



LEASE

40692 US Hwy 280

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Sylacauga, AL 35150

PRESENTED BY:

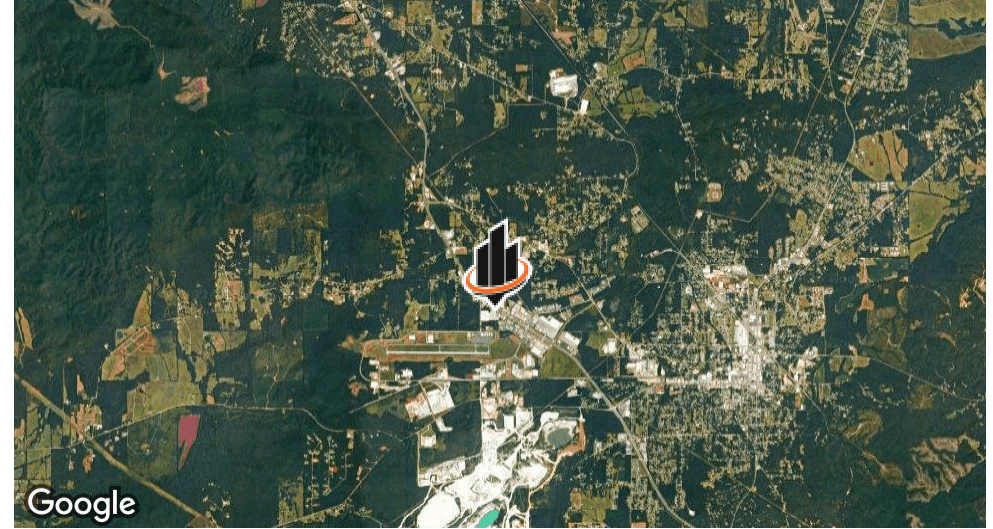
MICHAEL CARRO, CCIM

Phone: 850.434.7500

mcarro@svn.com

AL #000093777

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	
LOT SIZE:	3.8 Acres

PROPERTY DESCRIPTION

This 3,000 SF retail space, located adjacent to the high-traffic ABC Beverage Store, offers excellent visibility and flexibility within a thriving retail development. The space can be leased in its entirety or divided into two 1,500 SF units, making it ideal for a variety of retail or service-oriented businesses. With strong co-tenancy, ample parking, and existing site infrastructure, this location provides a prime opportunity for businesses seeking a strategic and well-trafficked setting.

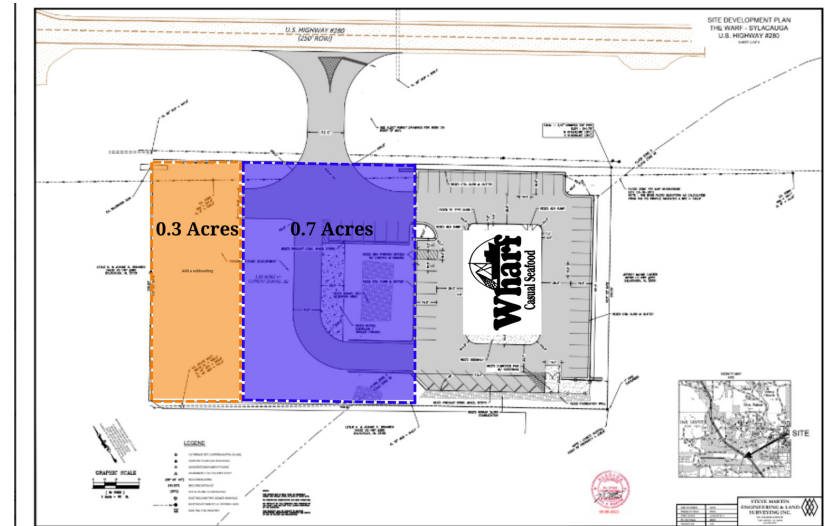
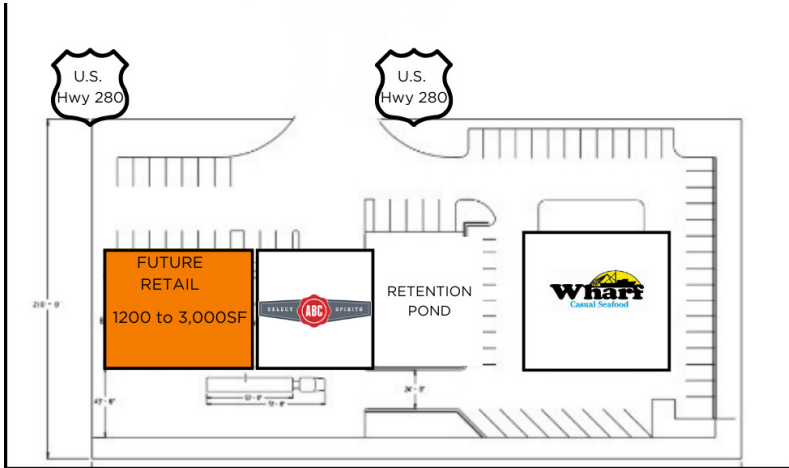
WAPROPERTY HIGHLIGHTS

