



RESTAURANT SPACE FOR SALE

AS IS

3790 BARRANCAS AVENUE
PENSACOLA, FL 32507

Michael Carro, CCIM
Senior Advisor, Principal
O: 850.434.7500
mcarro@svn.com

Property Summary



OFFERING SUMMARY

Sales Price	\$99,000
Lot Size:	0.18 Acres
Building Size:	2,310 SF
Renovated:	1975
Zoning:	C-1
Market:	Pensacola
Submarket:	NAS
Traffic Count:	23,500

PROPERTY OVERVIEW

Priced for quick sale being sold *AS IS*

This former restaurant and tavern on a corner lot of Barrancas Ave with an ADDT of 23,500 cars a day. This location has Prime signage, covered outdoor patio with outside band stage, and private event space.

The photos attached are from the previous sale. This location needs work, but can be restored to its former glory. Now is the time to pick up this asset while supply is low in the Pensacola market.

Located with easy access to NAS Pensacola, Pensacola Country Club, and Downtown Pensacola.

PROPERTY HIGHLIGHTS

- Outdoor Band Stage
- Kitchen/Restaurant
- Corner Lot
- All FF&E Included
- Low Restaurant Supply in Pensacola
- This Bar and Grill has been a fixture in Pensacola since 1998.

Exterior Photos [Photos From Past Sale]



Interior Photos [Photos From Past Sale]



Additional Photos [Photos From Past Sale]



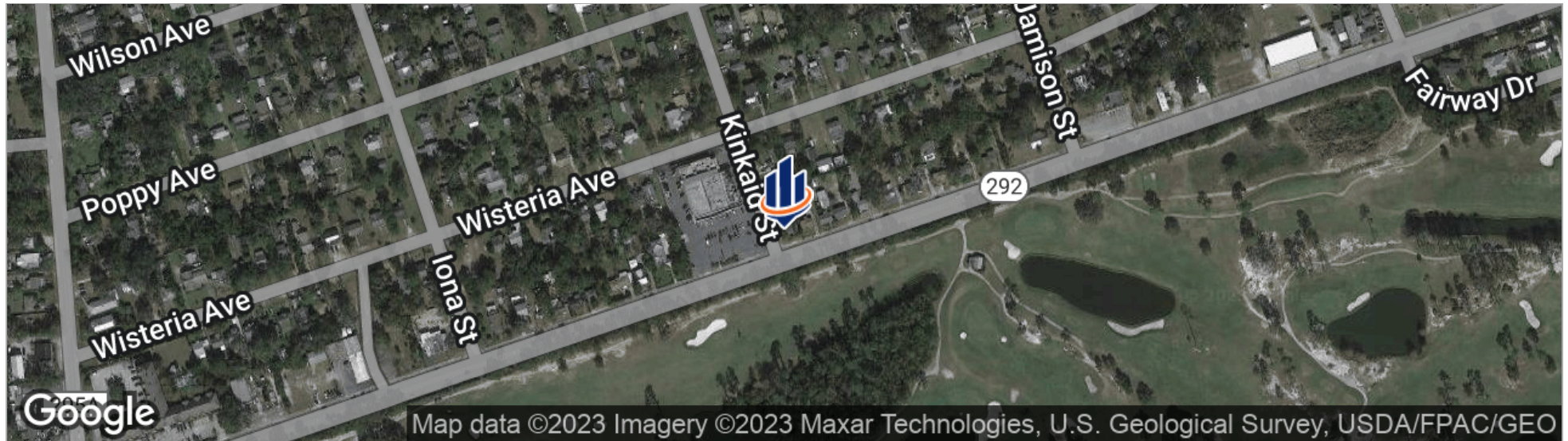
Outdoor Patio [Photos From Past Sale]



