

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

6515 US-90, Milton , FL 32570



OFFERING SUMMARY

Available Acres: 2.28 Acres

Lease Rate: Call For Pricing

Zoning: C-2

Market: Pensacola

Submarket: Milton

PROPERTY OVERVIEW

Introducing a premier ground lease or build-to-suit opportunity. With versatile zoning and ample space for development, this site presents an exceptional canvas for a wide range of commercial ventures. The strategic location and high visibility make it an ideal choice for businesses seeking a prominent presence in the vibrant Milton area.

PROPERTY HIGHLIGHTS

- Available for Ground Lease or Build-To-Suit
- Highest Trafficked Intersection in Milton, FL over 66,500 AADT (source: FLDOT 2022)
- Recently installed turn lane, providing excellent access
- Approximately 133' of frontage on US HWY 90

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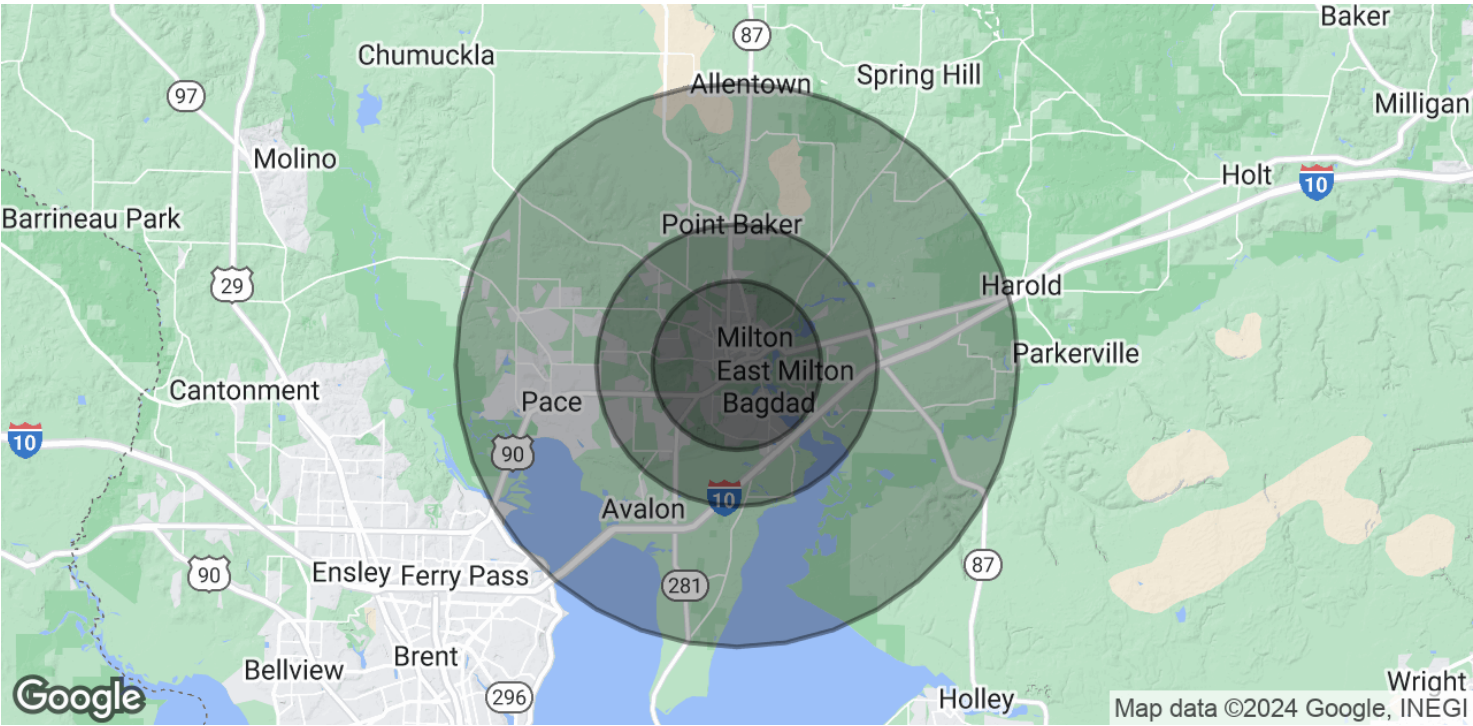
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,239	56,470	104,292
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,375	21,377	37,593
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$91,429	\$97,392	\$104,484
Average House Value	\$280,251	\$285,676	\$311,640

Demographics data derived from AlphaMap

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