

# LEASE

## DOGWOOD SHOPPING CENTER

5141 Dogwood Dr. Units 5147 & 5159 Milton, FL 32570



### PROPERTY DESCRIPTION

End Cap Available in Dogwood Shopping Center. End Cap Unit includes ceiling heights of 17 ft with an open layout. Landlord will dimise the space into two separate units of 5,198 each. Centrally located between US Hwy 90, Berryhill Rd, Hamilton Bridge Rd and Glover Lane, with a traffic count of 23500 AADT. Total Population within a 5 mile radius is 34,419 and Median Household Income at \$54,683.

### PROPERTY HIGHLIGHTS

- End Cap. AADT 23,500. 115 Parking Spaces. Pylon Sign. 17 Ft Ceiling Heights in End Cap Unit.

### OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Number of Units:	2
Available SF:	5,197 - 10,395 SF
Lot Size:	3.09 Acres
Building Size:	20,962 SF
Zoning:	C-2
APN:	04-1N-28-0000-02305-0000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,372	13,310	28,106
Total Population	3,501	34,419	73,596
Average HH Income	\$45,071	\$54,683	\$58,397

**Melissa Glyptis Simpson**  
850 733 6532



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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	5,197 - 10,395 SF	Lease Rate:	\$12.00 - \$14.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5147	Available	10,395 SF	NNN	\$12.00 SF/yr	-
5147 Unit A	Available	5,197 SF	NNN	\$14.00 SF/yr	-
5147 Unit B	Available	5,198 SF	NNN	\$14.00 SF/yr	-

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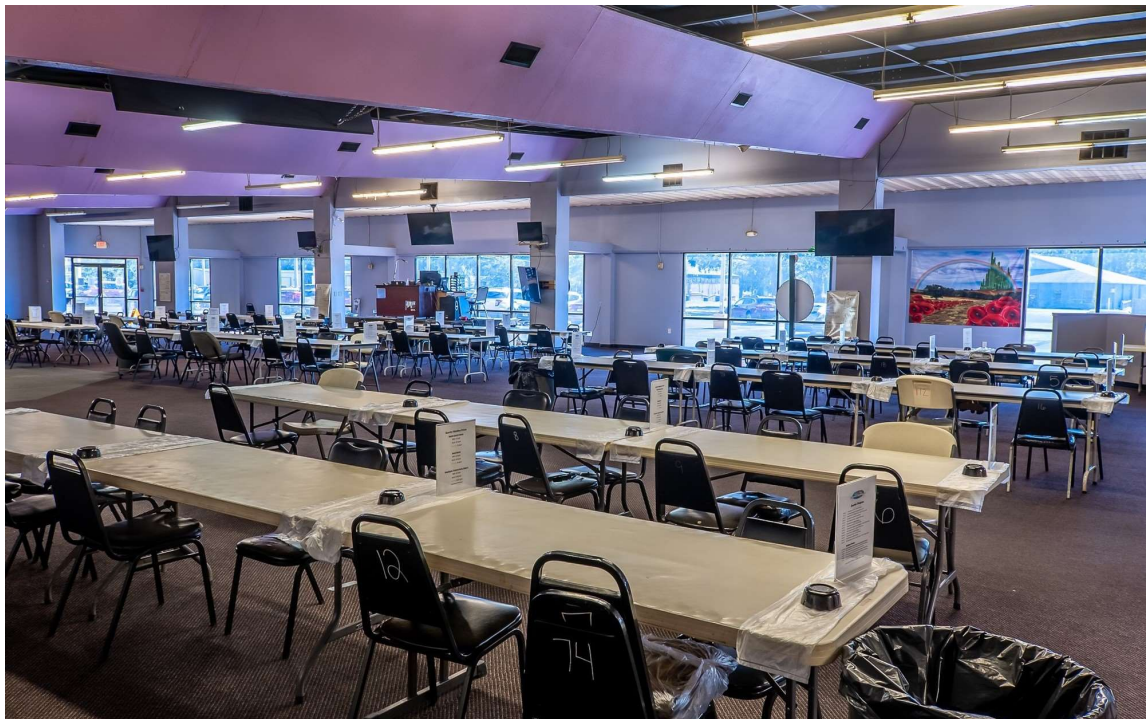
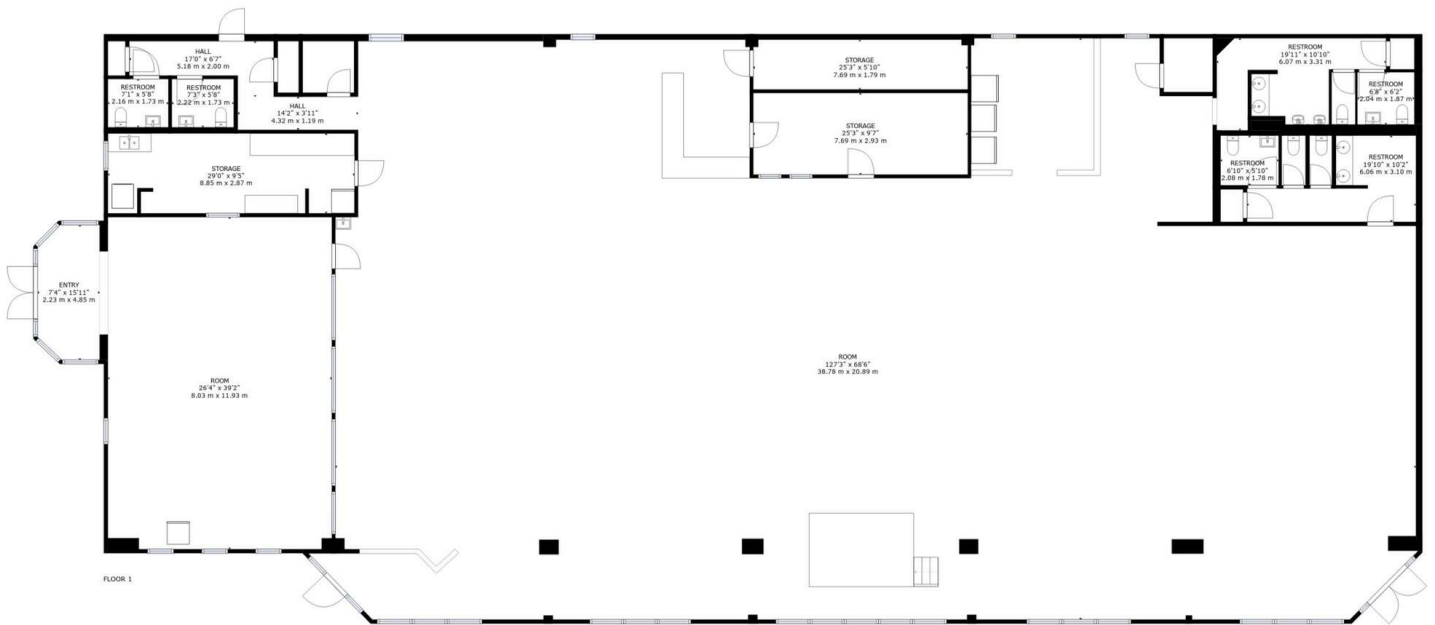


