

# SALE

**5500 STEWART ST**  
5500 Stewart St Milton, FL 32570



## PROPERTY DESCRIPTION

Available for Sale, Lease, BTS. Value Add Opportunity within the City Limits of Milton, Florida. Located inside an Opportunity Zone, this +/-66,110 SF facility includes 2 Stories, Interior Courtyard, Commercial Kitchen/ Cafeteria, and Gymnasium. The site fronts Stewart St and is located across the street from Milton High School and includes rear access to the premises via an access road. The Blackwater Heritage State Trail abuts the rear of the premises with quick access to amenities such as the City Library, Carpenter's Park, the Blackwater River and Historic Downtown Milton within walking distance. Demographics within a 5 mile radius include a Total Population of 46,681 and an Average Household Income of \$66,594.

## PROPERTY HIGHLIGHTS

- AADT 17,400. 3 Curb Cuts on Stewart & Rear Entrance Access. Opportunity Zone. Kitchen/Cafeteria. Spinkler System. Gymnasium. Interior Courtyard. +/-66,110 SF. 2 Stories. Monument Sign on Stewart St.

## OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	3.72 Acres
Building Size:	66,110 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,479	18,424	34,646
Total Population	3,123	46,681	88,415
Average HH Income	\$41,240	\$66,594	\$69,742

**Melissa Glyptis Simpson**  
850 733 6532



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5500 Stewart	-	66,110 SF	NNN	\$14.00 SF/yr	-
5500 Stewart 1A	-	44,120 SF	NNN	\$14.00 SF/yr	-
5500 Stewart 1B	-	18,175 SF	NNN	\$14.00 SF/yr	-
5500 2A	-	3,825 SF	NNN	\$14.00 SF/yr	-

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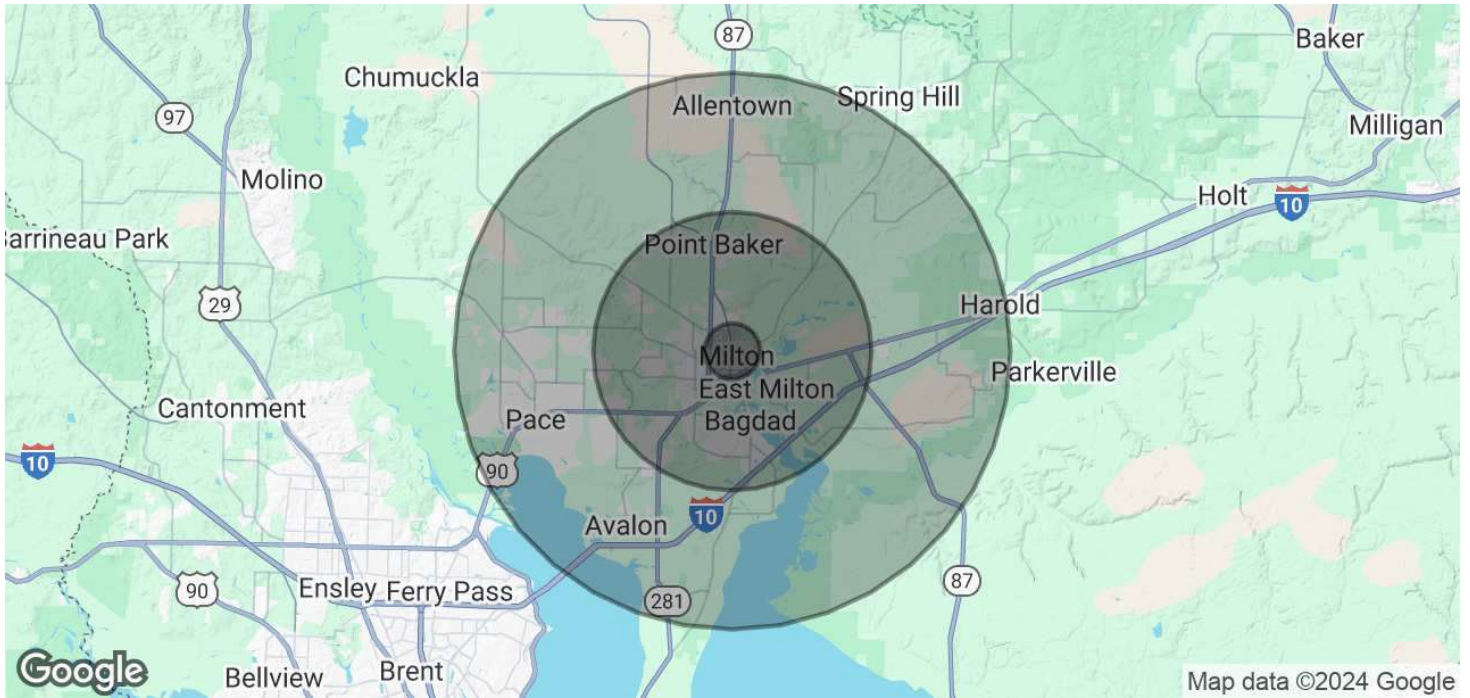
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,123	46,681	88,415
Average Age	36.1	39.7	39.5
Average Age (Male)	35.2	38.5	38.5
Average Age (Female)	37.3	41.5	40.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,479	18,424	34,646
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$41,240	\$66,594	\$69,742
Average House Value	\$105,618	\$156,338	\$175,871

2020 American Community Survey (ACS)

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