

LEASE

MILTON OFFICE SUITES

6460 Justice Ave. Milton, FL 32570



PROPERTY DESCRIPTION

Office Units Available for Lease in the City of Milton. Private offices on the first and second floor with conference room and kitchen access. 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.

SPACES

LEASE RATE

SPACE SIZE

Unit 101	\$490 per month	88 SF
Unit 102	\$850 per month	174 SF
Unit 103	\$1,000 per month	175 SF
Unit 104	\$470 per month	80 SF
Unit 106	\$950 per month	177 SF
Unit 202	\$560 per month	116 SF
Unit 203	\$560 per month	115 SF
Unit 205	\$575 per month	116 SF
Unit 206	\$595 per month	123 SF

Melissa Glyptis Simpson
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1st Floor



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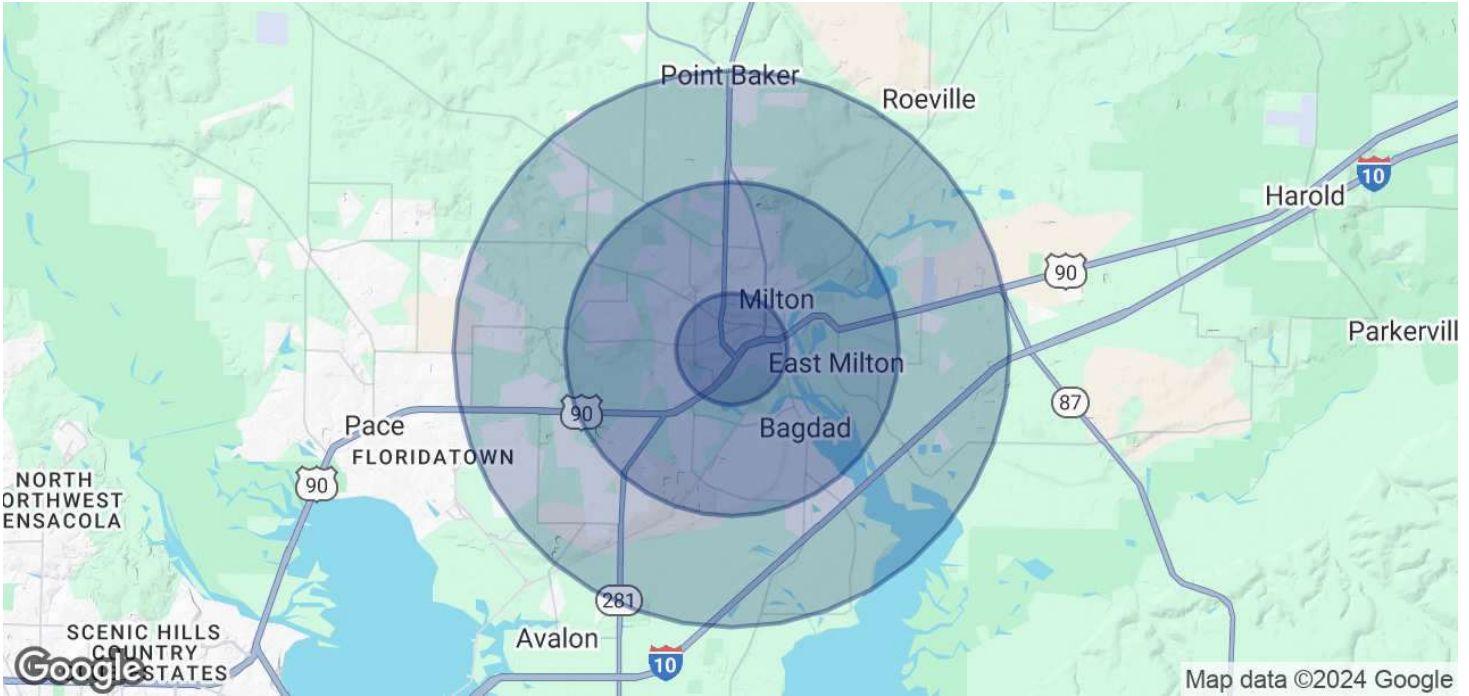


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,866	29,360	54,889
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,953	11,429	20,940
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$79,295	\$91,925	\$97,273
Average House Value	\$275,516	\$281,098	\$286,806

* Demographic data derived from 2020 ACS - US Census

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