



# 8651 NAVARRE PKWY.

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NAVARRE, FL 32566

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# Property Summary



## OFFERING SUMMARY

Available SF:	3,000 - 12,043 SF
Lease Rate:	\$18.00 - 24.00 SF/yr [NNN]
Lot Size:	1.97 Acres
Year Built:	2006
Building Size:	12,042 SF
Renovated:	2008
Zoning:	HCD-HON
Market:	Navarre

## PROPERTY OVERVIEW

The property is located along the south side of Navarre Parkway (Directly across from McDonald's and the Winn Dixie Shopping Center), extending to the shores of the Santa Rosa Sound in Navarre, Florida. Building to be divided to create a tenant mix that can benefit from Location, Location, Location!!!

The site sits at the foot of the Navarre Bridge and is zoned "HCD-HON", Highway Commercial Development - Heart of Navarre Overlay District and is currently improved as restaurant and bar building that includes 12,042 square feet of finished heated and cooled building area. The existing improvements were constructed in 2006 as a retail store and converted to a restaurant in 2008. The building includes an additional 1,390 square feet of deck areas around the building, a portion of which is used for outside, open-air dining.

## PROPERTY HIGHLIGHTS

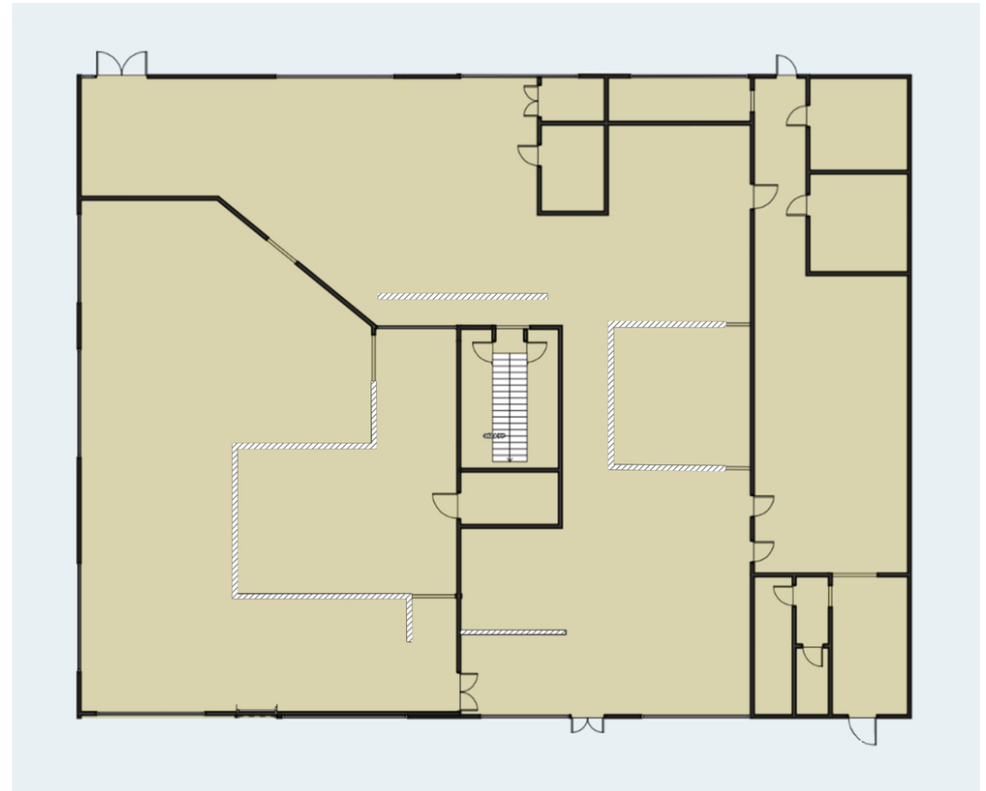
- Waterfront
- High Traffic Counts
- High Ceilings
- Picnic Table Seating on the sand-Ideal for ice cream or burgers
- Restaurant Space:



