

LEASE

6317 DOGWOOD DR.
6317 Dogwood Dr. Milton, FL 32570



PROPERTY DESCRIPTION

Warehouse Space and Industrial Office Space Available for Lease at the intersection of Dogwood Dr. and Stewart St. Additional opportunity for laydown yard as the property includes a total of 5.15 acres zoned HCD with 606 Ft of road frontage on Dogwood Dr. with an AADT of 17,200 reported by the DOT. Available Units include 1 offices space with 640 total square feet, located at the front of the property. The 2nd Unit, with 10x10 Roll up door and 12 Ft ceiling height is 1,291 square feet and includes 130 SF of office space, single restroom and climate-controlled warehouse.

PROPERTY HIGHLIGHTS

- Multiple Units Available. Immediate Occupancy. Laydown Yard Available. Signage. Roll Up Door. 12 Ft Ceiling Height

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	2
Available SF:	640 - 1,291 SF
Lot Size:	5.15 Acres
Building Size:	6,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,301	8,088	15,194
Total Population	3,162	18,890	37,053
Average HH Income	\$55,144	\$64,880	\$64,837

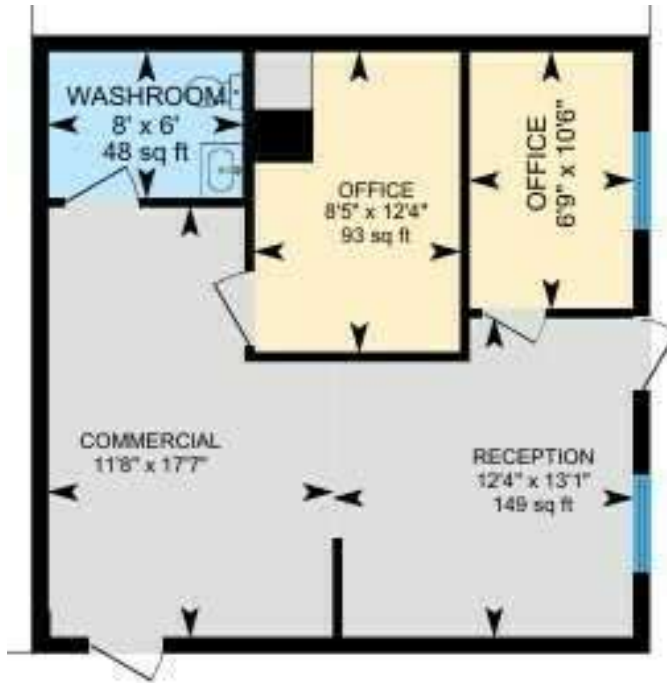
Melissa Glyptis Simpson
(850) 733-6532



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6317 DOGWOOD DR.
6325 Dogwood Dr. Milton, FL 32570



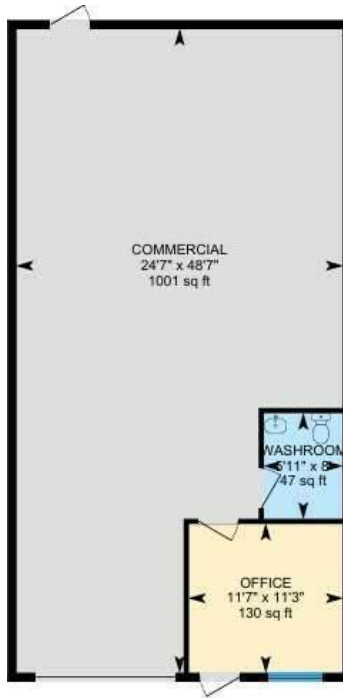
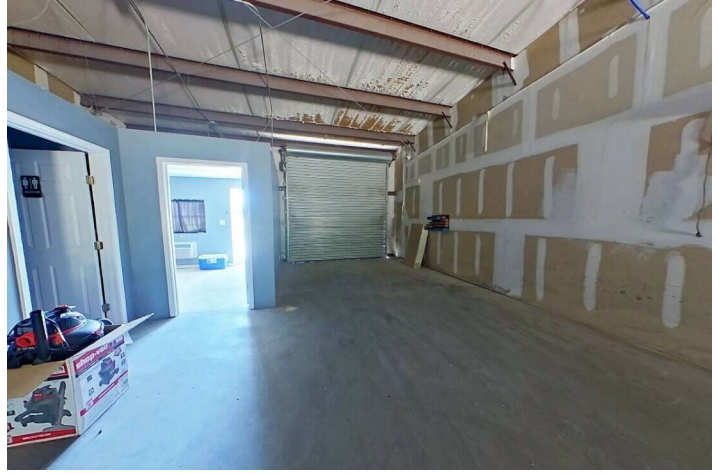
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6323 Dogwood Dr. Milton, FL 32570



