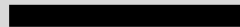




ALLIANCE REAL ESTATE



TURN-KEY RESTAURANT FOR LEASE



3102 E CERVANTES ST. PENSACOLA, FL 32503



PROPERTY DESCRIPTION

Excellent freestanding turn-key restaurant building is available for lease in Pensacola, FL. The 7192 SF building is situated on +/- .33 acres along Cervantes Street close to one of the highest income neighborhoods in Pensacola. The single story building features a full bar set up, newly equipped 20-ft. commercial kitchen hood system, spacious dining areas, 2 divided party rooms, 3 walk-in coolers/freezers, sound room/office, high-top area, and outdoor patio. The property has 46 parking spaces and good visibility. The site has ample parking, superb visibility, and exposure, with approximately 102.5 feet of frontage along Cervantes St. (13,500 VPD). Located in a highly sought-after area, the site is within minutes of Downtown Pensacola, Scenic Highway Neighborhoods, and local schools. Nearby major retailers include Publix and CVS Pharmacy.

PROPERTY HIGHLIGHTS

- Within 5 minutes of I-10 and Downtown Pensacola.
- Located along the main road of Cervantes (13,500-26,000 VPD)
- Easily accessible location with multiple access points and full-service kitchen set up.

OFFERING SUMMARY

Lease Rate	\$12.52 SF/yr (NNN)
Available SF	7,192 SF
Lot Size	.33 Acres
Building Size	7,192
Zoning	N/A
Property Type	Bar/Restaurant
Traffic Count	13,500

ADDITIONAL PHOTOS

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FLOORPLAN

CERVANTES ST.

FRONT

PARKING LOT

MAIN
ENTRANCE



ENTRY
10' 7" X 6' 4"

DINING ROOM
12' 7" X 22' 3"

SOUND
ROOM/
OFFICE

KITCHEN HOODS

KITCHEN
43' 10" X 13' 11"

DINING ROOM
37' 5" X 39' 5"

BAR

SERVER STATION
22' 1" X 6'

DISHWASHER

WALK-IN
8' 11" X 14' 11"

DINING ROOM
17' 2" X 31' 2"

DINING ROOM
16' 11" X 31' 2"

EMPLOYEE
RESTROOM

KITCHEN
26' 4" X 23' 2"

OPEN
PATIO

DINING ROOM
41' 11" X 32' 4"

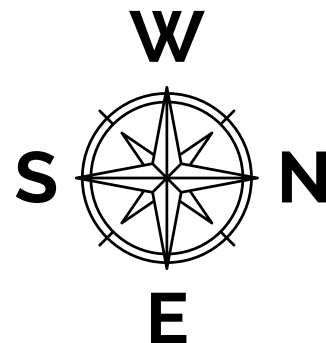
STOVE
30" X 36"

W.C.
8' 0" X 5' 7"

W.C.
7' 10" X 5' 0"

