



PROPERTY DESCRIPTION

Newly Renovated End Cap Unit in White Box Condition in Historic Downtown Milton. This is the last unit remaining as part of the Gateway Redevelopment Project. Additional benefits to the site include a dedicated turn land and full median cut across US Hwy 90, on-site parking with additional private parking lot and an AADT of 24,000 as reported by the FDOT. Demographics within a five mile radius include a Total Population of 49,711 and an Average Household Income of \$89,718

PROPERTY HIGHLIGHTS

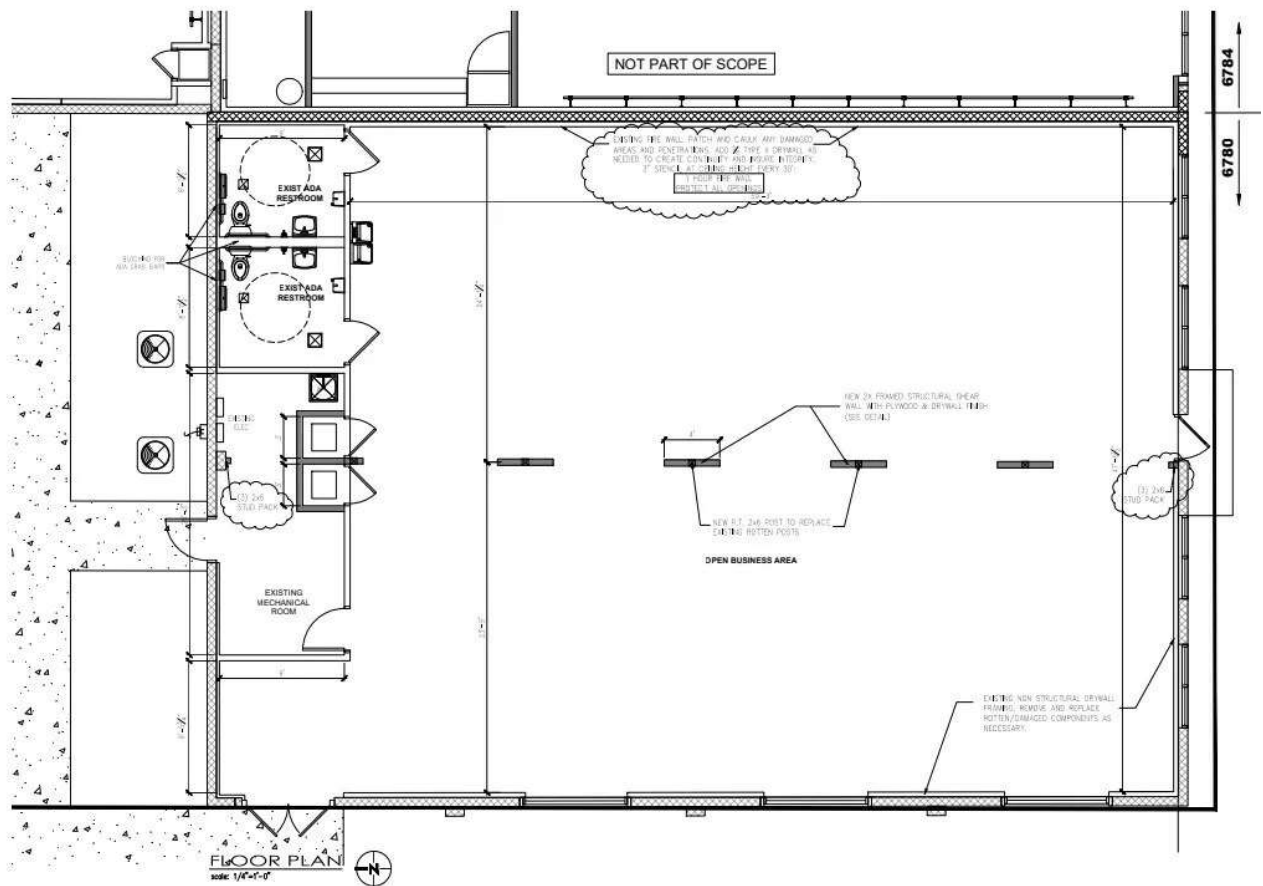
- End Cap. Newly Renovated. AADT 24,000. Dedicated Turn Lane. Full median cut on US 90

