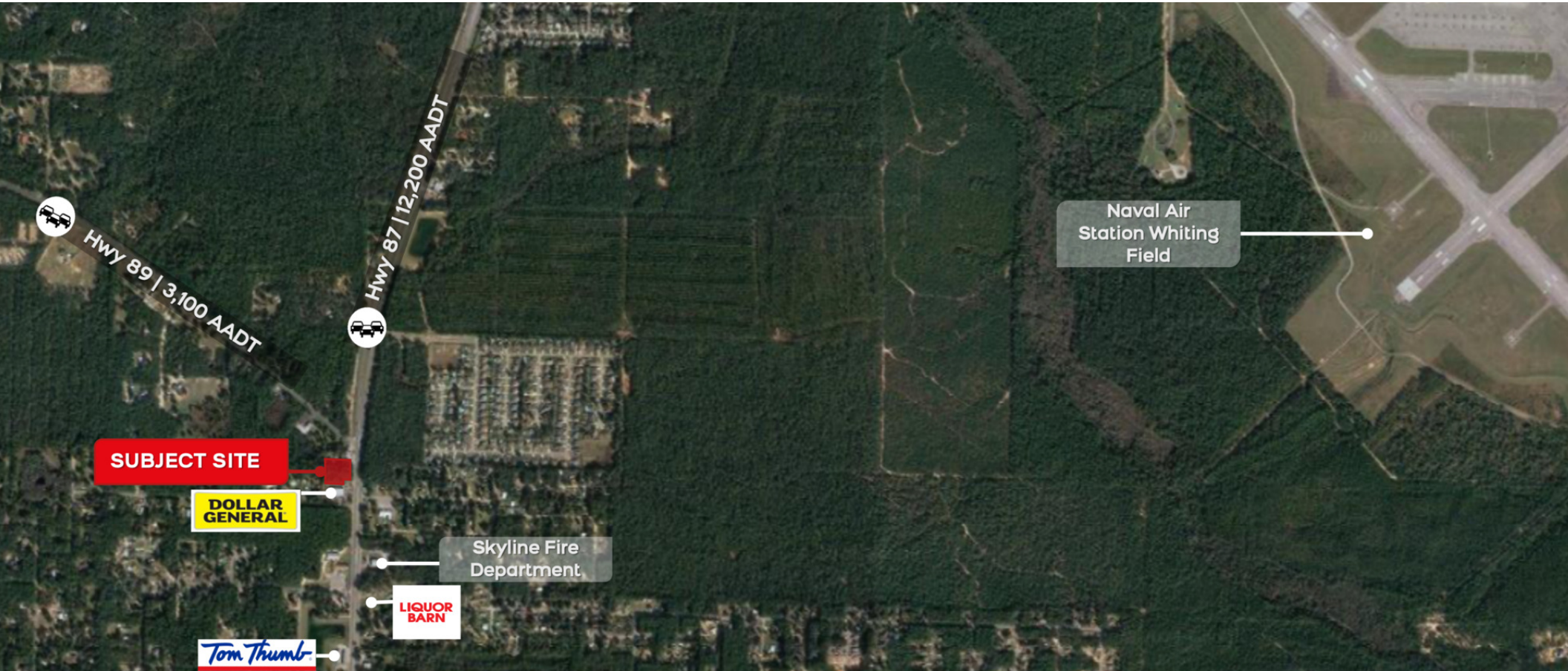




HIGHWAY 87 COMMERCIAL LAND 1.5 ACRES

6987 HIGHWAY 87, MILTON, FL 32570



PROPERTY DESCRIPTION

Excellent 1.53 +/- Acre site available on Highway 87 in Milton. The site is zoned HCD and would be the ideal location for a restaurant or retail user with it's close proximity to the NAS Whiting Field military base and downtown Milton. The brand new Dollar General is contiguous to the available site with a dual access agreement in place, allowing the property to have the same ingress/egress as Dollar General. The site has 180 feet of frontage on Hwy 98 and is within 3 miles of the front gate at NAS Whiting Field.

