

LEASE

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



PROPERTY DESCRIPTION

Climate Controlled Flex Space with Roll Up Door, High Ceilings, & Reception Area Available for Lease 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 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:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,291 SF
Lot Size:	5.15 Acres
Building Size:	6,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,301	8,088	15,194
Total Population	3,162	18,890	37,053
Average HH Income	\$55,144	\$64,880	\$64,837

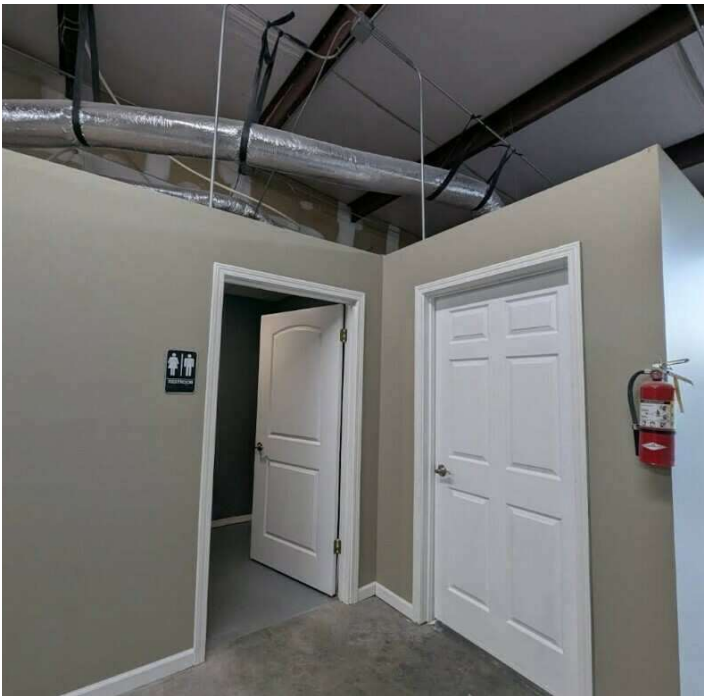
Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
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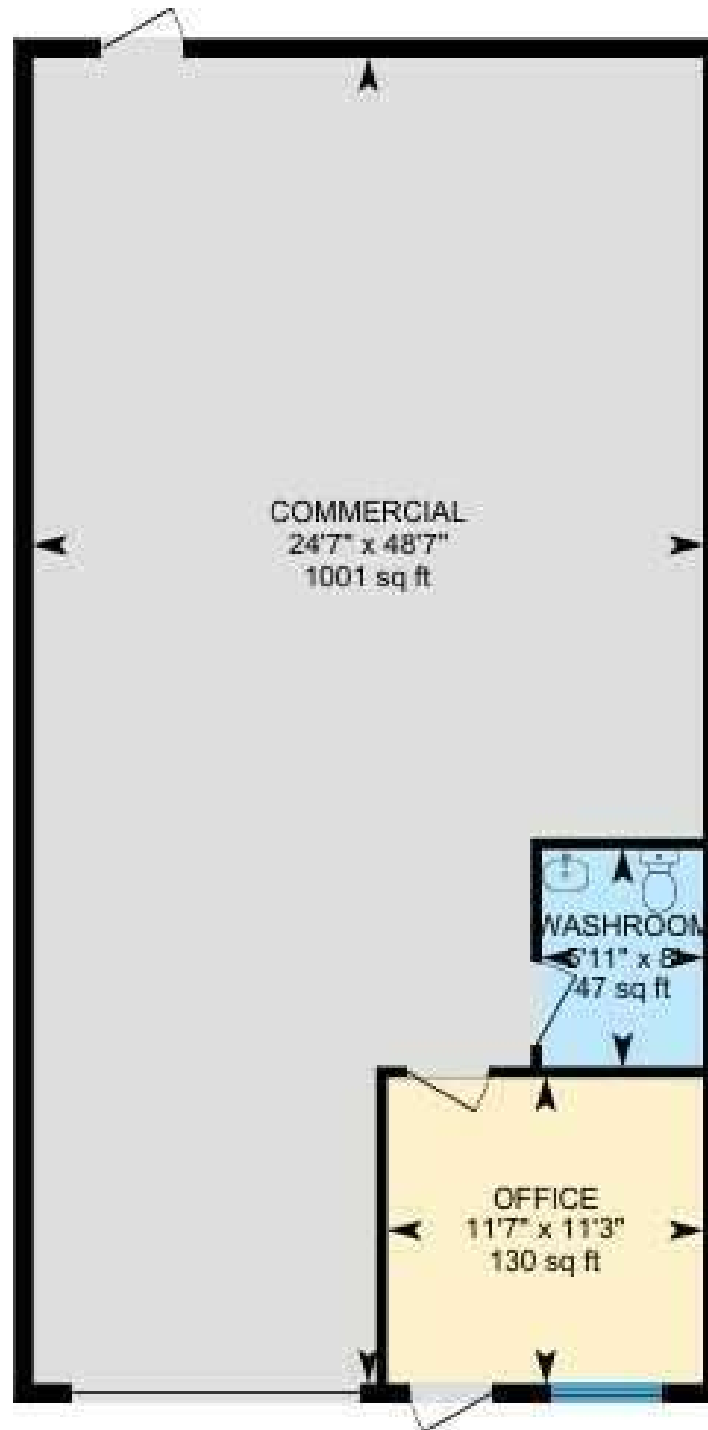


