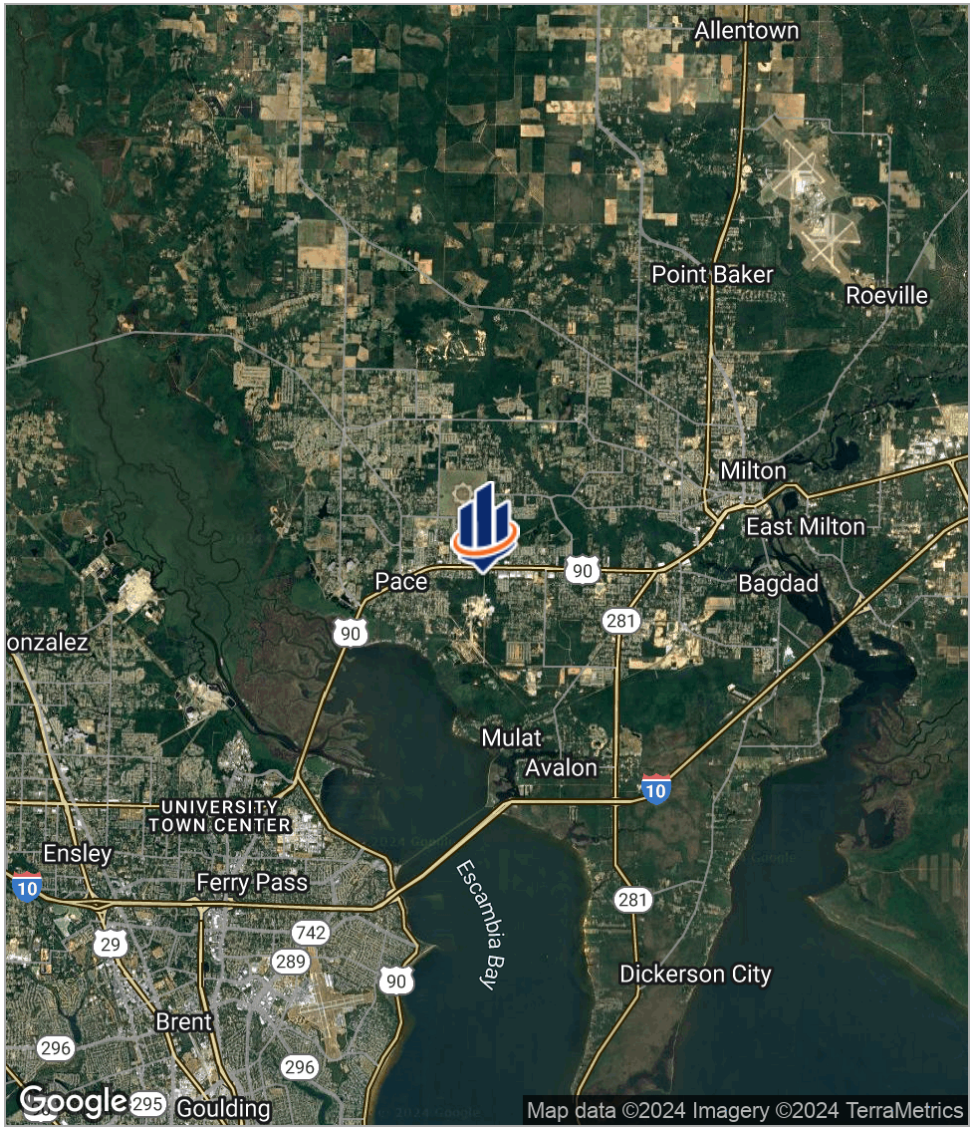

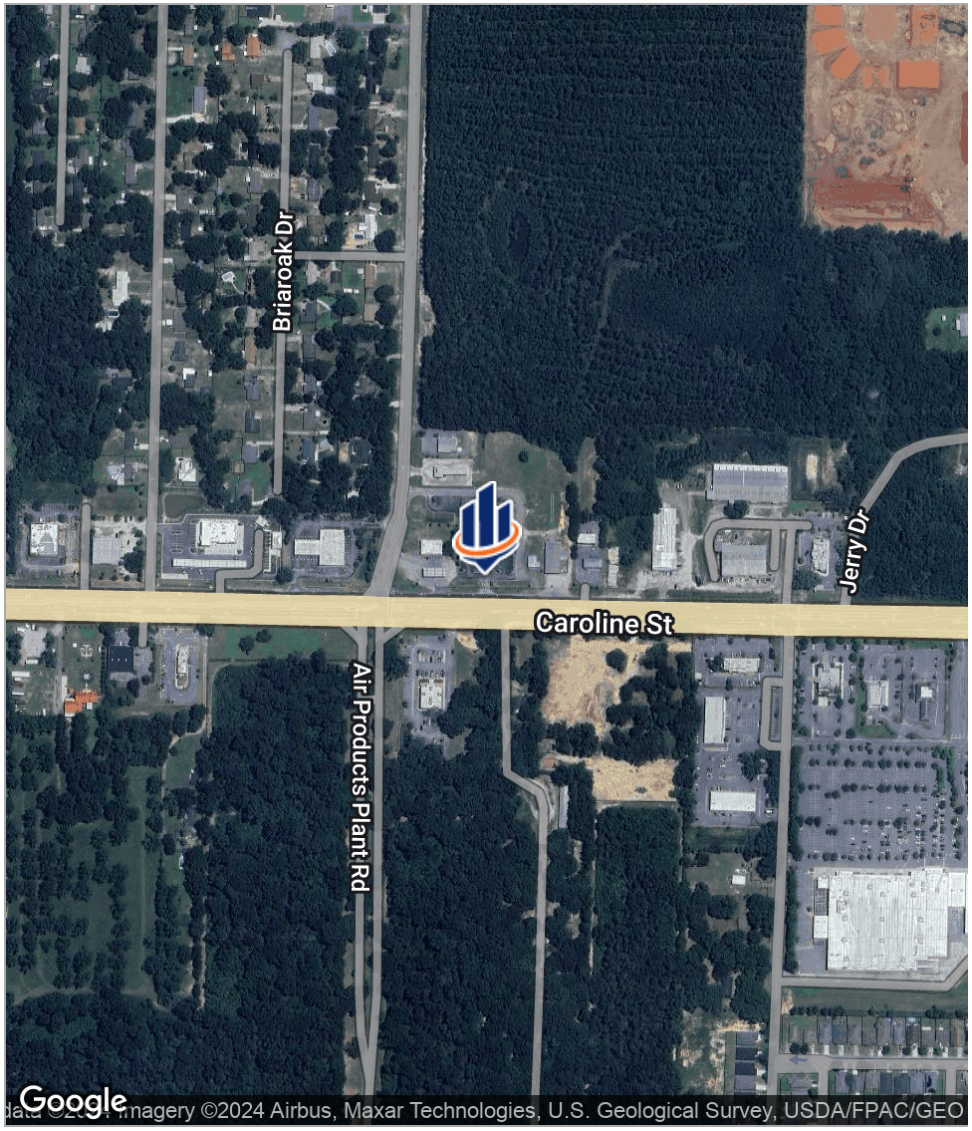

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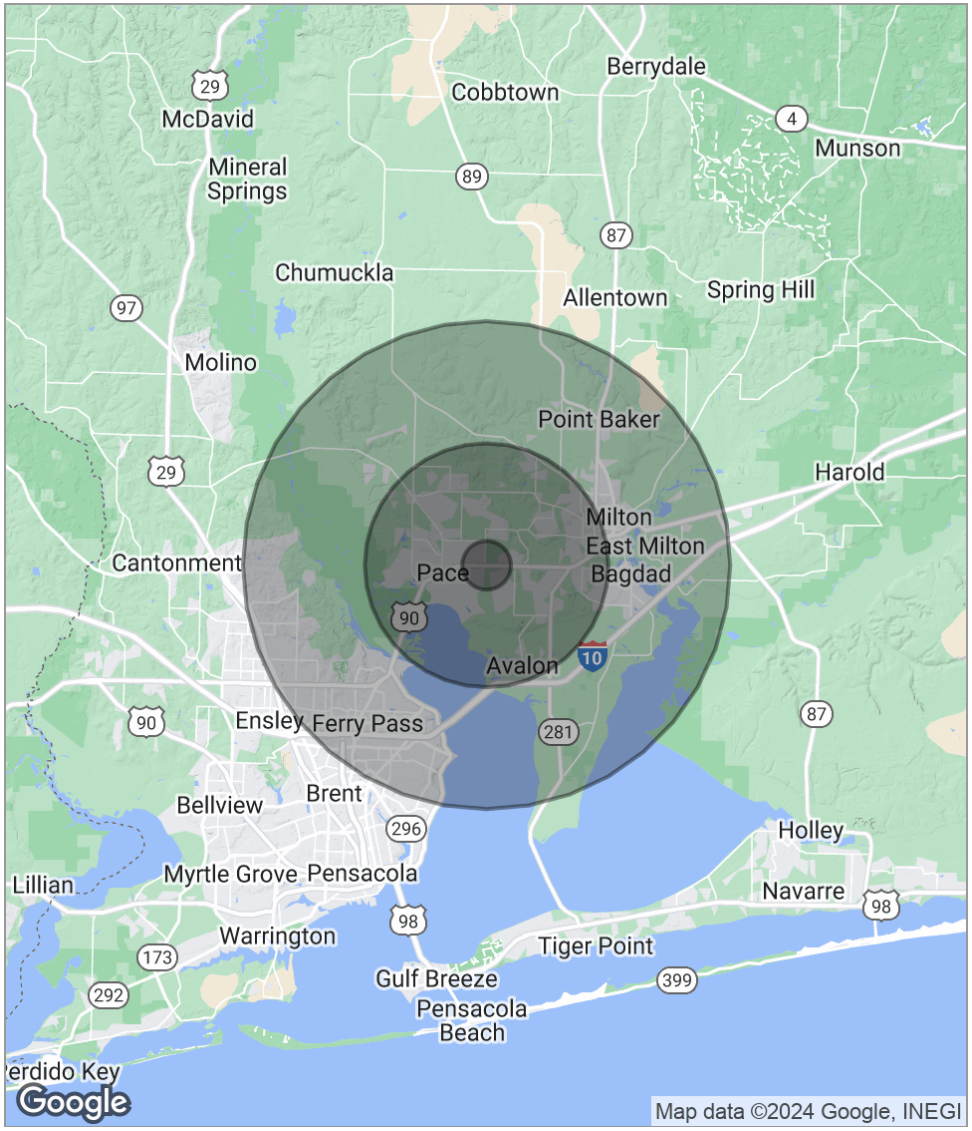
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,462	37,740	132,622
Median age	35.9	37.7	39.2
Median age (Male)	34.9	37.2	38.1
Median age (Female)	37.3	38.8	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	907	14,424	53,461
# of persons per HH	2.7	2.6	2.5
Average HH income	$60,980	$60,907	$62,285
Average house value	$150,744	$163,253	$183,885