- 6000 SF Building
- 3500 SF is leased by ABC Beverage Store
- 3000 SF is available and can be divided into 1500 SF Sections
- New Construction

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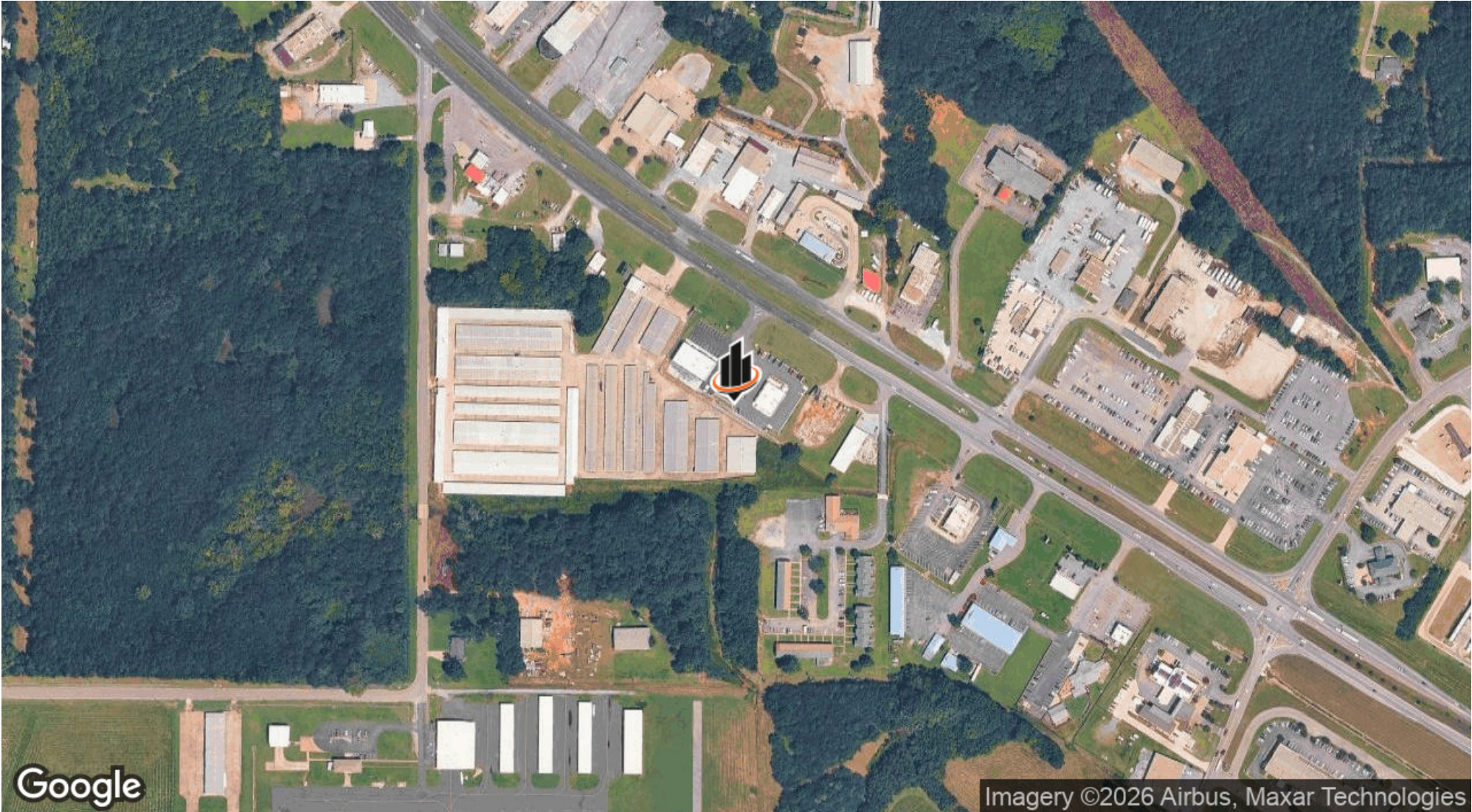
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SITE PLAN



