

LEASE

ISLAND DOCTORS MEDICAL PARK

5524 Stewart Street Milton, FL 32570



PROPERTY DESCRIPTION

Freestanding retail/ office building available in the Island Doctors Medical Park located in the City of Milton. Large open space throughout with 2 restrooms and 1 private office and 1 kitchen. 19 paved parking spots with additional parking around the Medical Park. Demographics within a 5 mile radius include a Total Population of 55,787 and an Average House Hold Income of \$98,032

PROPERTY HIGHLIGHTS

- Freestanding. Onsite Parking. Medical Office Park. AADT of 17,600

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,924 SF
Lot Size:	0.19 Acres
Building Size:	1,924 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,212	9,690	20,158
Total Population	5,520	24,805	55,782
Average HH Income	\$74,330	\$91,125	\$98,032

Melissa Glyptis Simpson
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FREESTANDING UNIT

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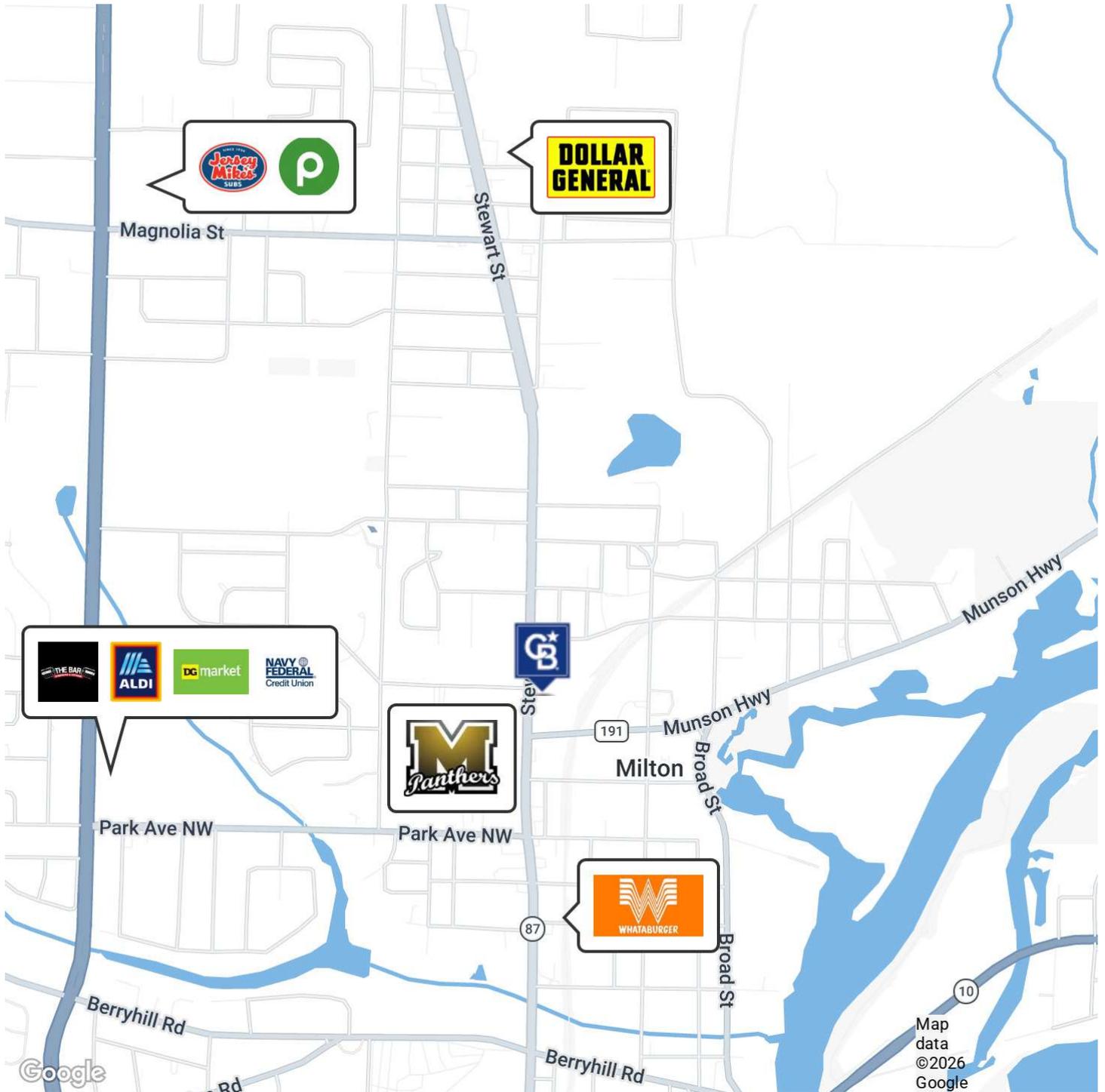


