

# LEASE

## MILTON OFFICE SUITES

6460 Justice Ave. Milton, FL 32570



### PROPERTY DESCRIPTION

Office Suites Available for Lease in the City of Milton. Multiple options exist with the ability to rent under 1,000 SF up to the entire building of 4,074 SF for exclusive use. Parking available with front and back access. Centrally located in the City of Milton and is less than a quarter mile to US Hwy 90 and 5 miles to I-10. Demographics within a 5-mile radius include a total population of 54,889 and average household income of \$97,273. AADT on Dogwood Dr. is 25,500. Property is visible from Dogwood.

### PROPERTY HIGHLIGHTS

- Conference Room. Full Kitchen. 24/7 Access. Hardwired and Wireless Internet. Utilities and Janitorial. Ample Parking with front and rear lots.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,953	11,429	20,940
Total Population	4,866	29,360	54,889
Average HH Income	\$79,295	\$91,925	\$97,273

**Melissa Glyptis Simpson**  
(850) 733-6532



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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
6460 1st Floor A	Available	867 SF	Full Service	\$2,170 per month
6460 1st Floor B	Available	819 SF	Full Service	\$2,398 per month
6460 1st Floor A-B	Available	1,686 SF	Full Service	\$4,250 per month
6460 2nd Floor	Available	2,023 SF	Full Service	\$2,600 per month
6460 1st & 2nd Floor	Available	4,074 SF	NNN	\$14.00 SF/yr

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6460 1<sup>st</sup> Floor Suite A

6460 1<sup>st</sup> Floor Suite B



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