

BELLCORE
COMMERCIAL

Tom Thumb

DOLLAR GENERAL

VICTORY
BAPTIST CHURCH

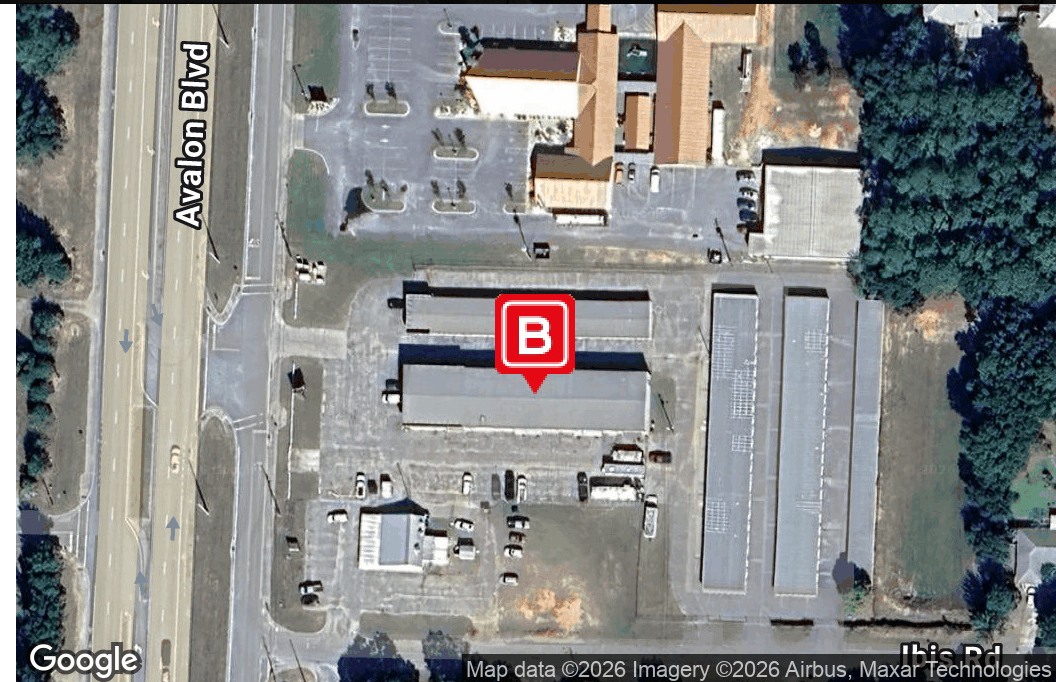
SITE
+/- 1,250 SF
Zoned HCD

 **AVALON STORAGE**
MILTON, FLORIDA

Avalon Blvd | 25,500 AADT

INDUSTRIAL FLEX SPACE ON AVALON BLVD - 1,250 SF AVAILABLE

3996 AVALON BLVD, MILTON, FL 32583



PROPERTY DESCRIPTION

Located along Avalon Boulevard in Milton, Florida, this property offers flexible industrial/warehouse space in a high-visibility location with a traffic count of 25,500 vehicles per day. The building totals 10,000 SF on a 2.7-acre lot, zoned HCD (Highway Commercial Development), providing excellent flexibility for a variety of industrial and commercial uses. The available space, Suite 3984 & 3986, offers 2,500 SF with a gross lease structure. The unit features two grade-level drive-in bays, making it ideal for light industrial, storage, distribution, or service-oriented businesses that require warehouse access with convenient frontage.

PROPERTY HIGHLIGHTS

- One grade-level drive-in bay
- HCD zoning allows for a wide range of uses
- Excellent access to I-10, Milton, and Pensacola markets

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	1,250 SF
Lot Size:	2.7 Acres
Zoning	HCD
Property Type	Industrial
Traffic Count	25,500
Market	Milton