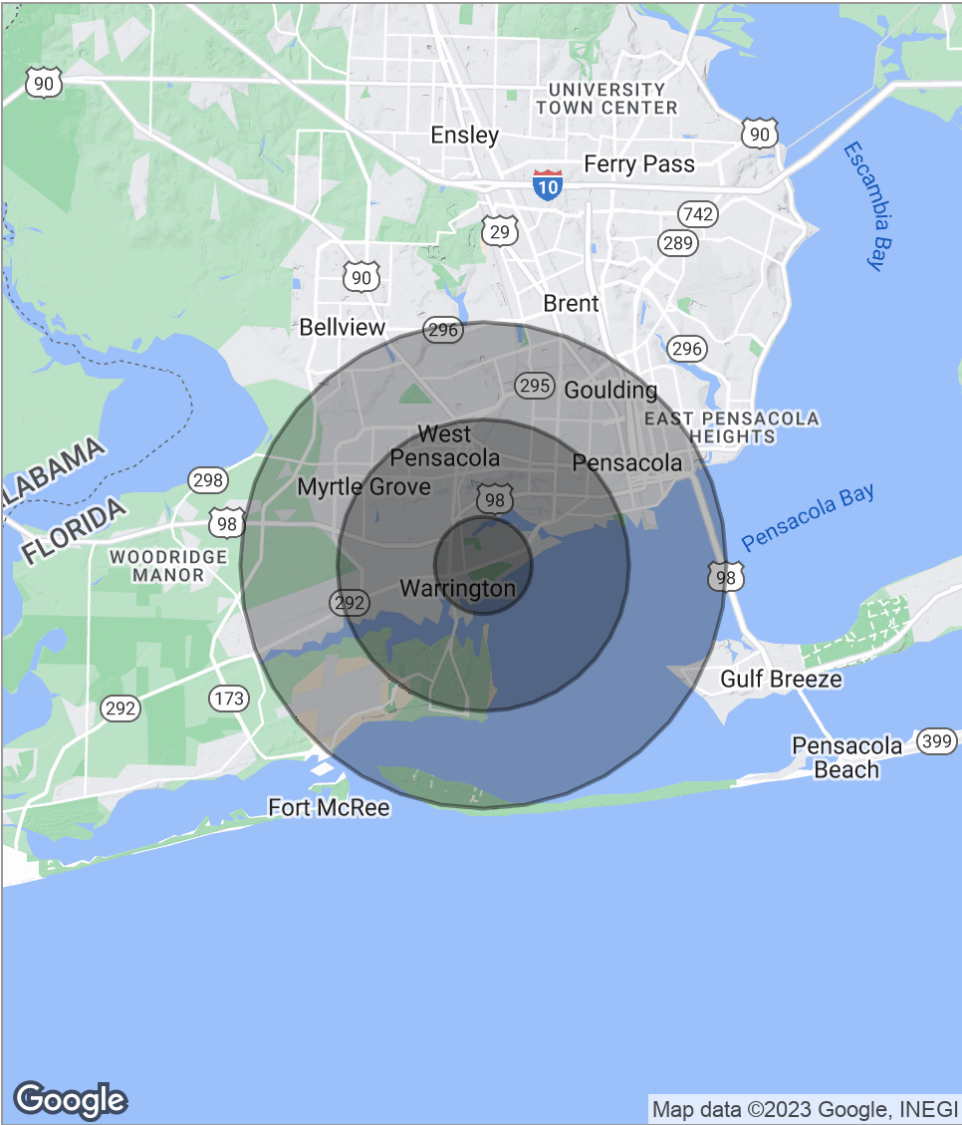
Additional Photos [Photos From Past Sale]



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,418	39,858	110,106
Median age	38.3	33.4	34.6
Median age [Male]	36.3	32.3	33.0
Median age [Female]	39.3	34.8	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,884	14,869	38,827
# of persons per HH	2.3	2.7	2.8
Average HH income	\$38,580	\$40,792	\$44,926
Average house value	\$160,901	\$147,316	\$164,948

* Demographic data derived from 2020 ACS - US Census

Michael Carro, CCIM



MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com

Direct: 850.434.7500 | **Cell:** 850.380.3344

FL #BK3179263 // AL #000093777

PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
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

- Former 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"