

# LEASE

**UNIT 6323 DOGWOOD DR.**  
6317-6325 Dogwood Dr. Milton, FL 32570



## PROPERTY DESCRIPTION

2 Units Available for Lease. 1291 SF Climate Controlled Flex Space with Roll Up Door, High Ceilings, & Reception Area Available and 641 SF Professional Space with private office, restroom and large open space. This site is located at the intersection of Dogwood Dr. and Stewart St. Additional opportunity for laydown yard as the property includes a total of 5.15 acres zoned HCD with 606 Ft of road frontage on Dogwood Dr. with an AADT of 17,200 reported by the DOT. Available Industrial Unit includes 10x10 Roll up door, 12 Ft ceiling height, 130 SF of office space, single restroom and 100% climate controlled.

## PROPERTY HIGHLIGHTS

- Climate Controlled. Immediate Occupancy. Laydown Yard Available. Signage. Roll Up Door. 12 Ft Ceiling Height

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
NNN Rate:	\$2.93 SF/yr
Available SF:	641 - 1,291 SF
Lot Size:	5.15 Acres
Building Size:	6,250 SF

SPACES	LEASE RATE	SPACE SIZE
6323	\$15.00 SF/yr	1,291 SF
6327	\$15.00 SF/yr	641 SF

**Melissa Glyptis Simpson**  
(850) 733-6532

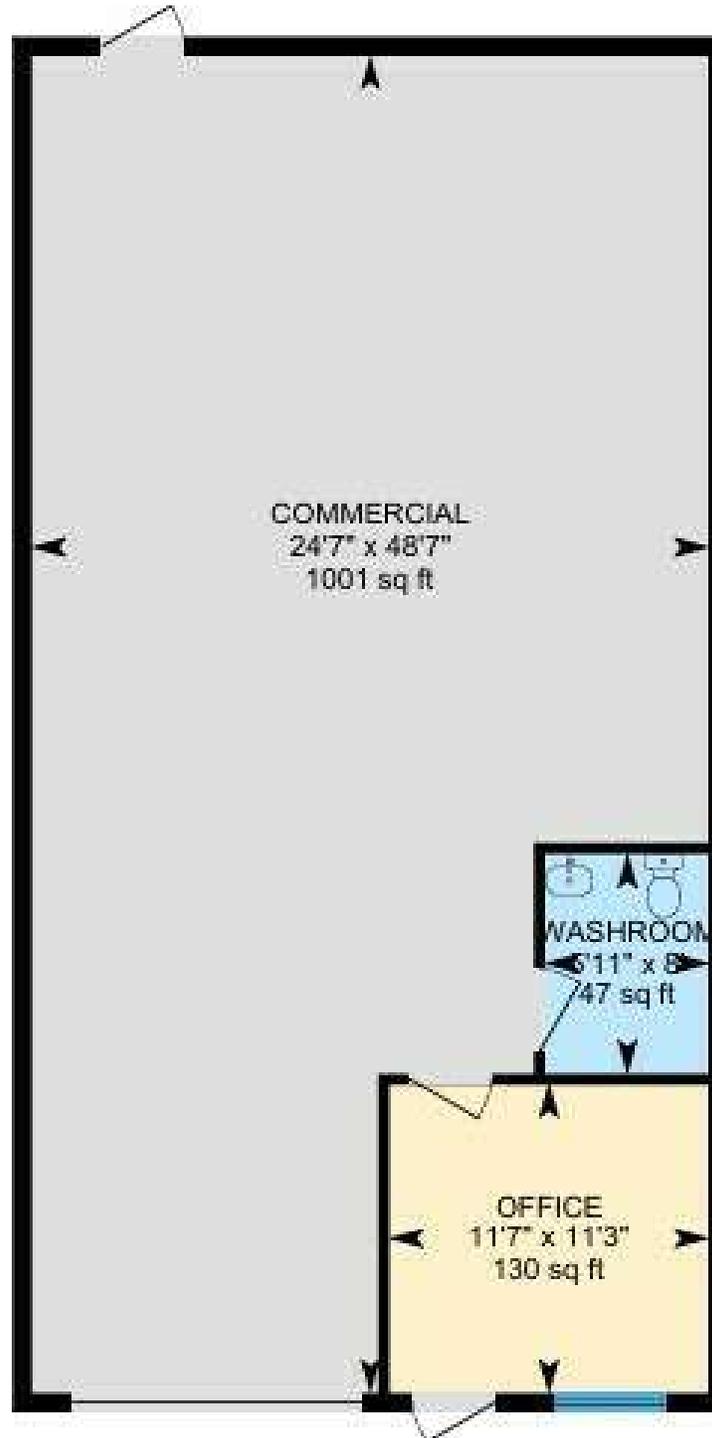


**COLDWELL BANKER  
COMMERCIAL**  
REALTY

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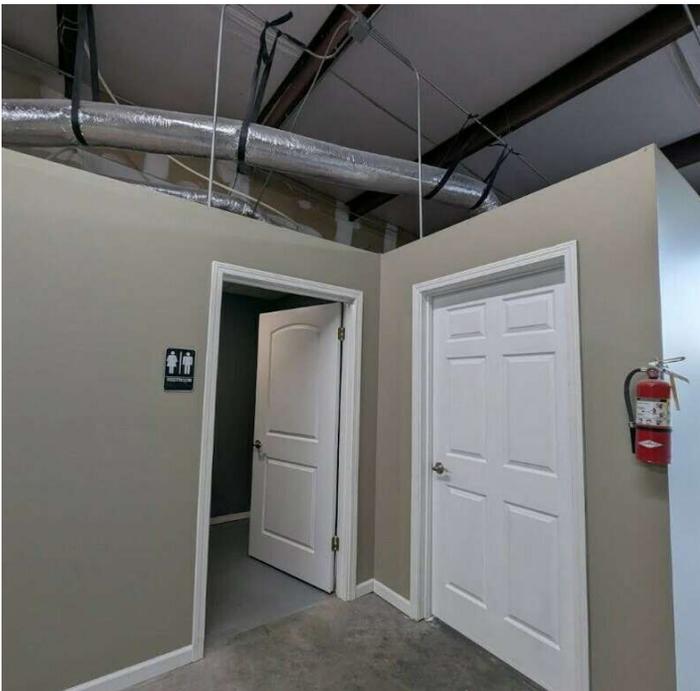


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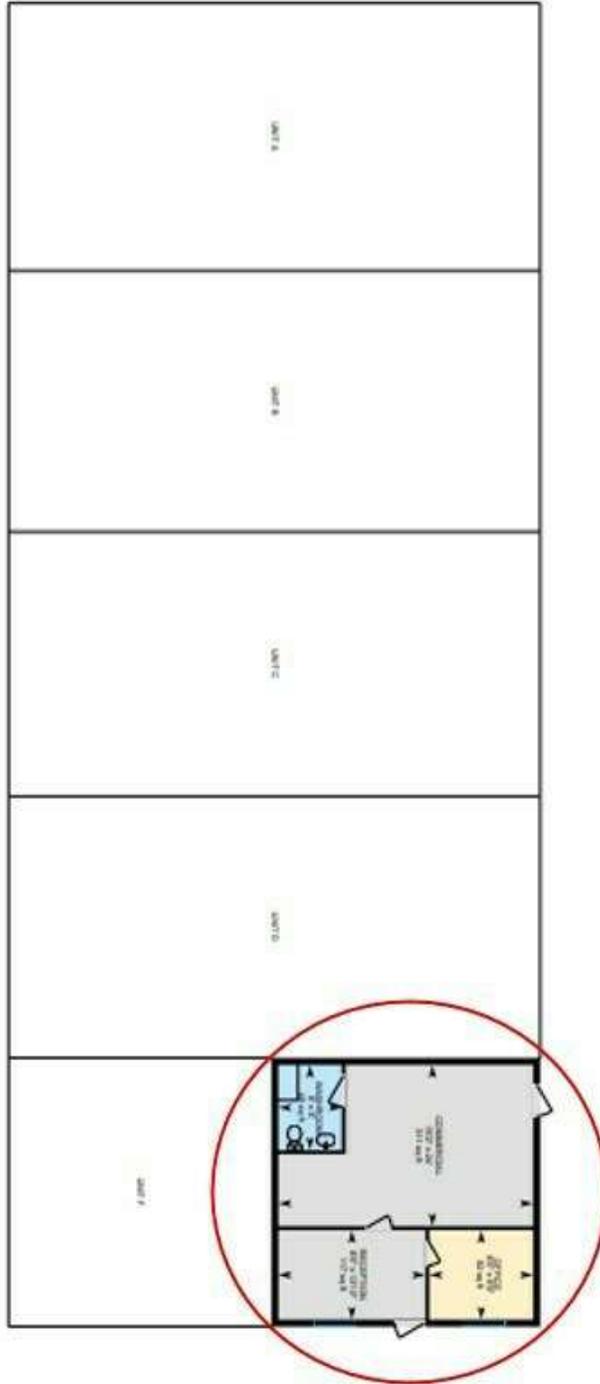


