

LEASE

6780 CAROLINE ST.
6780 Caroline St. Milton, FL 32570



PROPERTY DESCRIPTION

4 New Units Available in Downtown Milton on US Hwy 90. Retail White Box Renovations in this 4 Unit Strip Center with proposed completion date in early 2025. Corner, zero lot line building with a Dedicated Turn Lane & Full Median Cut on US Hwy 90. Located 2 parcels from the Lighted Hard Corner that takes you to I-10. On-Site Parking with Additional Private Parking Lot. US Hwy 90 AADT of 21,500. 5 Mile Radius Demographics include an Average Household Income of \$98,172 & Total Population of 55,100.

PROPERTY HIGHLIGHTS

- Newly Renovated White Boxed Units Coming Soon. 4 Unit Downtown Strip Center. Corner Parcel with Dedicated Turn Lane & Full Median Cut on US Hwy 90. On-Site Parking & Private Parking Lot. AADT 21500. Demographics within a 5 Mile Radius- Avg. Household Income \$98,172 & Total Population of 55,100.

SPACES

	LEASE RATE	SPACE SIZE
6780 Caroline St Unit A	\$22.00 SF/yr	3,175 SF
6780 Caroline St, Unit B	\$22.00 SF/yr	2,138 SF
6780 Caroline St Unit C	\$22.00 SF/yr	2,059 SF
6780 Caroline St Unit D	\$22.00 SF/yr	1,590 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,209	10,060	19,916
Total Population	2,893	25,860	55,100
Average HH Income	\$74,314	\$88,972	\$98,172

