



**COLDWELL
BANKER
COMMERCIAL
REALTY**

5430 DOGWOOD DR.

Milton, FL 32570

AVAILABLE SPACE

0.66 Acres

ASKING PRICE

For Sale \$395,000 or For Lease \$1.25 PSF

FEATURES

- Total Population 33,669 & Average House Hold Income \$54,413 in a 5 mile radius. US 89/ Dogwood AADT 17,900. Lighted Corner. 230 Parking Spaces. 5 Entrances/ Exits into Center. Pylon Sign.

AREA

The City of Milton is found within Santa Rosa County, and is one of the fastest growing counties in the U.S. The County also boasts high median household incomes, low business costs, top ranked school system and low crime rates according to the Santa Rosa EDC.



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SALE / LEASE

CBCWORLDWIDE.COM

OUTPARCEL For Sale or Lease

Melissa Simpson
Comm Broker Associate
850 733 6532
mel.sells.nwfl@gmail.com

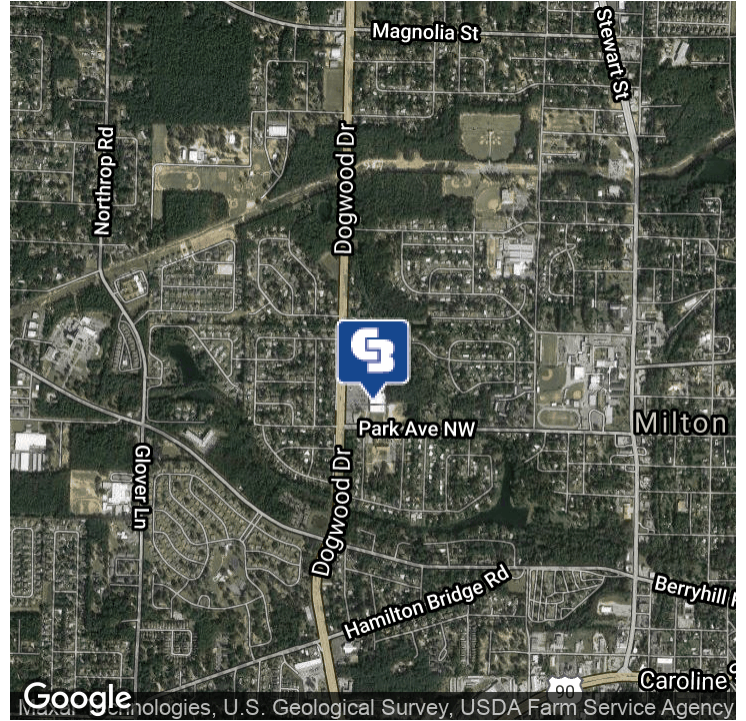
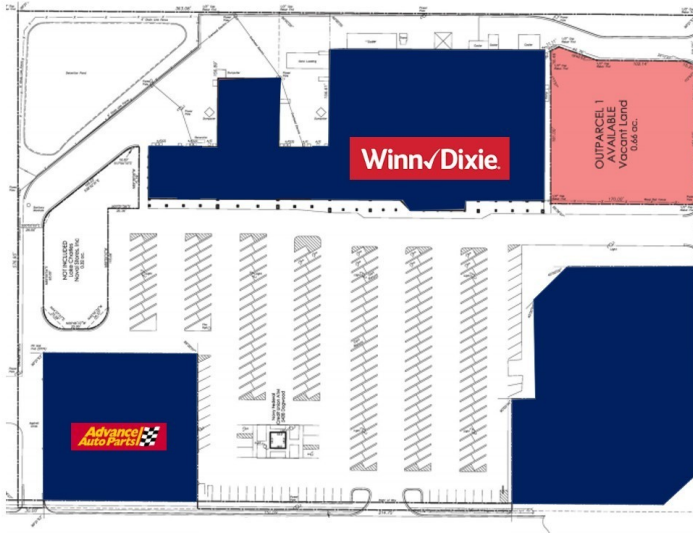
**COLDWELL BANKER COMMERCIAL
REALTY**
4475 Bayou Blvd, Pensacola, FL 32503
850.432.5320



5430 DOGWOOD DR.

Milton, FL 32570

SALE /
LEASE



OFFERING SUMMARY

Sale Price:	\$395,000
Available SF:	28,749 SF
Lease Rate:	\$1.25 SF/yr (Ground)
Lot Size:	0.66 Acres
Zoning:	C-1
Traffic Count:	17,900
Price / SF:	\$14.78 (Sale)

PROPERTY OVERVIEW

Grocery Anchored Dogwood Shopping Center Outparcel Available at lighted intersection in Santa Rosa County.