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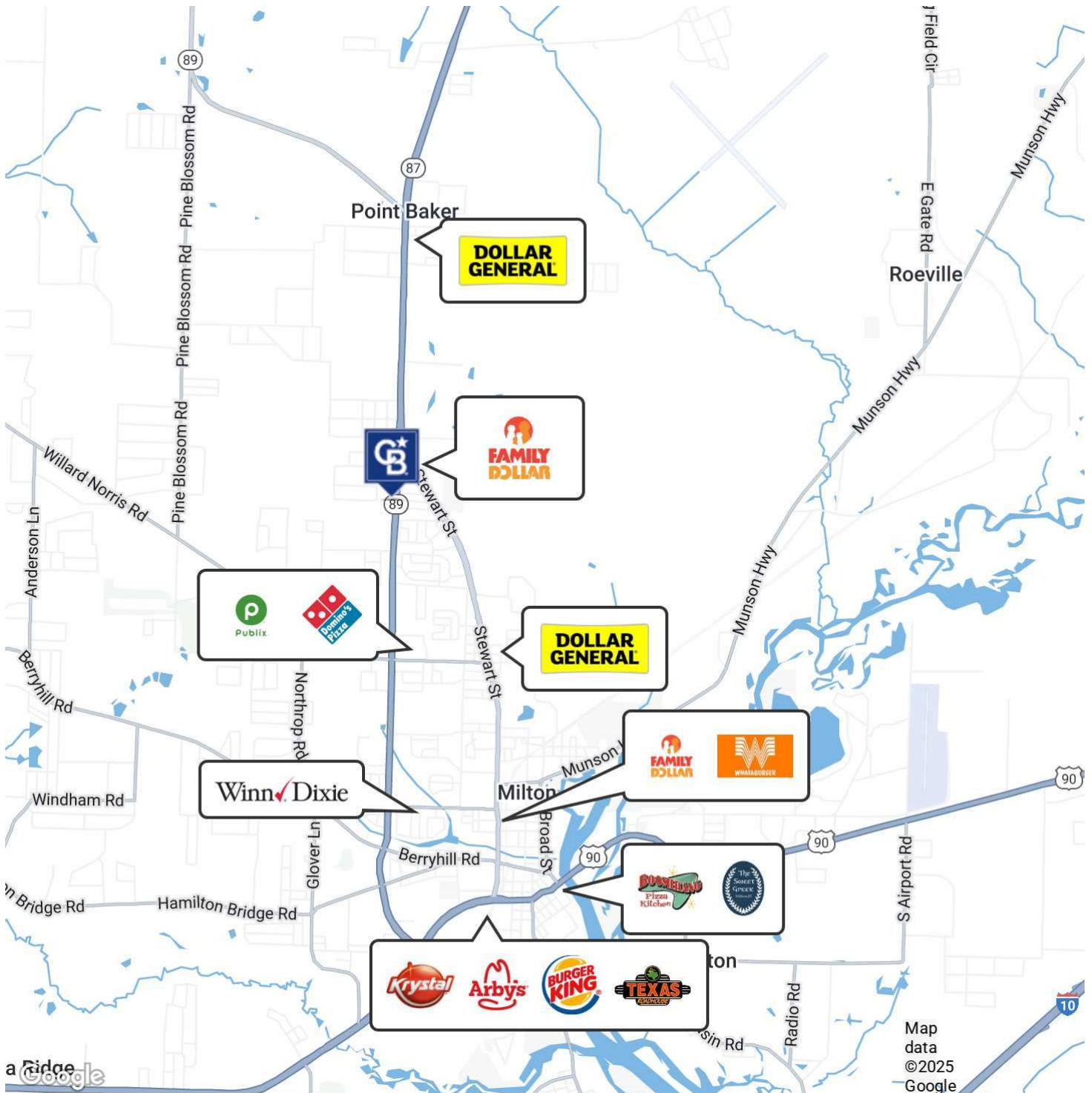