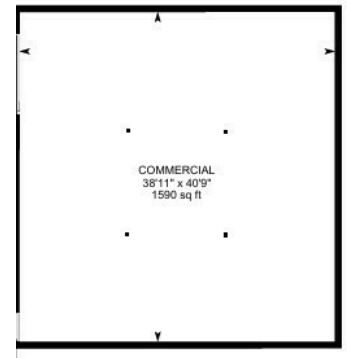
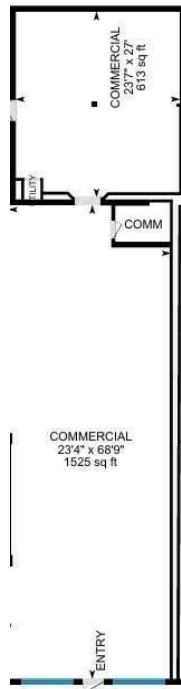
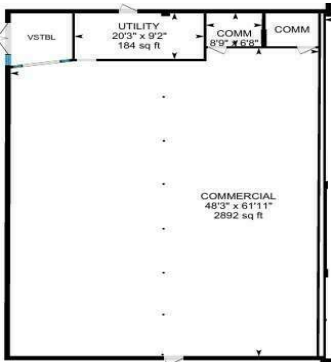
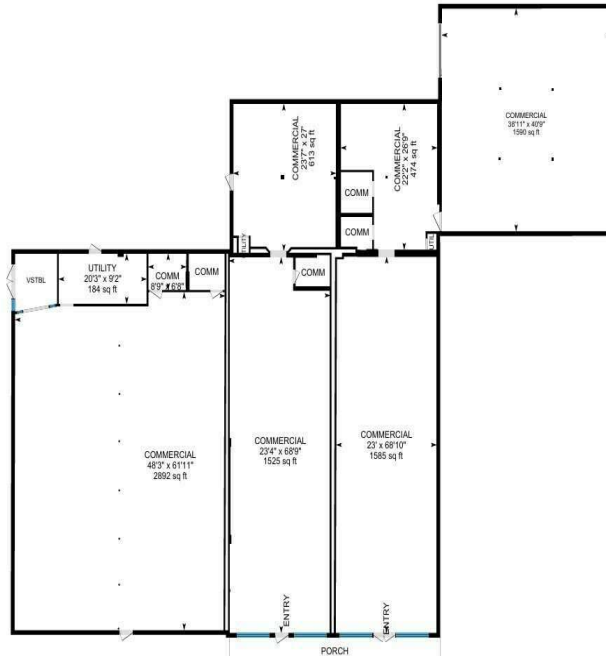
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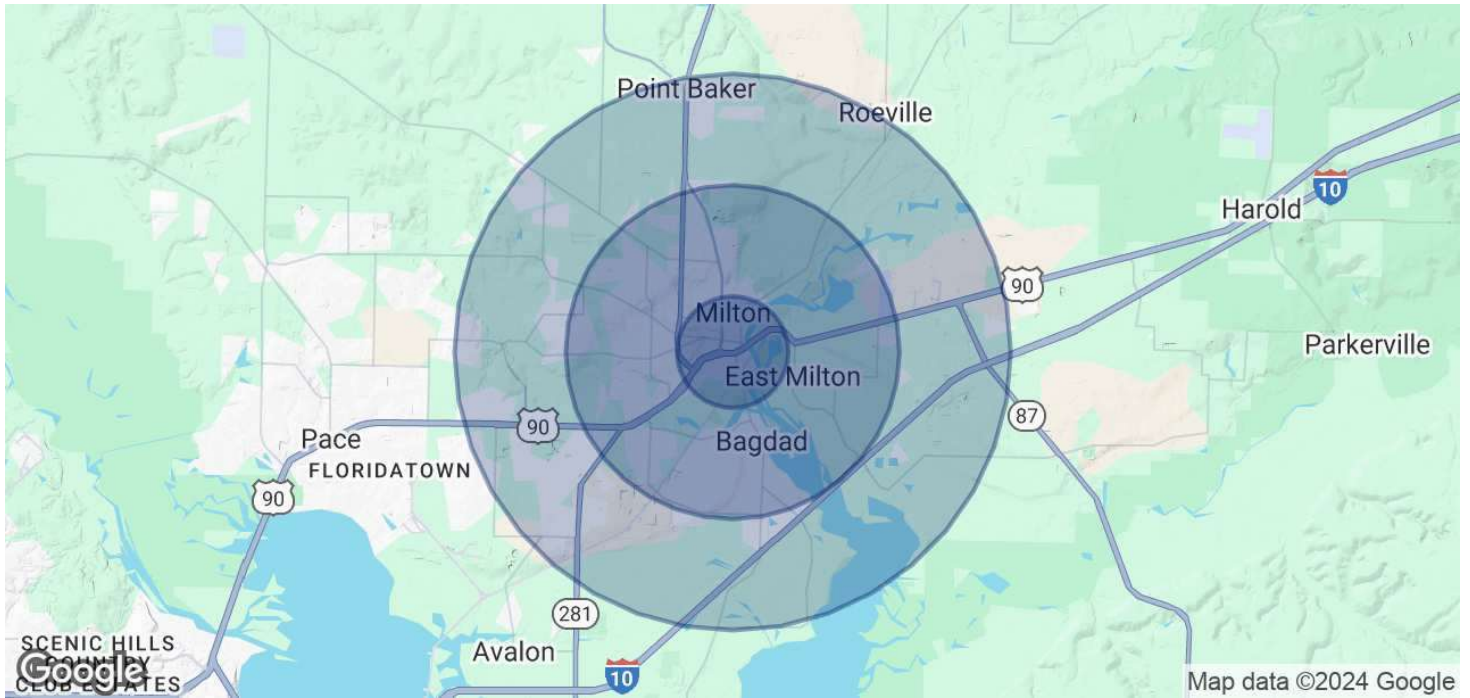
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,893	25,860	55,100
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,209	10,060	19,916
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$74,314	\$88,972	\$98,172
Average House Value	\$220,145	\$274,967	\$278,838

TRAFFIC COUNTS	
	21,500/day

* Demographic data derived from 2020 ACS - US Census

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