

# LEASE

## ISLAND DOCTORS MEDICAL PARK

5520 Stewart Street Milton, FL 32570



### PROPERTY DESCRIPTION

Freestanding building located inside the Island Doctors Medical Park. This location has two entrances allowing for 2 separate lobbies, such as a well side and sick side if required. The unit included 6 private rooms and 4 restrooms. Demographics within a 5 mile radius include a Total Population of 55,782 and an Average House Hold Income of \$98,032. Average Annual Daily Traffic Count of 17,600 on Stewart St.

### PROPERTY HIGHLIGHTS

- Freestanding. Two Entrances. Private Offices with Sinks. AADT 17,600

### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$16.00 SF/yr (NNN) |
| Number of Units: | 1                   |
| Available SF:    | 1,680 SF            |
| Lot Size:        | 0.99 Acres          |
| Building Size:   | 1,680 SF            |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,194    | 9,690    | 20,158   |
| Total Population  | 5,479    | 24,805   | 55,782   |
| Average HH Income | \$74,278 | \$91,125 | \$98,032 |

**Melissa Glyptis Simpson**  
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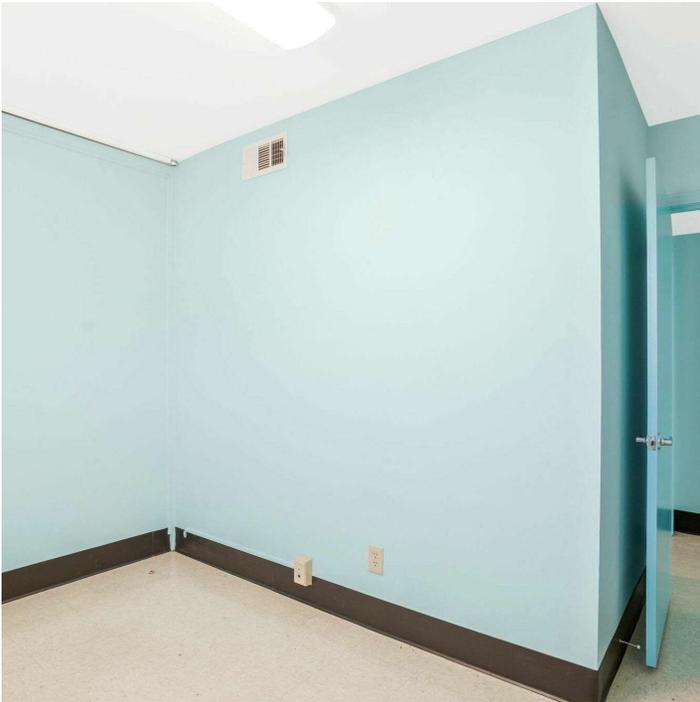


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# PHOTOS

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## ADDITIONAL PHOTOS

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## LOCATION MAP

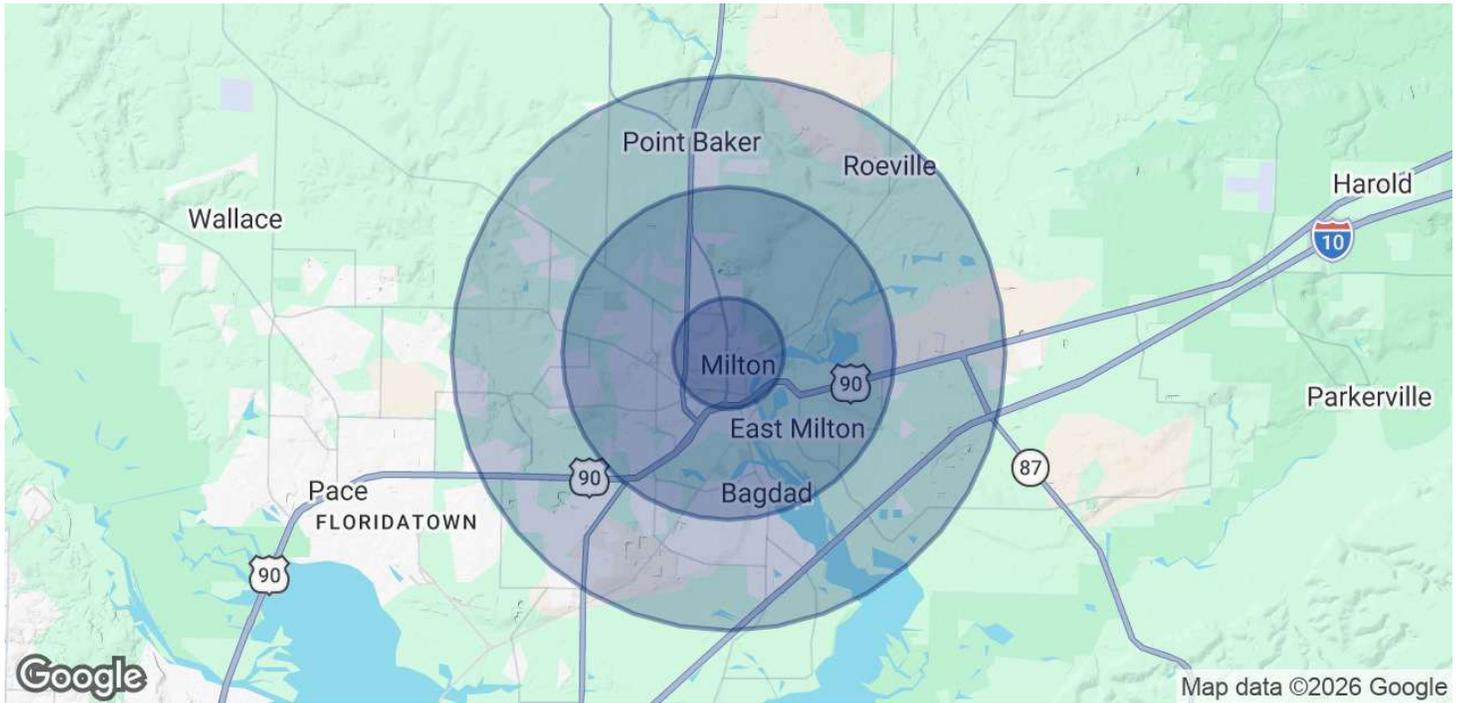
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 5,479     | 24,805    | 55,782    |
| Average Age          | 41        | 41        | 41        |
| Average Age (Male)   | 39        | 40        | 40        |
| Average Age (Female) | 43        | 43        | 42        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 2,194     | 9,690     | 20,158    |
| # of Persons per HH  | 2.5       | 2.6       | 2.8       |
| Average HH Income    | \$74,278  | \$91,125  | \$98,032  |
| Average House Value  | \$209,282 | \$282,631 | \$280,598 |

Demographics data derived from AlphaMap

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