



LAND FOR LEASE

4645 U.S. 90

Milton, FL 32571

BRAD ALTUM

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Baker Storey McDonald
Properties

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PROPERTY DESCRIPTION

Positioned at a signalized intersection along Highway 90, this 1.38-acre pad offers prime visibility and access in Pace's main retail corridor—just outside Pensacola and surrounded by strong national co-tenancy

PROPERTY HIGHLIGHTS

- ±1.39AC retail pad
- Signalized, fully lit intersection with Highway 90
- Over 34,000 vehicles per day on this high-traffic route
- Neighboring retailers include Publix, Target, Lowe's, and Walmart
- Flexible site plan suitable for QSR, retail, or service uses
- Located in a rapidly growing trade area with strong demographics
- Zoned commercial, adaptable for ground lease or build-to-suit



BRAD ALTUM

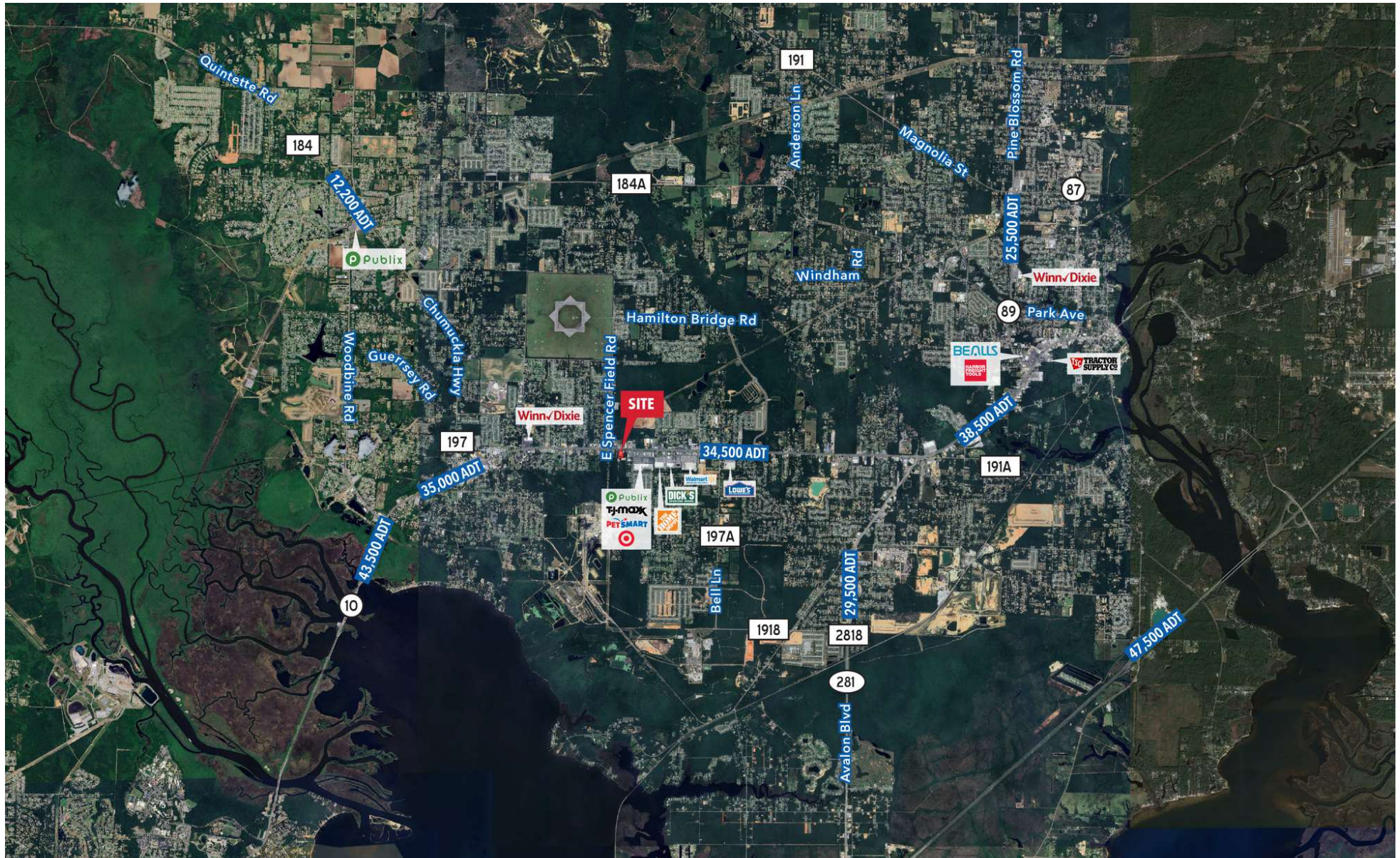
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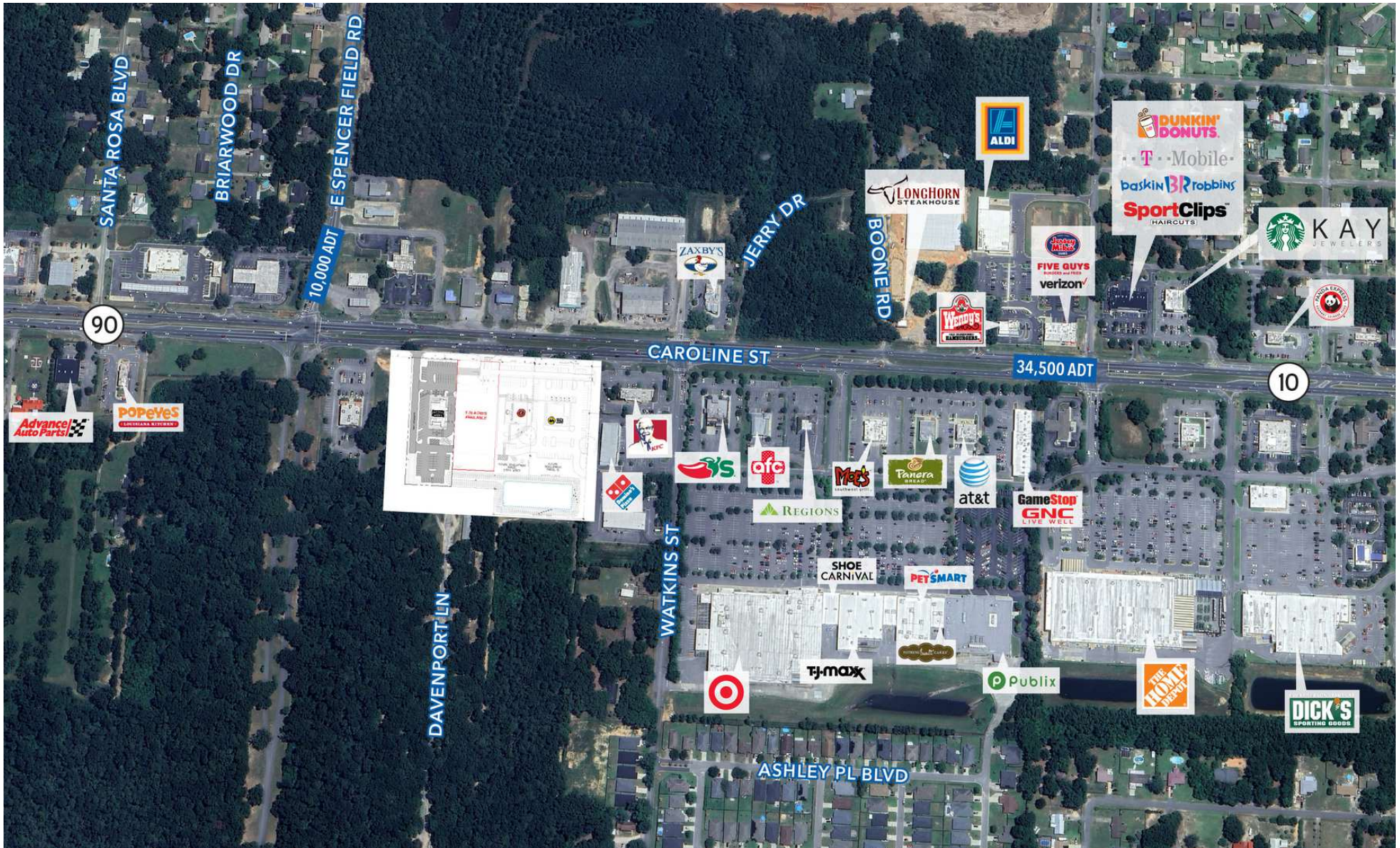