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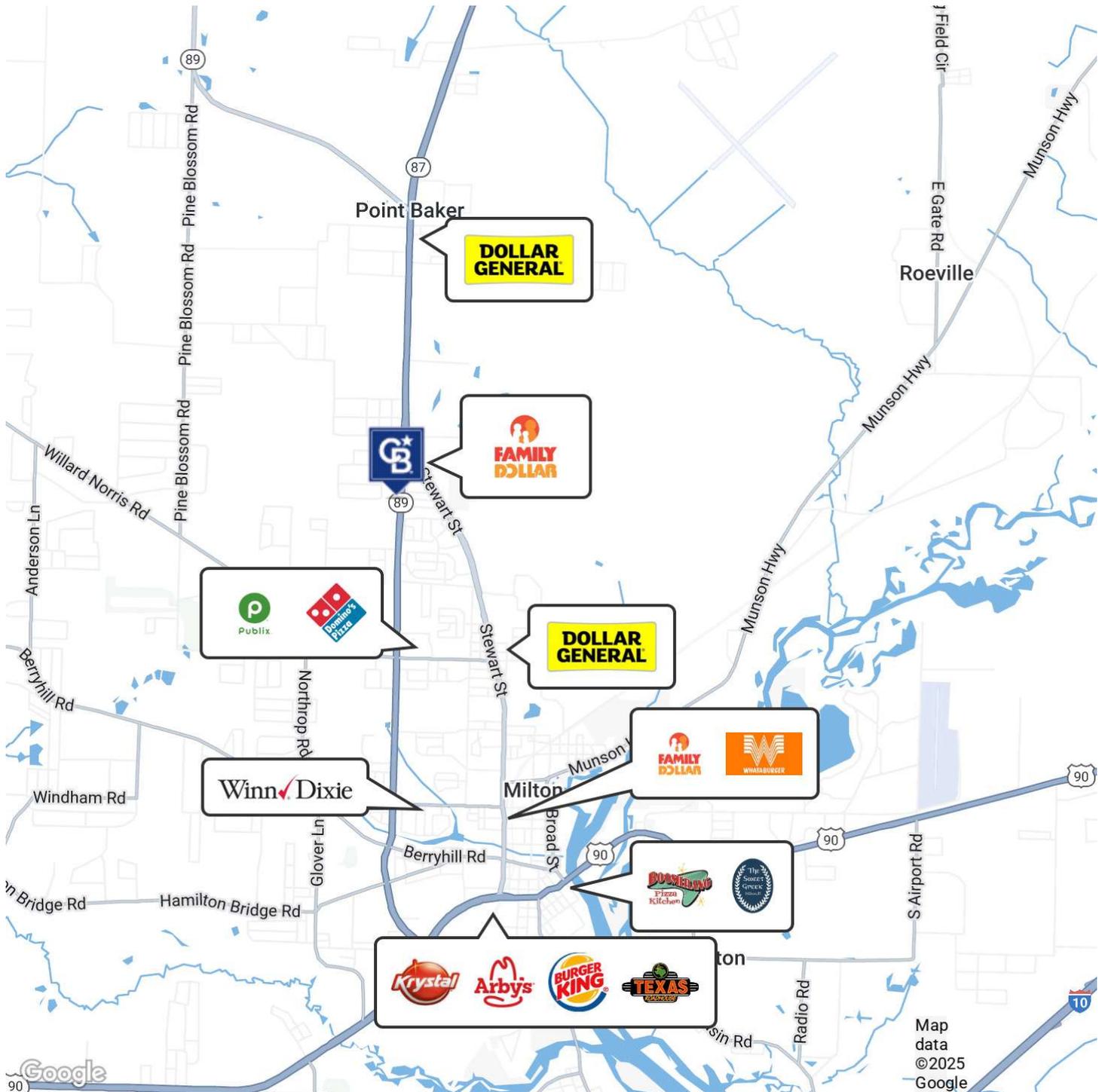
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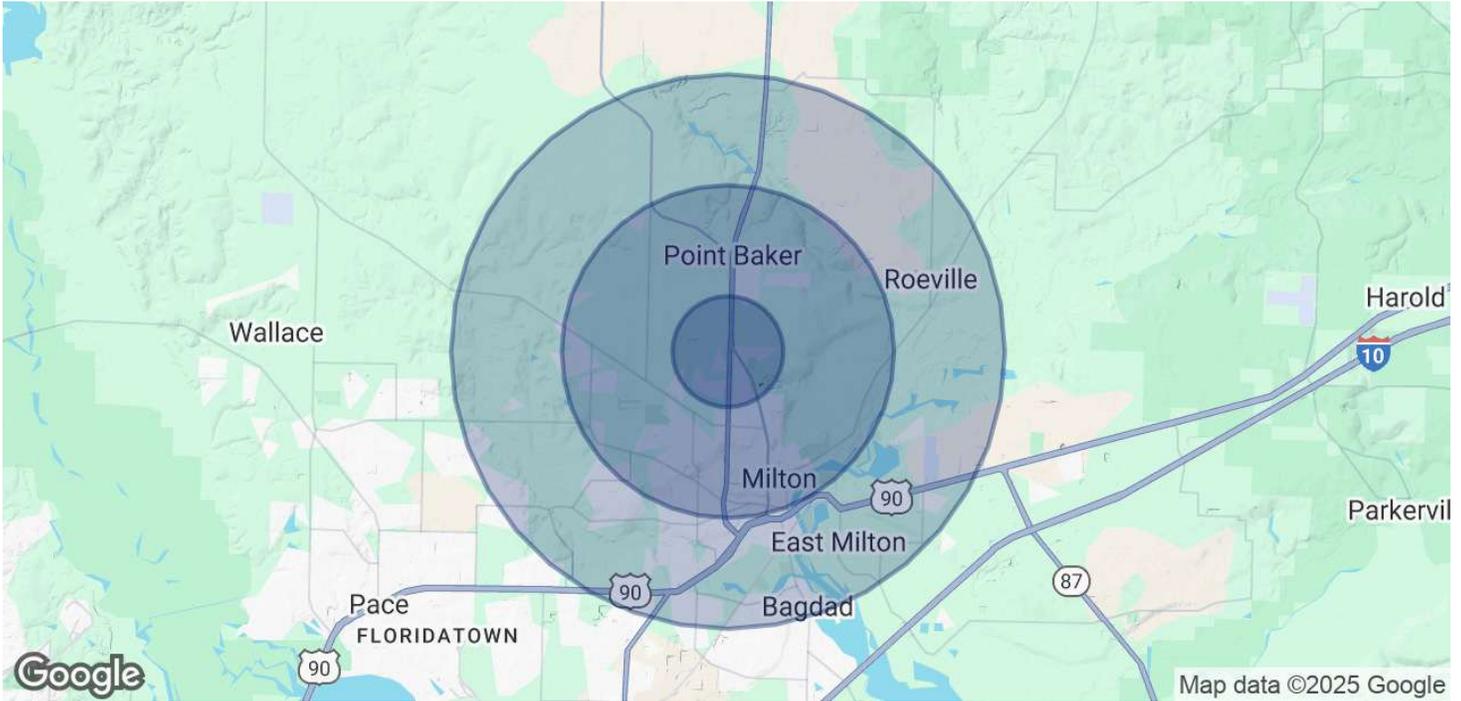
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,162	18,890	37,053
Average Age	37.7	40.2	40.2
Average Age (Male)	35.1	39.1	39.3
Average Age (Female)	39.2	41.9	41.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,301	8,088	15,194
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$55,144	\$64,880	\$64,837
Average House Value	\$126,353	\$159,472	\$157,661

2020 American Community Survey (ACS)

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