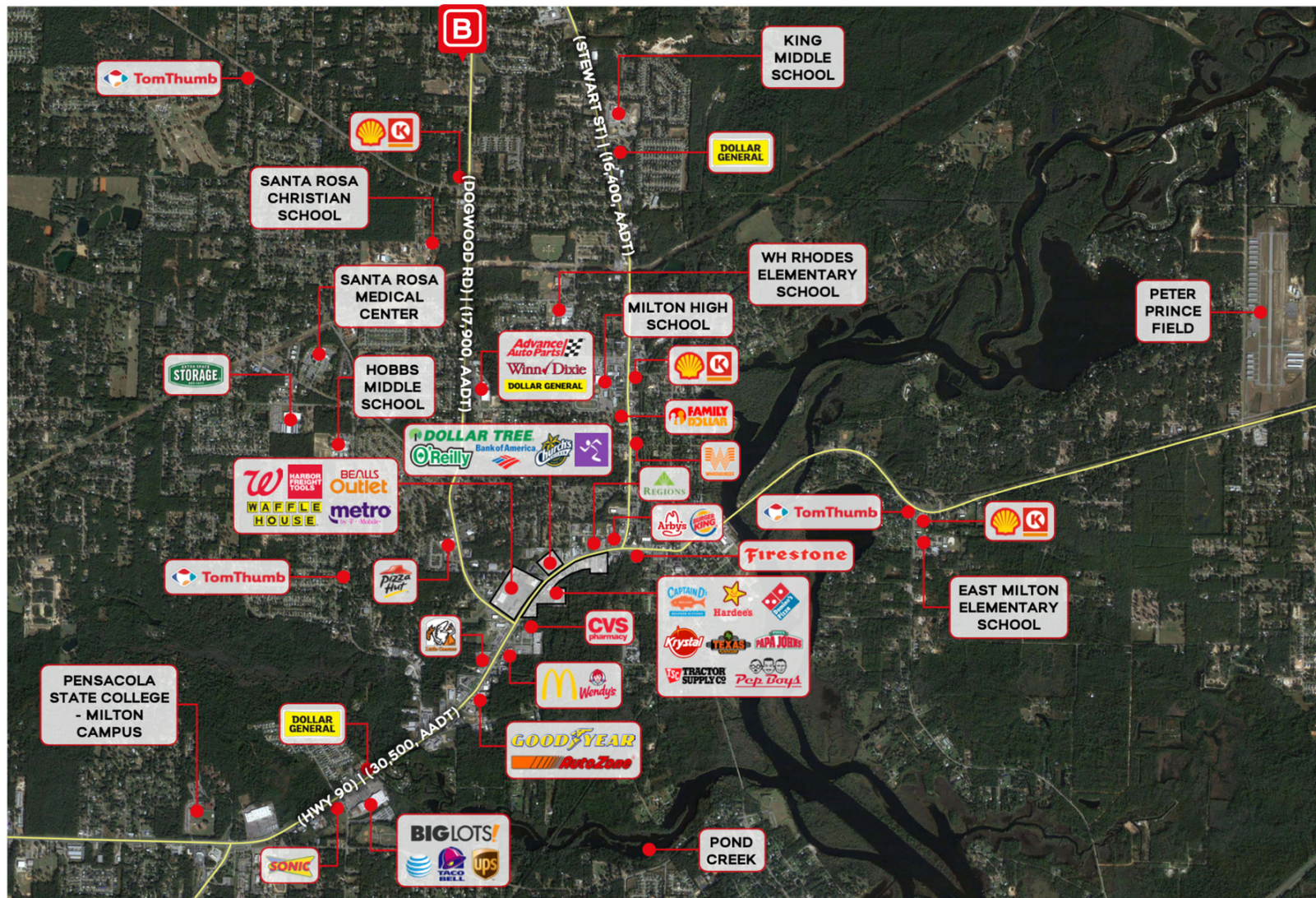
PROPERTY HIGHLIGHTS

- The site has 180 feet of frontage on Hwy 98 and is within 3 miles of the front gate at NAS Whiting Field
- Ideal location for restaurant or retail

OFFERING SUMMARY

Sale Price	\$275,000
Lot Size	+/- 1.53 Acres
APN	16-2N-28-0000-00325-0000
Zoning	HCD
Property Type	Land
Traffic Count	14,200