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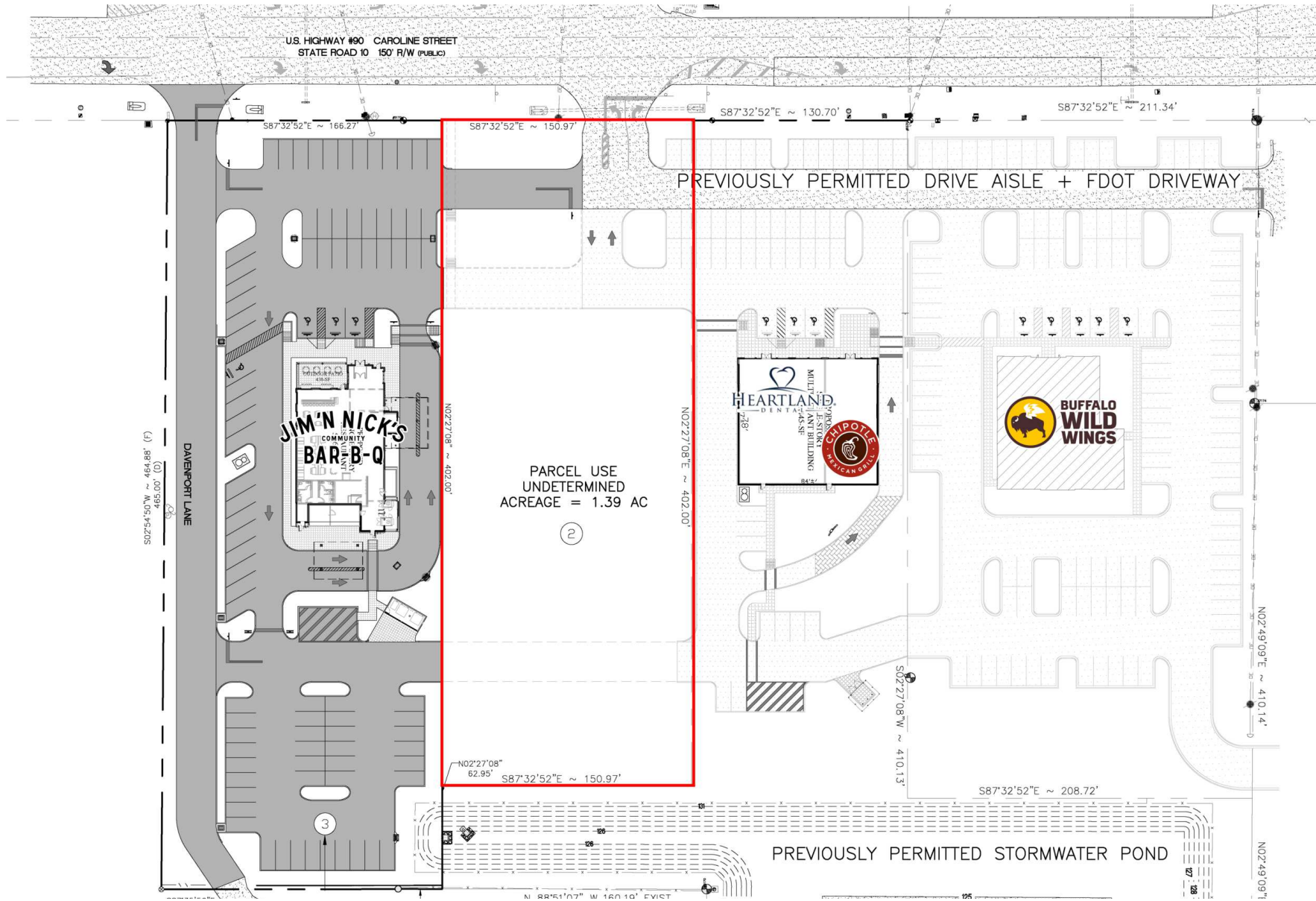
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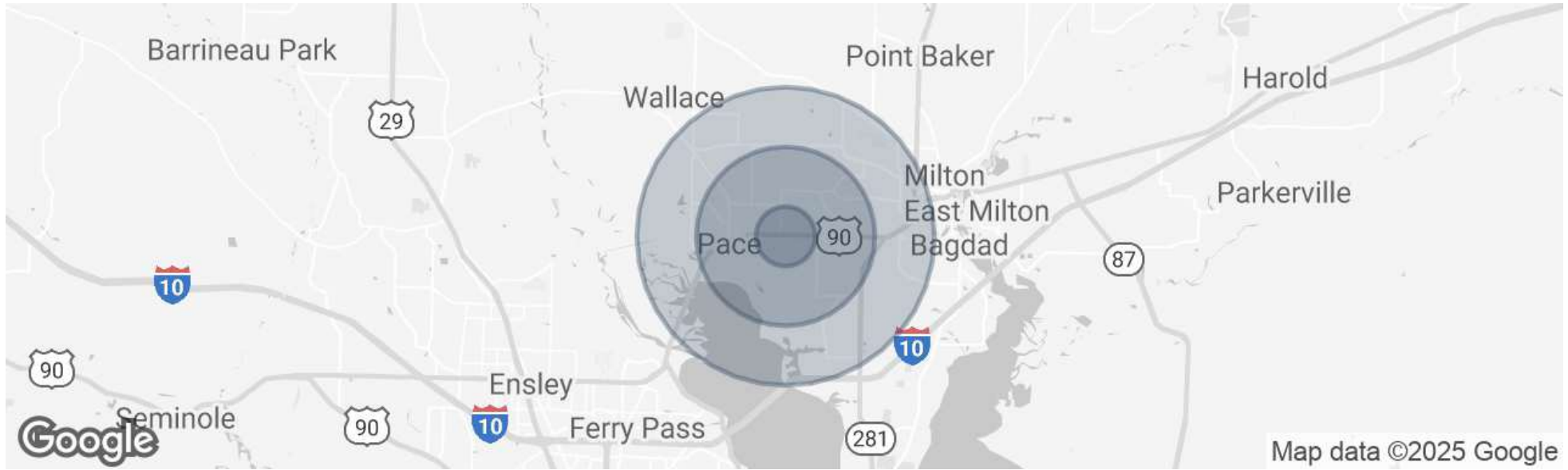
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,367	29,930	58,908
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,596	11,078	21,887
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$92,015	\$97,285	\$106,220
Average House Value	\$276,030	\$292,246	\$323,767

Demographics data derived from AlphaMap