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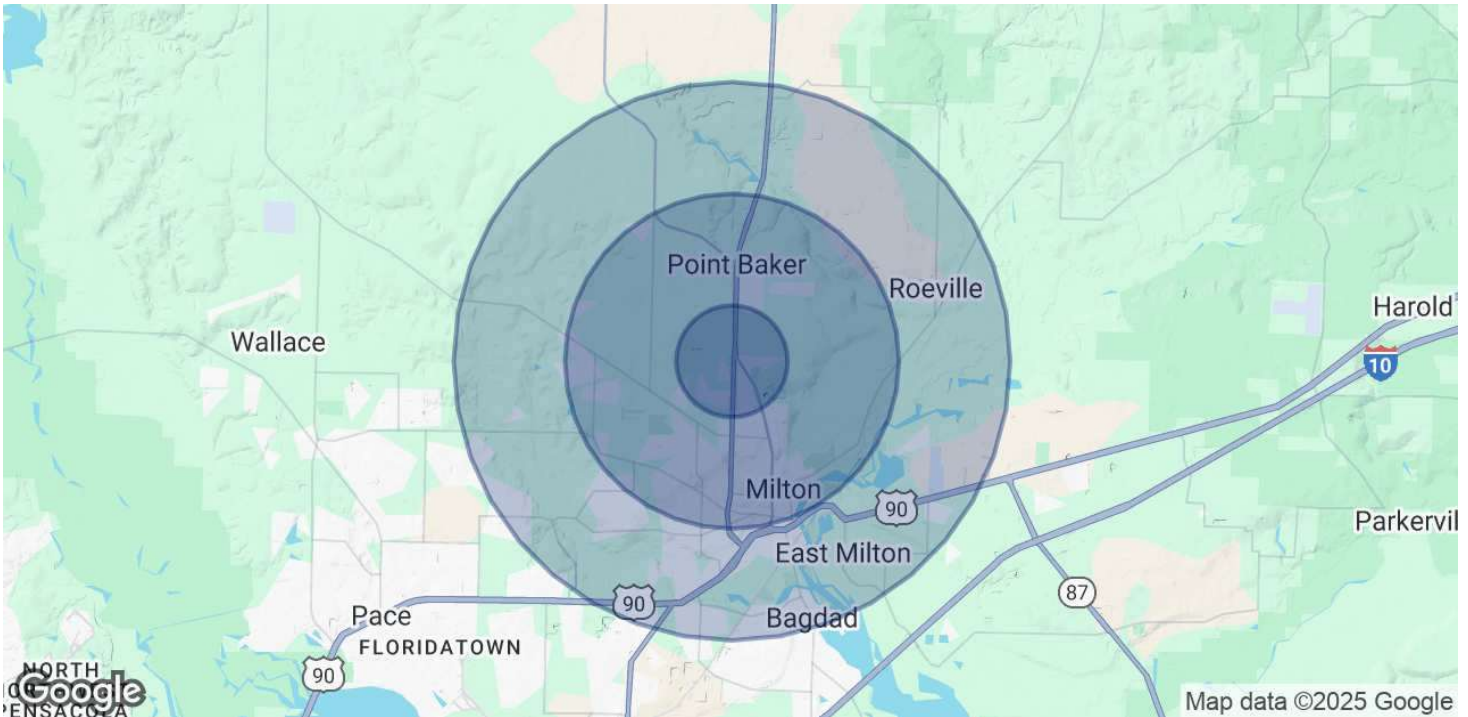


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POPULATION

1 MILE

3 MILES

5 MILES

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

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

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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