

SALE/LEASE/BTS

3851 AVALON BLVD
3851 Avalon Blvd Milton, FL 32583



PROPERTY DESCRIPTION

This +/-6 acre site located on the south bound side of Avalon Blvd with 461 Ft of road frontage included points of ingress/egress from Avalon Blvd and on the rear of the property on Balsam St. Existing Median cuts on Avalon Blvd allowing north or south access into and from the site. Centrally located on Avalon Blvd, the site is 2.8 miles north of I-10 and 2.3 miles south of US Hwy 90. AADT of 24,500 and 5 mile radius demographics: Total Population 42,477 and Average House Hold Income of \$68,953.

PROPERTY HIGHLIGHTS

- 2.8 miles north of I-10 & 2.3 miles south of US Hwy 90. AADT 24,500. 461 FT Rd Frontage. Median Cut on Avalon Blvd. Rear Entrance. 5 Mile Demographics of \$68,953 AHHI & 42,477 Tot. Pop. Sewer Available with Pace Water.

OFFERING SUMMARY

Sale Price:	\$2,960,000
Lot Size:	5.92 ACRES
Zoning:	HCD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,103	7,728	17,842
Total Population	2,587	18,866	42,477
Average HH Income	\$92,602	\$76,897	\$68,953

Melissa Glyptis Simpson
850 733 6532



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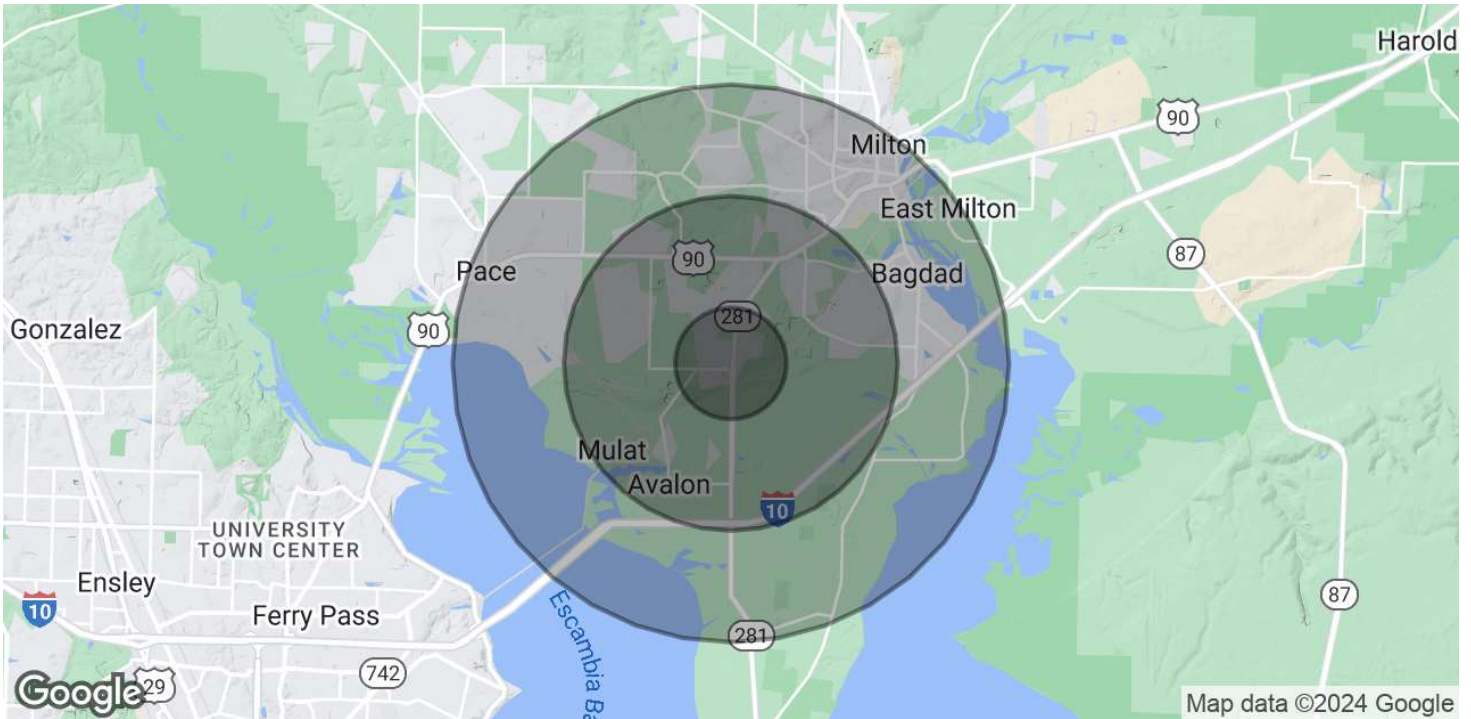
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,587	18,866	42,477
Average Age	37.5	37.1	38.6
Average Age (Male)	40.3	35.6	37.1
Average Age (Female)	35.3	39.1	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,103	7,728	17,842
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$92,602	\$76,897	\$68,953
Average House Value	\$204,401	\$185,482	\$173,523

* Demographic data derived from 2020 ACS - US Census

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