OFFERING SUMMARY

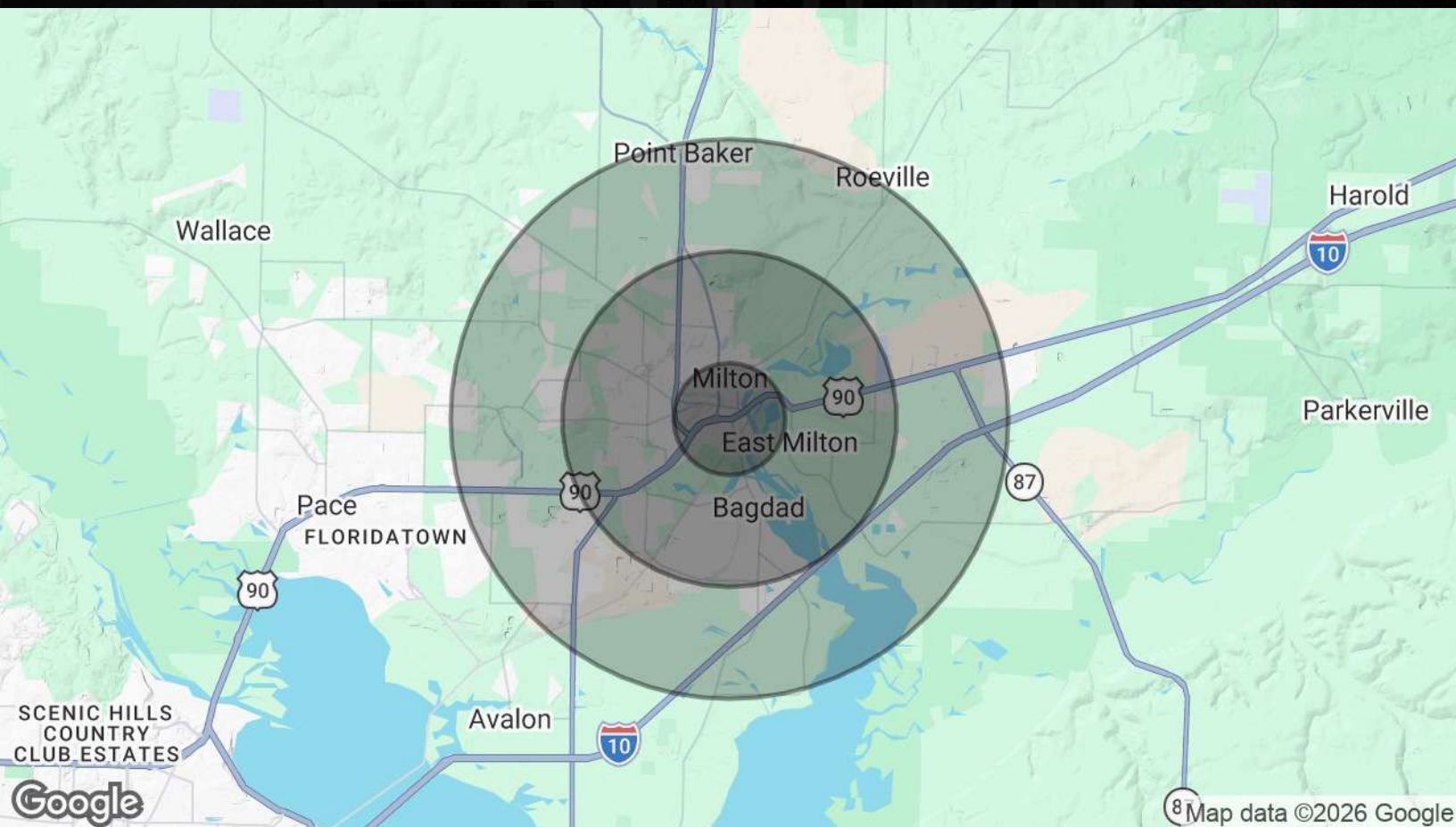
Lease Rate:	\$18 SF/yr (NNN)
NNN Rate:	\$2.50 SF/yr
Available SF:	3,200 SF
Lot Size:	0.46 Acres
Building Size:	10,081 SF
Zoning	RC-1
Property Type	Retail
Traffic Count	24,000

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,012	9,148	18,523
Total Population	2,313	22,927	49,711
Average HH Income	\$65,957	\$81,620	\$89,718







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,313	22,927	49,711
Average Age	39.5	38.9	40.2
Average Age (Male)	38.9	37.2	38.5
Average Age (Female)	40.3	40.1	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,012	9,148	18,523
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$65,957	\$81,620	\$89,718
Average House Value	\$159,754	\$231,132	\$249,111

2023 American Community Survey (ACS)