# Million Dollar View



# Floor Plans





# Interior Photos

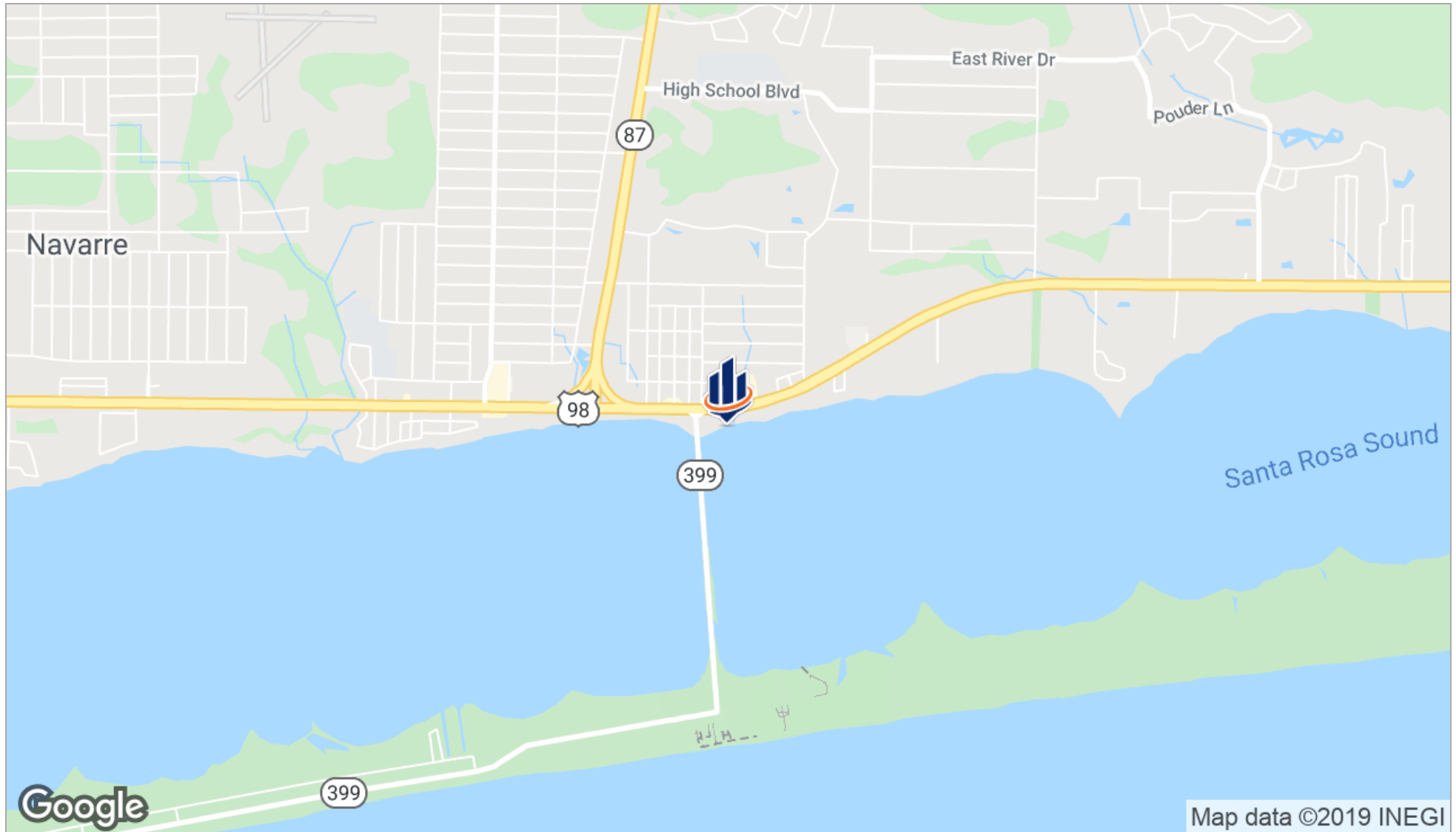




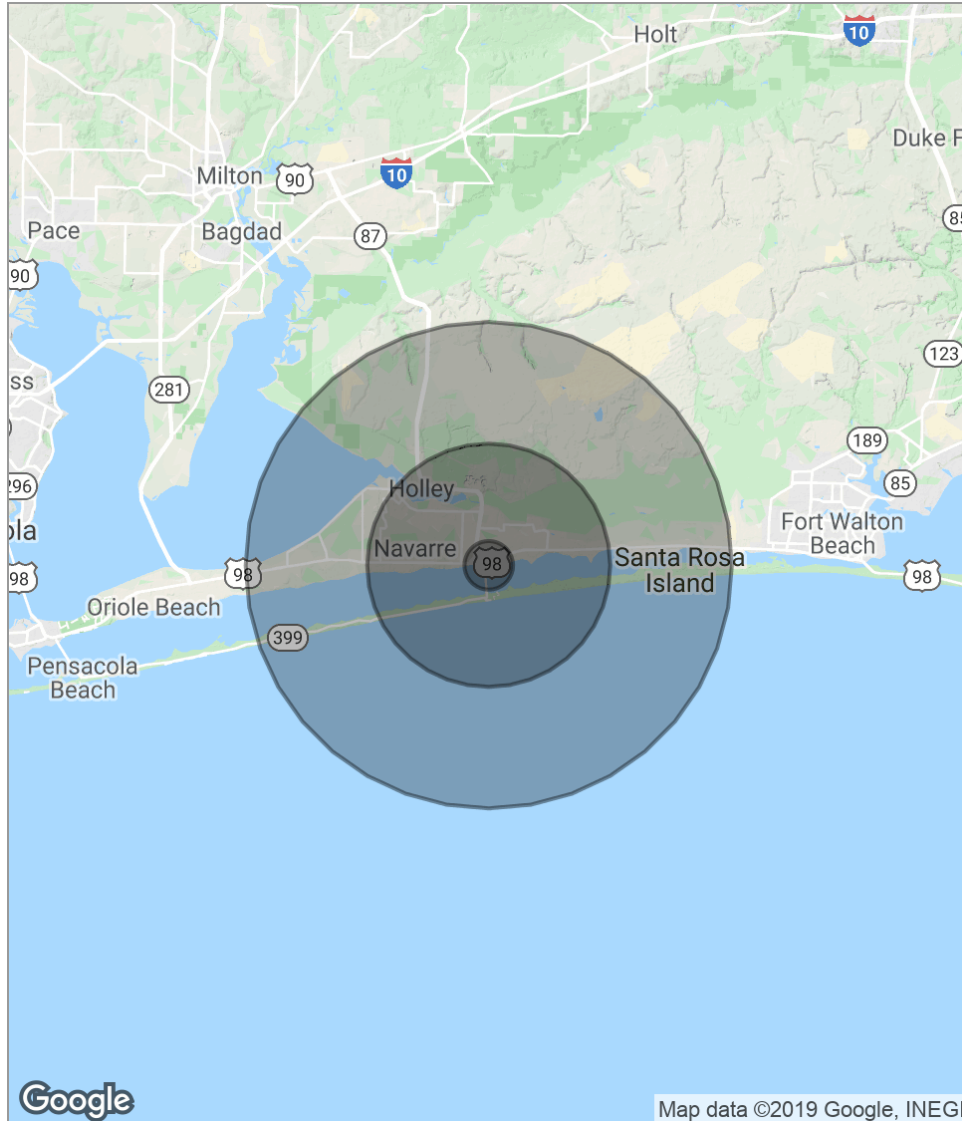
# Kitchen



# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,098	23,070	46,632
Median age	35.0	35.9	36.7
Median age [Male]	36.3	36.9	37.4
Median age [Female]	34.3	35.4	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	751	8,545	17,819
# of persons per HH	2.8	2.7	2.6
Average HH income	\$66,173	\$68,269	\$71,788
Average house value	\$247,502	\$254,733	\$255,862

*\* Demographic data derived from 2010 US Census*





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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
- Host of "The Restaurant Realty Show" 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.