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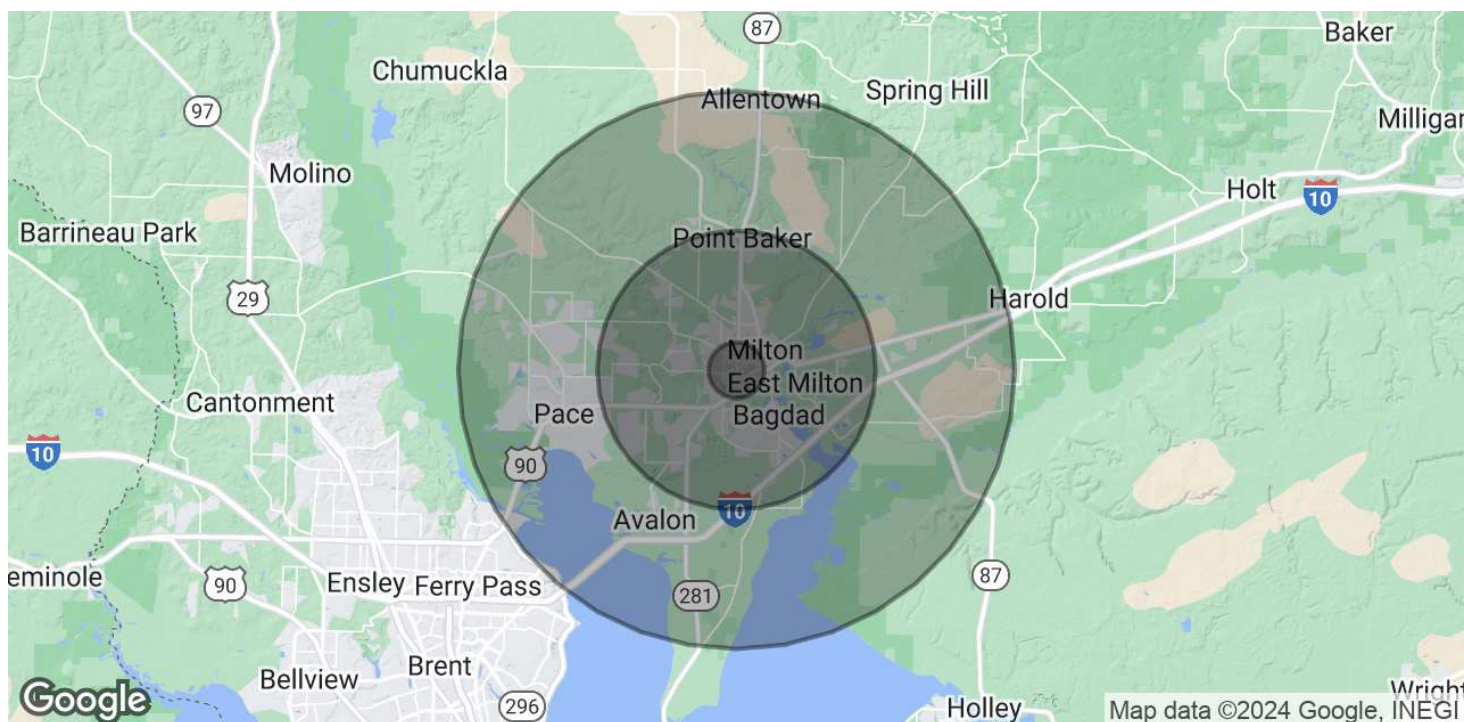


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,501	34,419	73,596
Average Age	37.9	38.6	39
Average Age (Male)	36.2	37.4	38.2
Average Age (Female)	40.7	40.6	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,372	13,310	28,106
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$45,071	\$54,683	\$58,397
Average House Value	\$101,749	\$138,565	\$166,372

\* Demographic data derived from 2020 ACS - US Census

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