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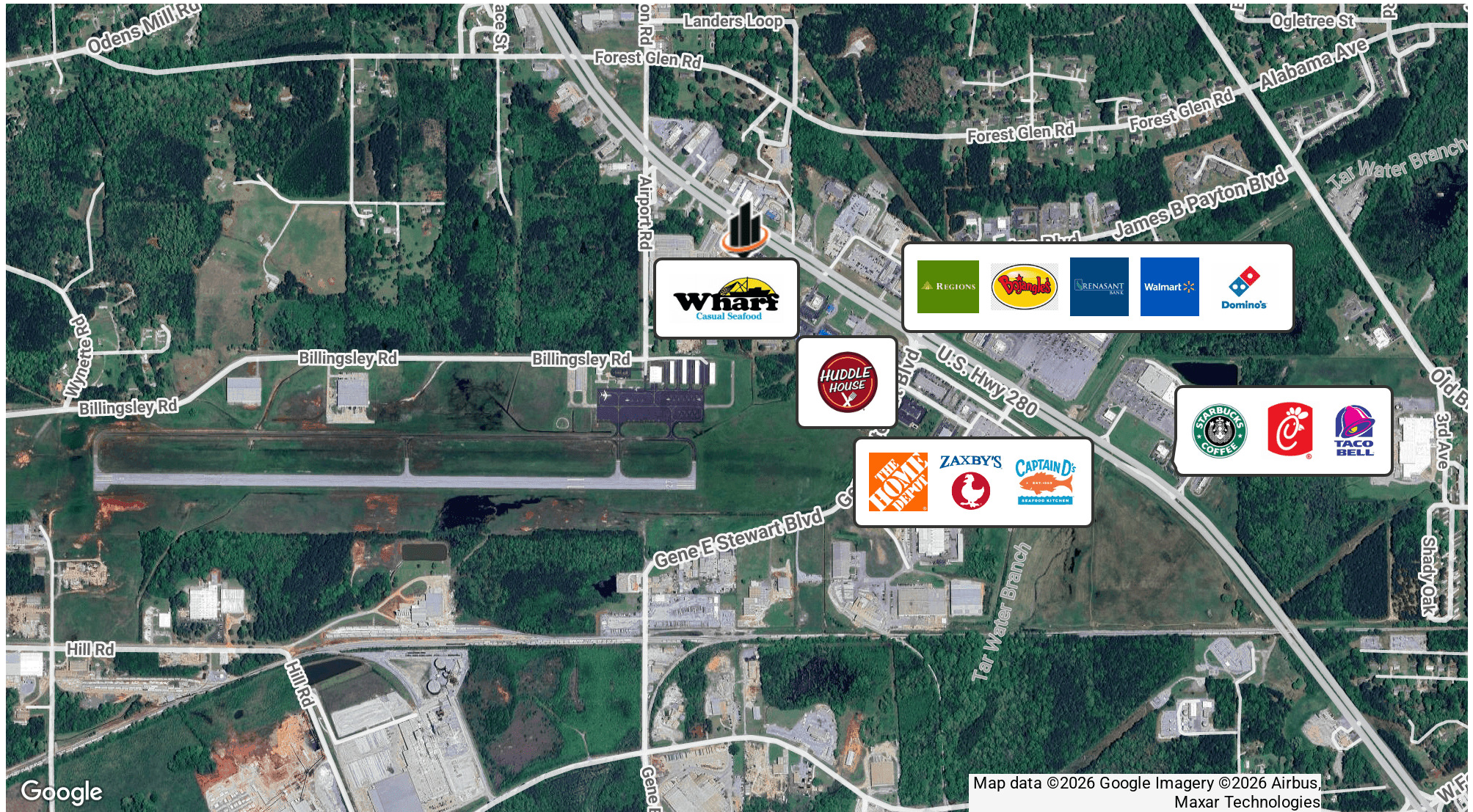
LOCATION MAPN| NEW DEVELOPMENT



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RETAILER MAP



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SVN | SOUTHLAND COMMERCIAL

MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

Senior Advisor, Principal

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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.

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