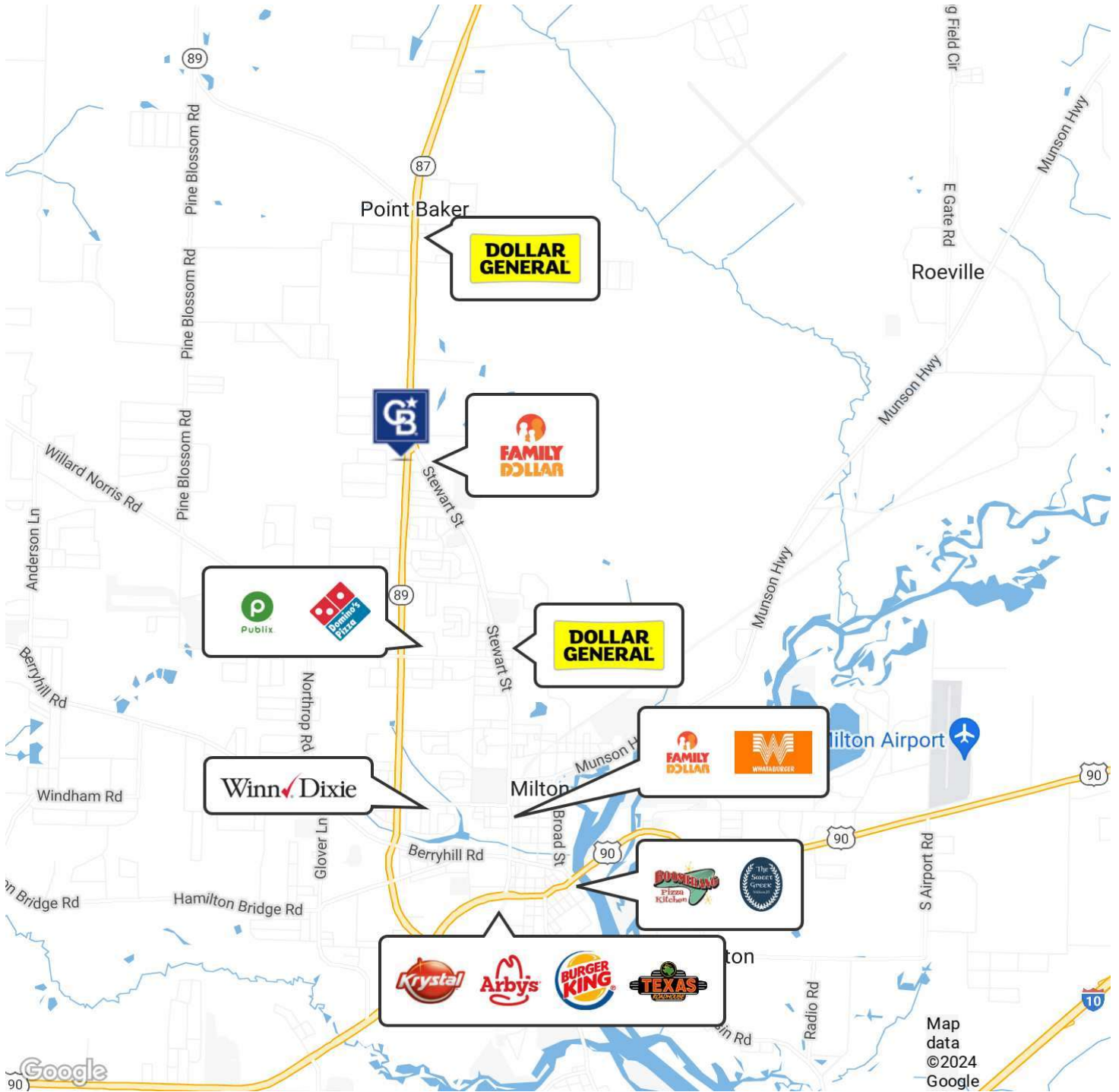
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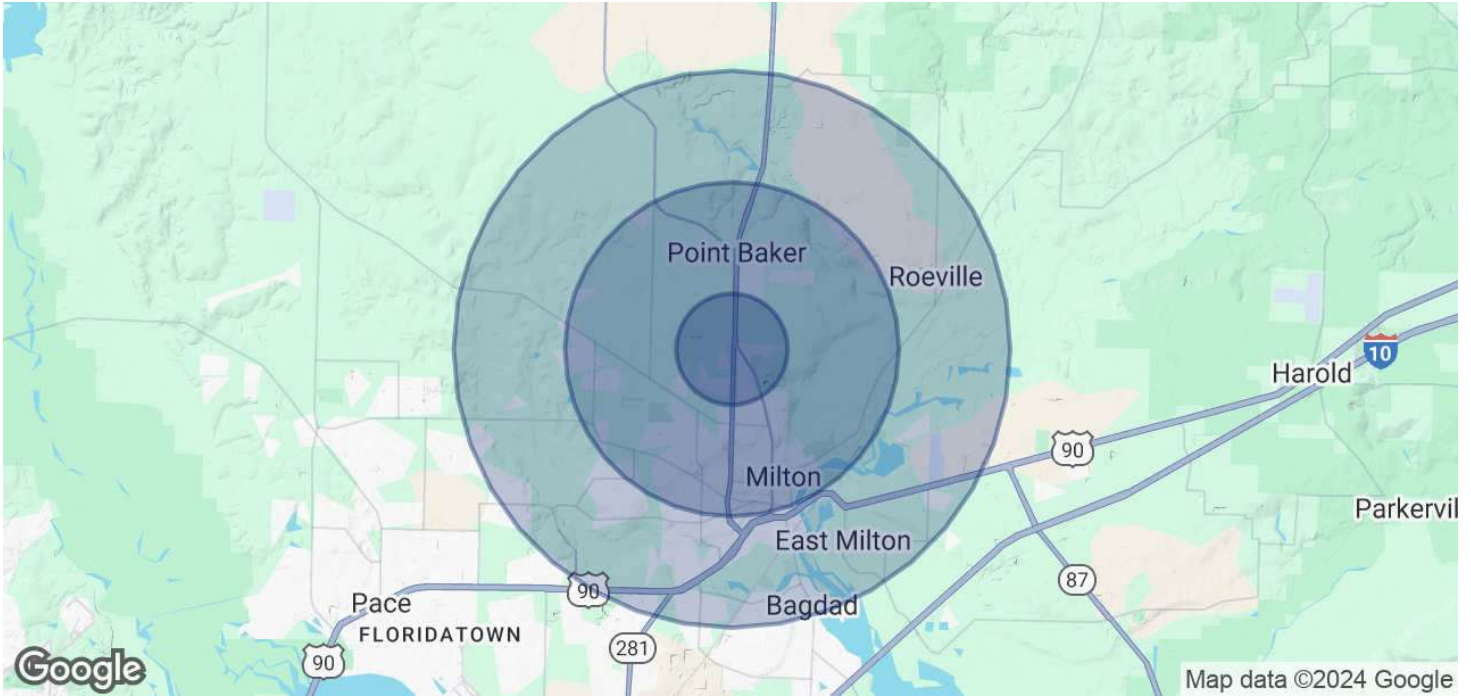
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,162	18,890	37,053
Average Age	37.7	40.2	40.2
Average Age (Male)	35.1	39.1	39.3
Average Age (Female)	39.2	41.9	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,301	8,088	15,194
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$55,144	\$64,880	\$64,837
Average House Value	\$126,353	\$159,472	\$157,661

2020 American Community Survey (ACS)

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