PROPERTY HIGHLIGHTS

- Total Population 33,669 & Average House Hold Income \$54,413 in a 5 mile radius. US Hwy 89/ Dogwood AADT 17,900. Lighted Corner. 230 Parking Spaces. 5 Entrances/ Exits into Center. Pylon Sign.
- For Sale/ Land Lease/ Build-to-Suit

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)	VIDEO
Outparcel	\$1.25 SF/yr	28,749 SF	

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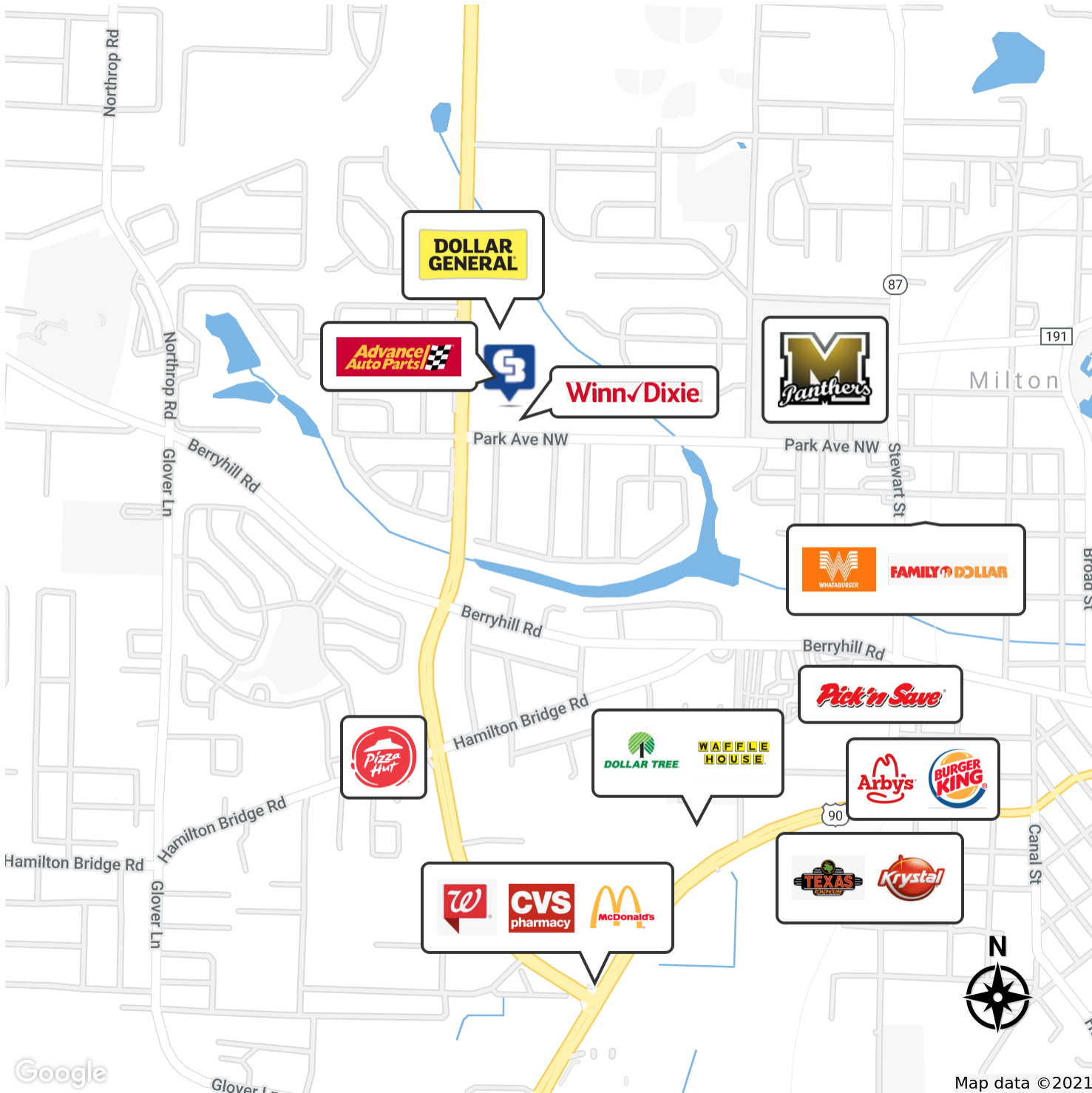