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

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Sonny Granger

SONNY GRANGER

Senior Advisor

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PROFESSIONAL BACKGROUND

Sonny Granger is the President of Granger Development, Inc. and is a licensed real estate broker in the State of Florida, Alabama, and Georgia. Sonny is also a Principal and Senior Advisor of SVN Southland Commercial Real Estate, and has over eighteen years of experience in all facets of the real estate industry. He has been directly involved in the brokerage and development of every major property type, and brings to the table a tremendous amount of experience with a proven track record and history of success.

Among other successful projects, Granger Development was the lead developer for The Tennyson condominiums in Downtown Tallahassee. This fourteen-story, ninety-unit condominium project is located just block away from the State Capitol of Florida and was Tallahassee's very first Downtown residential high-rise Condominium. The success of this project helped the Tennyson win the City of Tallahassee's prestigious "Visionary Award".

Awards:
NAIOP Northwest Florida - Brokerage Deal of the Year (2012, 2015)
City of Tallahassee – Visionary Award

EDUCATION

Education:
Florida State University – B.S. Real Estate

MEMBERSHIPS & AFFILIATIONS

Organizational Involvement:
Pensacola Chamber of Commerce – Board Member & Chairman of Existing Sites & Buildings Committee
Eastside Redevelopment Board – Past Chair
Creative Learning Academy – Board Member

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Chris Palmer

CHRIS PALMER

Advisor

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PROFESSIONAL BACKGROUND

With over a decade of wide-ranging industry experience, Chris is a seasoned commercial real estate broker with SVN Southland Commercial. Chris has established an impressive track record and reputation for outstanding knowledge, expertise, & service on behalf of his clients.

In addition to his role at SVN Southland, Chris is also the President of Granger Development, an independent real estate investment and development company. Chris is responsible for the sourcing of investment and development opportunities for the company in addition to the oversight and coordination of all acquisitions/dispositions, leasing, due diligence, design, permitting, and construction of the company's projects. Since 2012 Chris has taken a leading role in the development and redevelopment of multiple retail, office properties, and self-storage projects.

Chris is an active member of both the International Council of Shopping Centers (ICSC), Self-Storage Association, and NAIOP, where he is past-president of the Northwest Florida chapter and a current board member of NAIOP Florida.

EDUCATION

Florida State University - B.S. - Finance, B.S. - Real Estate, Minor - Economics

MEMBERSHIPS & AFFILIATIONS

Organizational Involvement:

NAIOP Northwest Florida Chapter - Member (2011-Present), Board of Directors (2013-Present), Developing Leader Chair (2013), Membership Co-Chair (2014), Secretary (2015), Education Chair (2017), President-Elect (2018), President (2019), NAIOP Florida Board of Directors (2019-Present), NAIOP Florida President (2023)

International Council of Shopping Centers - Member (2014-Present)

Self-Storage Association - Member (2019-Present)

Seville Rotary Club - Member (2012-Present)

Awards:

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Bryan Coughlin

BRYAN COUGHLIN

Advisor

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PROFESSIONAL BACKGROUND

Originally from Jupiter, Florida, Bryan relocated to Pensacola upon the completion of his bachelor's degree at The University of Southern Mississippi. Bryan began working at SVN | Southland in the spring of 2017, where he teamed up with Sonny Granger and Chris Palmer to help better serve clients. Bryan's extensive knowledge of the commercial real estate industry allows him to assist clients in navigating through complex business decisions, helping them meet their individual needs.

Bryan's real estate practice focuses on site selection for national retailers, tenant & landlord representation, and the acquisition and disposition of income producing & investment-grade properties across the Southeast.

Bryan's opportunistic persona and commitment to client relationships has led to a proven track record of success.

EDUCATION

University of Southern Mississippi – B.S. Business Management

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate (Currently Working on Designation)
Pensacola Chamber of Commerce

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