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LOCATION MAP

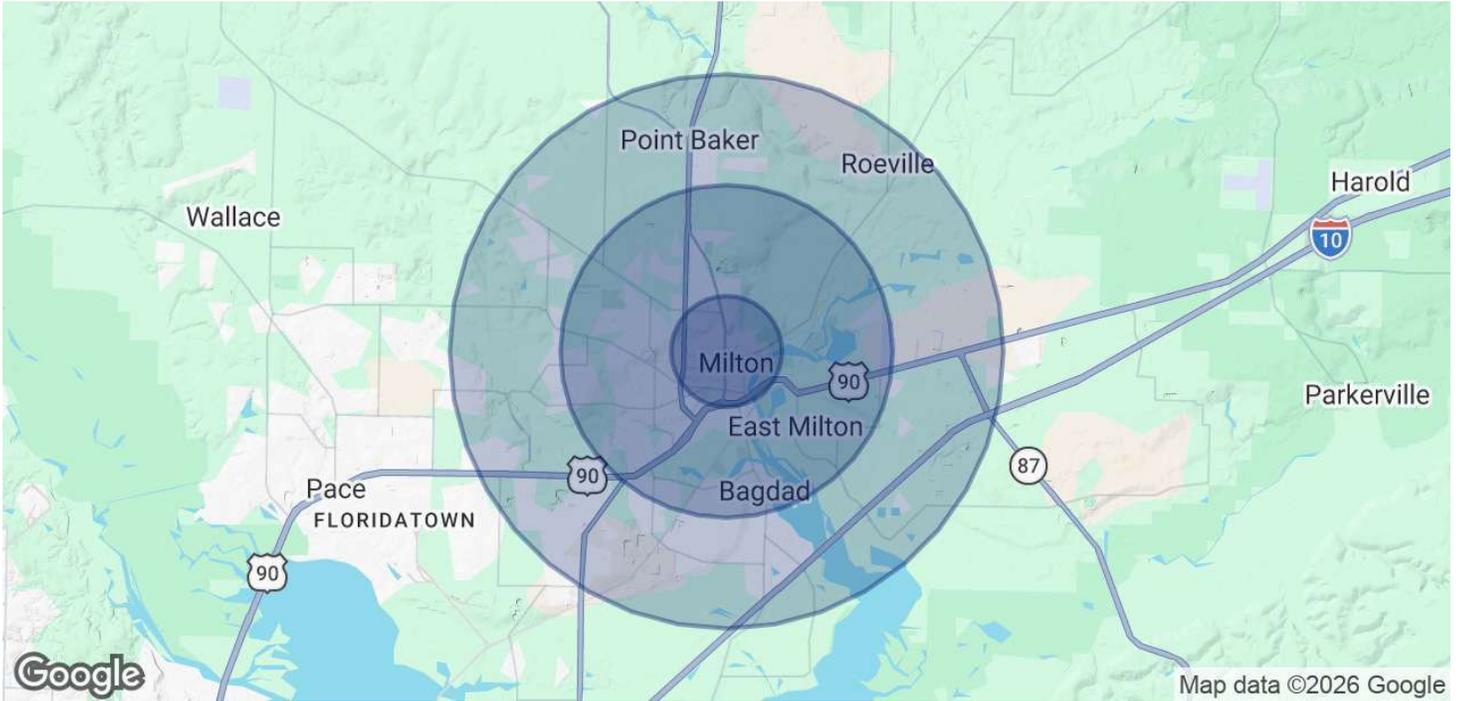
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,520	24,805	55,782
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,212	9,690	20,158
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$74,330	\$91,125	\$98,032
Average House Value	\$209,504	\$282,631	\$280,598

Demographics data derived from AlphaMap

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