



LEASE

2120 N Palafox Street

2120 N PALAFOX STREET

Pensacola, FL 32501

PRESENTED BY:

MICHAEL CARRO, CCIM

Phone: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,200 per month (NNN)
BUILDING SIZE:	772 SF
LOT SIZE:	0.288 Acres
RENOVATED:	2024
ZONING:	C-3
MARKET:	Pensacola
SUBMARKET:	Downtown

PROPERTY OVERVIEW

Rare small-format restaurant with drive-thru. This 772 SF freestanding building is positioned on a hard corner at a signalized intersection with excellent visibility, easy access, and strong daily traffic counts. The site is ideal for coffee, quick-service restaurant, smoothie, dessert, or specialty food concepts seeking a highly visible infill location with drive-thru capability in the growing North Palafox corridor. Lease in place through August 2026. Landlord can permit and construct a drive thru and the rent will be \$2600/mo + NNN

PROPERTY HIGHLIGHTS

- Hood System
- Drive-thru conversion
- Freestanding Building
- Great Traffic at Signalized Intersection

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ADDITIONAL PHOTOS



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SVN | SOUTHLAND COMMERCIAL 4

LOCATION MAP



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SVN | SOUTHLAND COMMERCIAL 5

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,879	53,593	122,400
AVERAGE AGE	40.6	38.6	38.7
AVERAGE AGE (MALE)	34.2	36.6	37.4
AVERAGE AGE (FEMALE)	46.3	41.6	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,309	22,107	50,226
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$91,826	\$86,069	\$81,981
AVERAGE HOUSE VALUE	\$311,290	\$280,322	\$253,334

* Demographic data derived from 2020 ACS - US Census



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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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