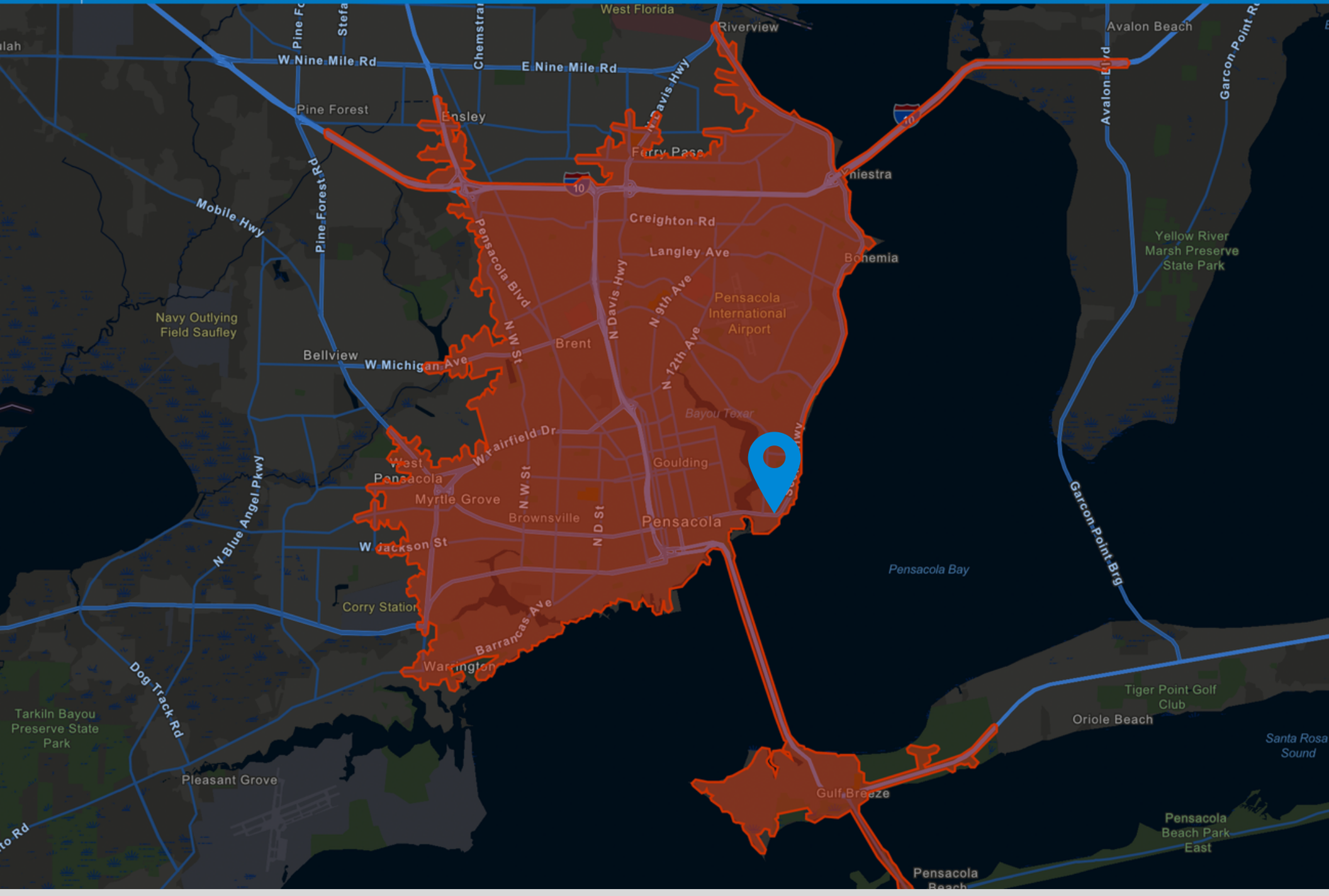
WALK-IN
COOLER &
FREEZERS

BACK OF BUILDING &
ALLEY WAY



15 MINUTE DRIVETIME MAP

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RETAIL MAP

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REAL ESTATE



SUBJECT
PROPERTY



TRAFFIC COUNT

ALLIANCE
REAL ESTATE



Perry Ave.
(8,600 VPD)

CERVANTES ST.
(26,000 VPD)

SUBJECT
PROPERTY

CERVANTES ST.
(13,500 VPD)

**DANIEL HUA**

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PROFESSIONAL BACKGROUND

Daniel Hua is a commercial real estate advisor at Alliance Real Estate. Alliance Real Estate is a full-service commercial real estate brokerage offering many real estate services including by not limited to investment sales, leasing, tenant representation, business sales, asset management, and consulting.

Daniel Hua started a restaurant as the youngest restaurateur in the Pensacola Area and earned VIP's Best In Pensacola New Restaurant. Daniel ran the local breakfast restaurant for 5 years before selling it to pursue commercial real estate. Daniel decided to pursue commercial real estate after being asked by several individuals to help them find solid commercial properties best suited for their business.

Daniel has a family background in asset management of several commercial and residential properties as well as commercial sales and leasing. Daniel strives to bring a modern sales approach to commercial real estate by offering the value of providing necessary information to clients to help them make informed money making decisions. Daniel has also worked with development firms, a few major retail tenants, and helped consult on a few local businesses.

MEMBERSHIPS

Daniel is a member of prominent organizations including ICSC - International Council of Shopping Centers, National Association of Realtors, and Pensacola Association of Realtors. Daniel is also currently in pursuit of CCIM Designation.