

SUMMARY

AERIAL

SURVEY

DEMOGRAPHICS

FOR LEASE

PROPERTY SUMMARY

Stirling Properties is pleased to offer a prime hard-corner development opportunity in Milton, FL. The offering is 2.17 AC located at the NWC of US Hwy 90 and Glover Lane in Milton. Milton is the county seat of the increasingly high-growth Santa Rosa County.

Overall, the offering represents an excellent opportunity for retail development, particularly within the QSR, Fast Food and Fuel subcategories to locate on a highly visible and easily accessible site.

There is over 300' of frontage along Hwy 90. Traffic Counts at the site are yielding 40,500 vpd. At time of publishing, these traffic counts reflect the highest values in the Milton market.

All utilities are available and the site is mostly cleared.

Owner will consider a sale to qualified purchasers.

AVAILABLE

- 2.17 ± AC Available for Lease.
- Owner will consider certain purchase proposals.

PRICE

- Contact Broker for Pricing

LOCATION HIGHLIGHTS

- Signalized-Intersection Corner
- High Visibility
- Easy Accessibility
- Close to I-10 via Avalon Blvd
- Zoned C-2 (City of Milton)

TRAFFIC COUNT (AADT 2022)

- On Hwy 90, at Site: 40,500

AREA BUSINESSES

- Sandy Sansing Chevrolet Milton
- Sandy Sansing CDJR
- Badcock Furniture
- Tractor Supply Co
- McDonald's
- Fastenal
- Culver's
- Walgreens
- Wendy's