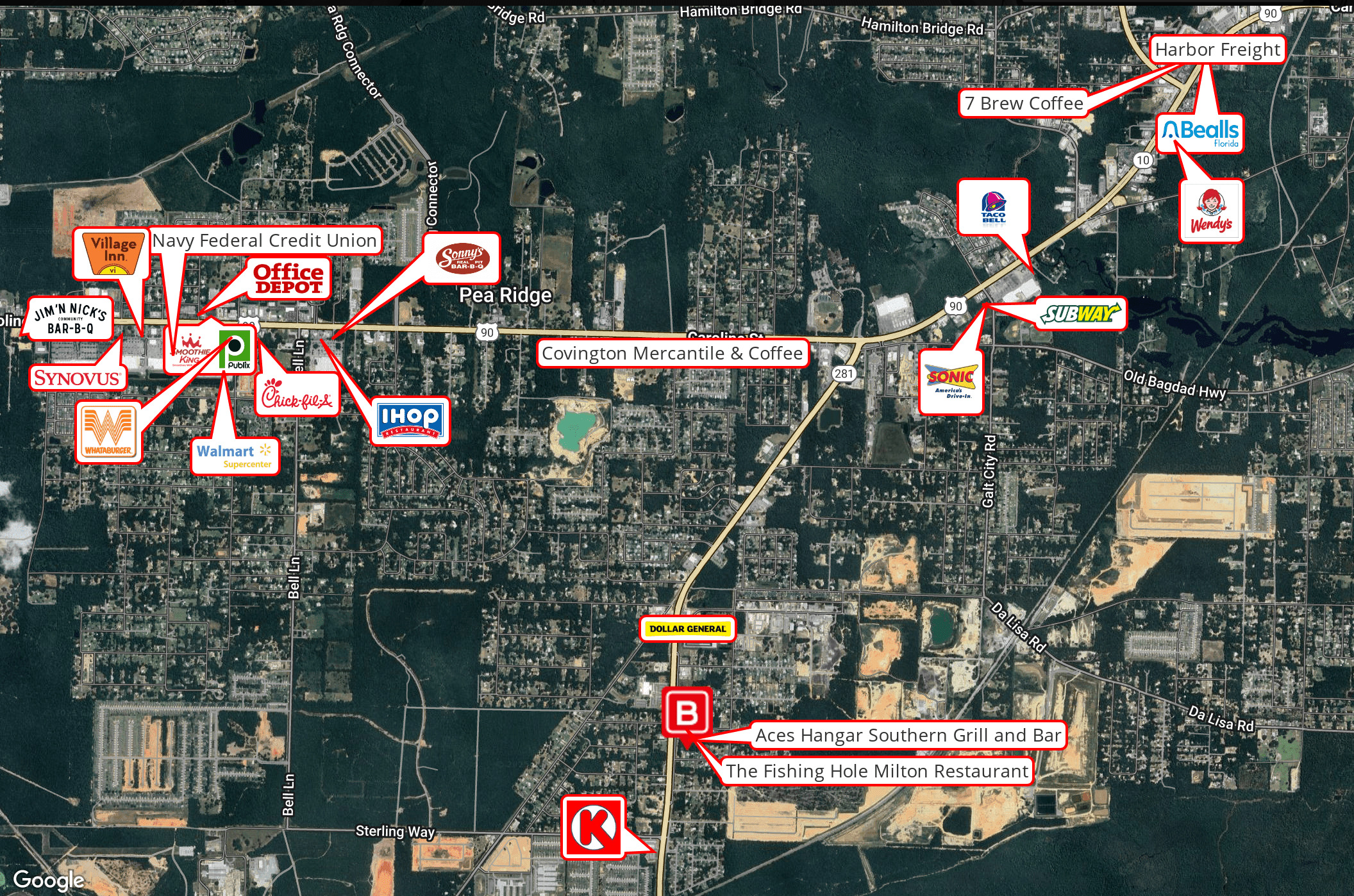
LEASE INFORMATION

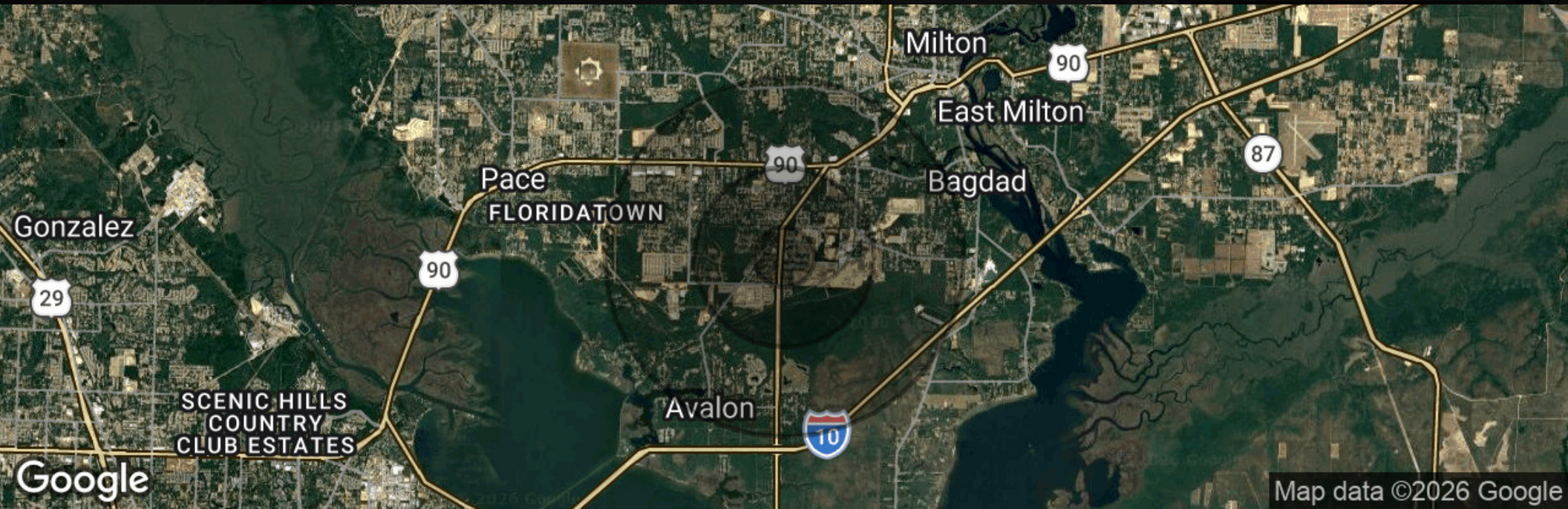
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 SF	Lease Rate:	\$12.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
STE 3984	Available	1,250 SF	NNN	\$12.50 SF/yr	-







POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	871	6,523	21,314
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	332	2,479	8,089
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$112,834	\$104,259	\$97,108
Average House Value	\$270,186	\$264,448	\$280,057

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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