

# SALE

## 1-3 ACRE CORNER OUTPARCEL

00119 Hwy 87 Milton FL Milton, FL 32583



### PROPERTY DESCRIPTION

1 to 3 Acre Corner Outparcel Available. Located on Hwy 87 in front of the Northwest Florida Industrial Park at I-10. Outparcel available south of the I-10/ Hwy 87 Corridor in East Milton with Full Median Cut access to Corporate Ave. +/- 1 to 3 acres available for commercial development as part of this 10 acre site. AADT on Hwy 87 of 17,900 and an AADT of 35,000 on I-10, located just half of a mile to the north of this site with a dedicated turn lane from Hwy 87 to Corporate Ave. 5 Mile Demographics include a Total Population of 55,782 and an Average House Hold Income of \$98,032.

### PROPERTY HIGHLIGHTS

- Full Median Cut. 1-3 Acre Corner Outparcel. 0.5 miles to I-10/ Hwy 87 Corridor. Dedicated Turn Lane. AADT 17,900 Hwy 87.

### OFFERING SUMMARY

Sale Price:	\$300,000 / acre
Lot Size:	1 -3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,236	9,811	20,158
Total Population	5,576	25,143	55,782
Average HH Income	\$74,517	\$91,094	\$98,032

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



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

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00119 HWY 87 MILTON FL  
00119 Hwy 87 Milton FL Milton, FL 32583



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## LOCATION MAP

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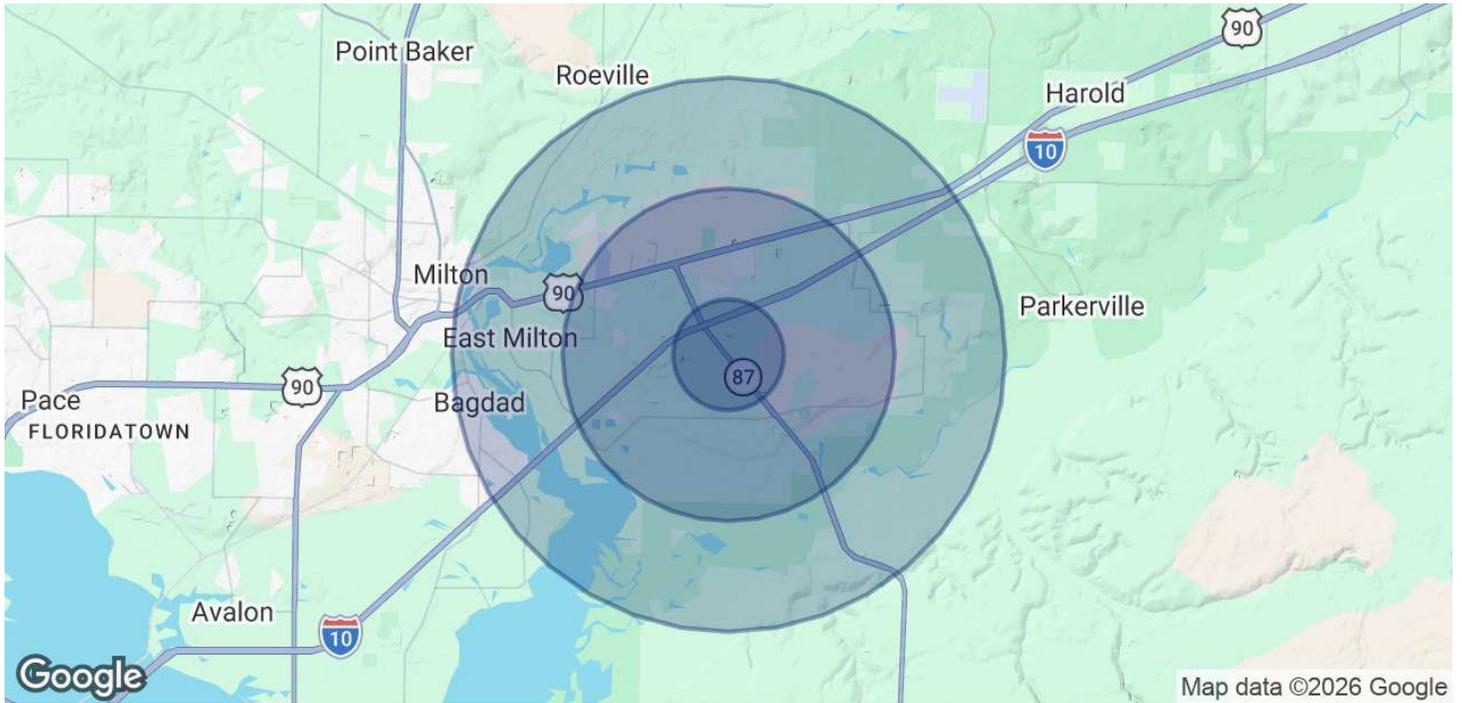


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## DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,576	25,143	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	2,236	9,811	20,158
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$74,517	\$91,094	\$98,032
Average House Value	\$211,395	\$281,976	\$280,598

Demographics data derived from AlphaMap

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