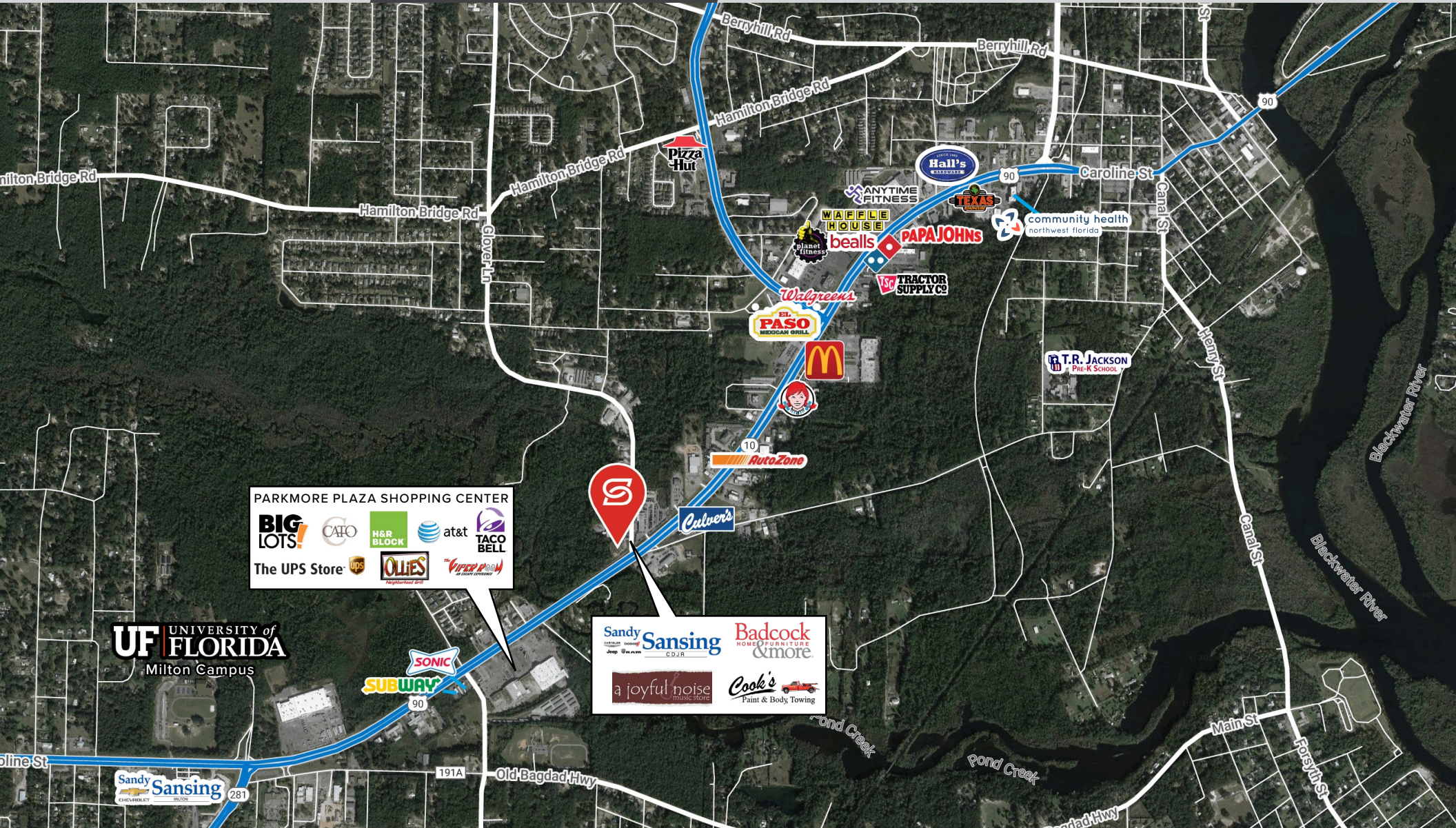


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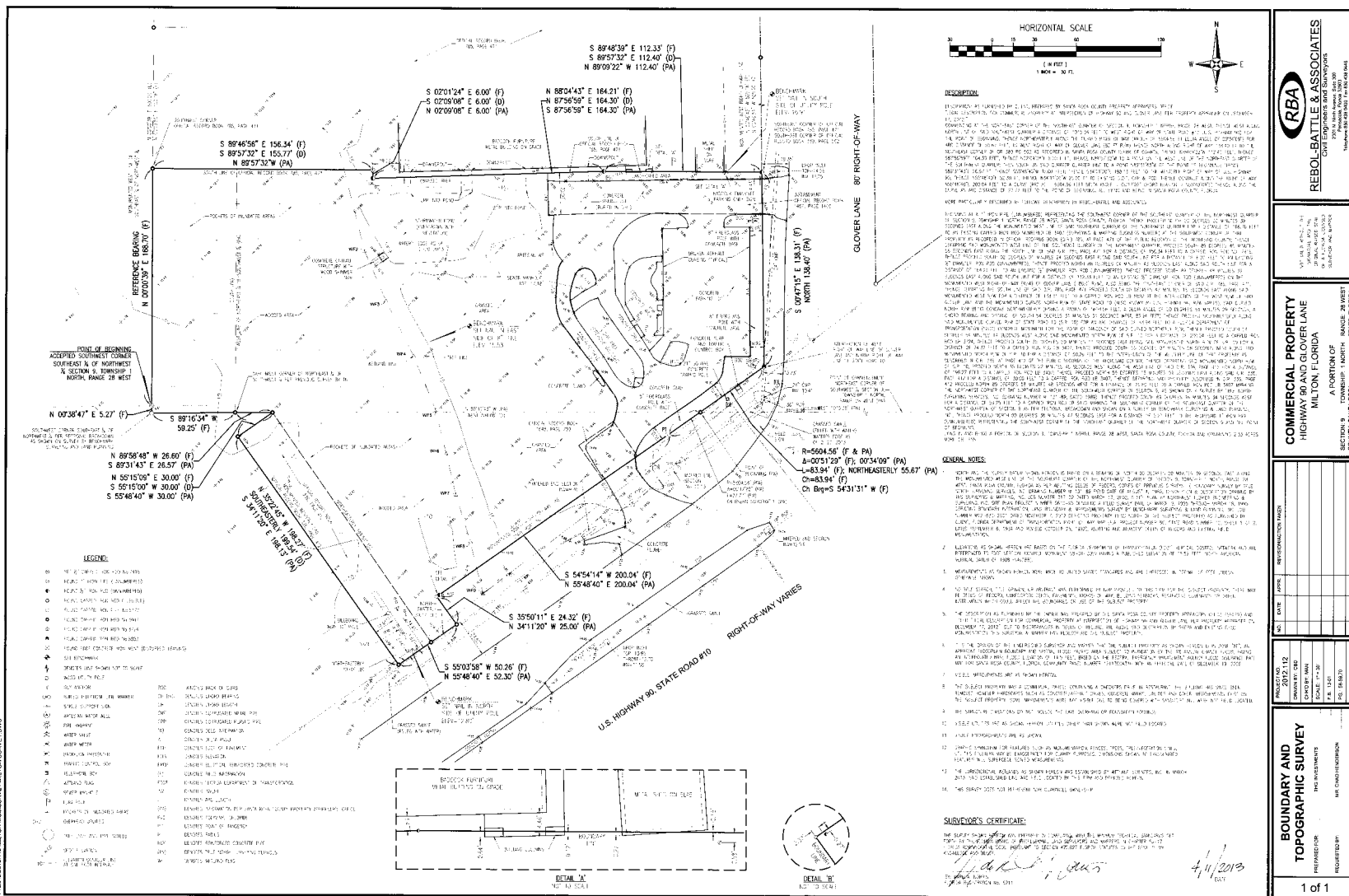
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2023 DEMOGRAPHICS

	3 MI	5 MI	10 MI
 POPULATION	29,663	56,926	108,870

	3 MI	5 MI	10 MI
 AVG. HH INCOME	\$100,456	\$102,061	\$105,787

	3 MI	5 MI	10 MI
 HOUSEHOLDS	12,088	22,127	40,425