BELLCORE
COMMERCIAL



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

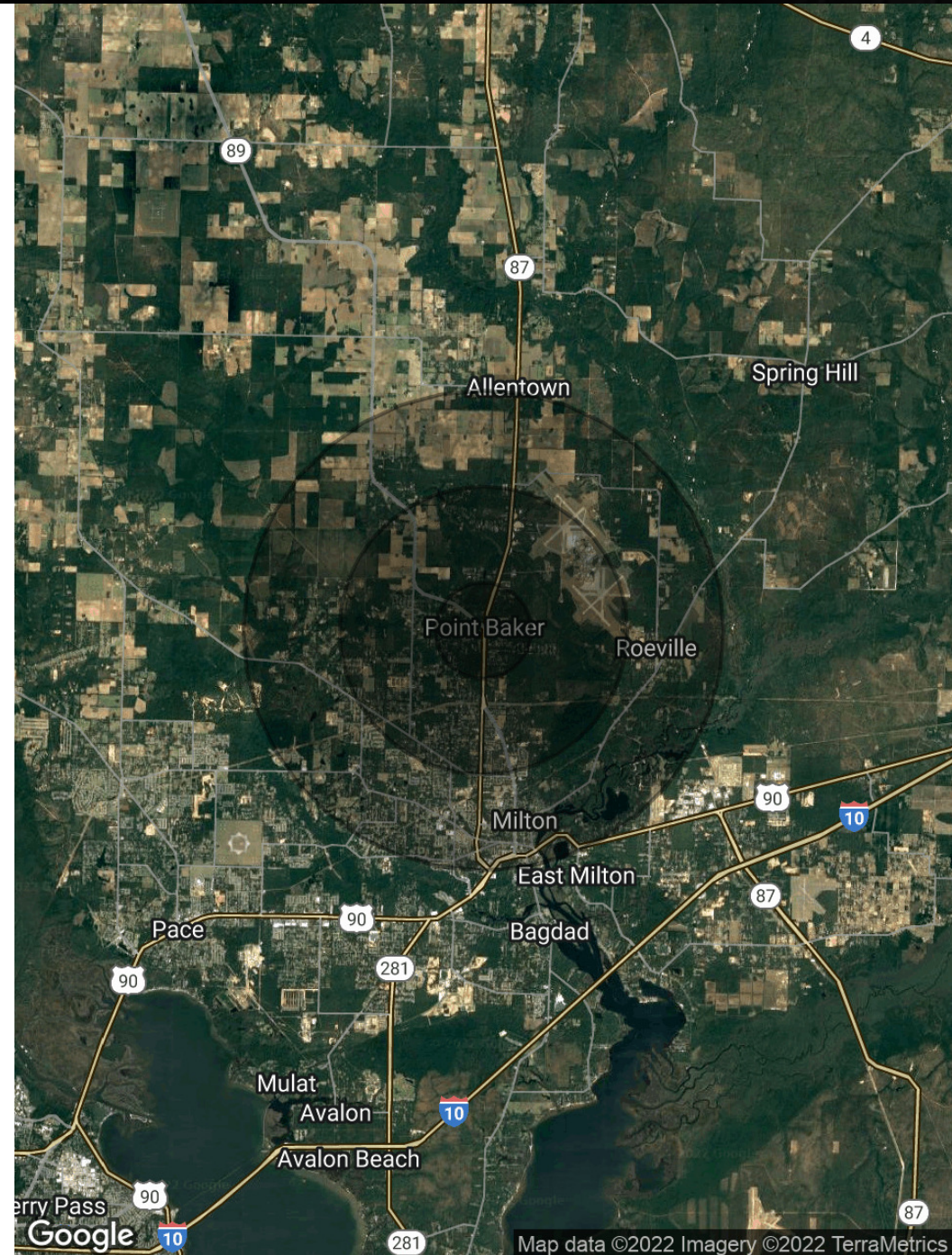
Lat/Lon: 30.689/-87.0544

FL-87	1 mi radius	3 mi radius	5 mi radius
Milton, FL 32570			
Population			
2021 Estimated Population	2,274	11,607	30,485
2026 Projected Population	2,574	13,081	34,438
2020 Census Population	2,264	11,574	30,025
2010 Census Population	1,894	9,918	25,480
Projected Annual Growth 2021 to 2026	2.6%	2.5%	2.6%
Historical Annual Growth 2010 to 2021	1.8%	1.5%	1.8%
2021 Median Age	35.1	38.3	39.4
Households			
2021 Estimated Households	875	4,471	11,807
2026 Projected Households	932	4,743	12,579
2020 Census Households	875	4,472	11,642
2010 Census Households	738	3,858	9,982
Projected Annual Growth 2021 to 2026	1.3%	1.2%	1.3%
Historical Annual Growth 2010 to 2021	1.7%	1.4%	1.7%
Race and Ethnicity			
2021 Estimated White	77.2%	73.9%	75.9%
2021 Estimated Black or African American	9.9%	12.7%	10.8%
2021 Estimated Asian or Pacific Islander	2.2%	2.5%	2.2%
2021 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2021 Estimated Other Races	10.1%	10.2%	10.4%
2021 Estimated Hispanic	5.3%	5.1%	5.3%
Income			
2021 Estimated Average Household Income	\$69,038	\$66,909	\$65,918
2021 Estimated Median Household Income	\$74,241	\$65,569	\$63,510
2021 Estimated Per Capita Income	\$26,577	\$25,788	\$25,699
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.8%	1.8%
2021 Estimated Some High School (Grade Level 9 to 11)	10.4%	7.0%	6.6%
2021 Estimated High School Graduate	27.9%	28.4%	30.1%
2021 Estimated Some College	38.6%	32.0%	28.0%
2021 Estimated Associates Degree Only	9.6%	11.5%	12.3%
2021 Estimated Bachelors Degree Only	10.3%	12.9%	15.0%
2021 Estimated Graduate Degree	1.9%	6.4%	6.1%
Business			
2021 Estimated Total Businesses	39	262	696
2021 Estimated Total Employees	157	4,279	8,187
2021 Estimated Employee Population per Business	4.0	16.3	11.8
2021 Estimated Residential Population per Business	57.6	44.3	43.8

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 1 of 1



**HARRY BELL JR.**

harry@bellcorecommercial.com
Direct: 850.977.6991

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434