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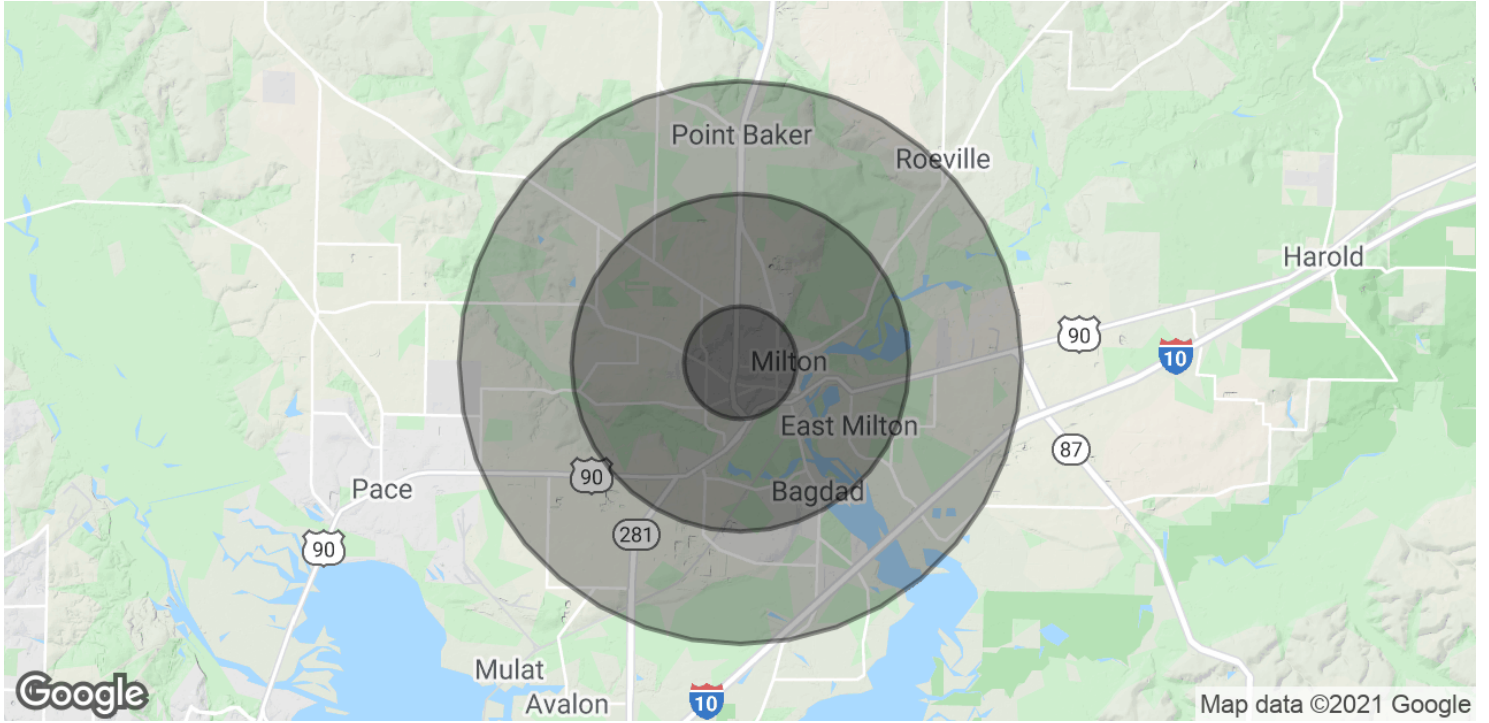




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SALE /
LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,410	17,886	33,396
Average age	39.4	38.9	38.9
Average age (Male)	37.9	37.4	37.7
Average age (Female)	42.6	41.4	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,334	7,006	12,980
# of persons per HH	2.6	2.6	2.6
Average HH income	\$44,415	\$50,100	\$54,447
Average house value	\$101,732	\$111,132	\$133,528

TRAFFIC COUNTS
17,900/day

* Demographic data derived from 2010 US Census

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