

# LEASE

## FREESTANDING RESTAURANT

5168 Stewart St Milton, FL 32570



### PROPERTY DESCRIPTION

Freestanding Restaurant at Lighted Intersection of US Hwy 90 and Stewart St in the City of Milton Available for Lease. +/-0.15 of an acre zoned (SSC-RC) Stewart Street Corridor, Residential Commercial Mixed-Use with 168 feet of frontage with an AADT of 17,300 on Stewart St and 29,500 on US Hwy 90. Demographics within a 5-mile radius include a Total Population of 57,694 and an Average Household Income of \$98,727

### PROPERTY HIGHLIGHTS

- Freestanding. Pick Up Window. Lighted Intersection.

### OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
NNN Rate:	\$3.00 SF/yr
Available SF:	718 SF
Lot Size:	0.15 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,356	10,242	20,896
Total Population	3,272	26,390	57,694
Average HH Income	\$73,740	\$89,319	\$98,727

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

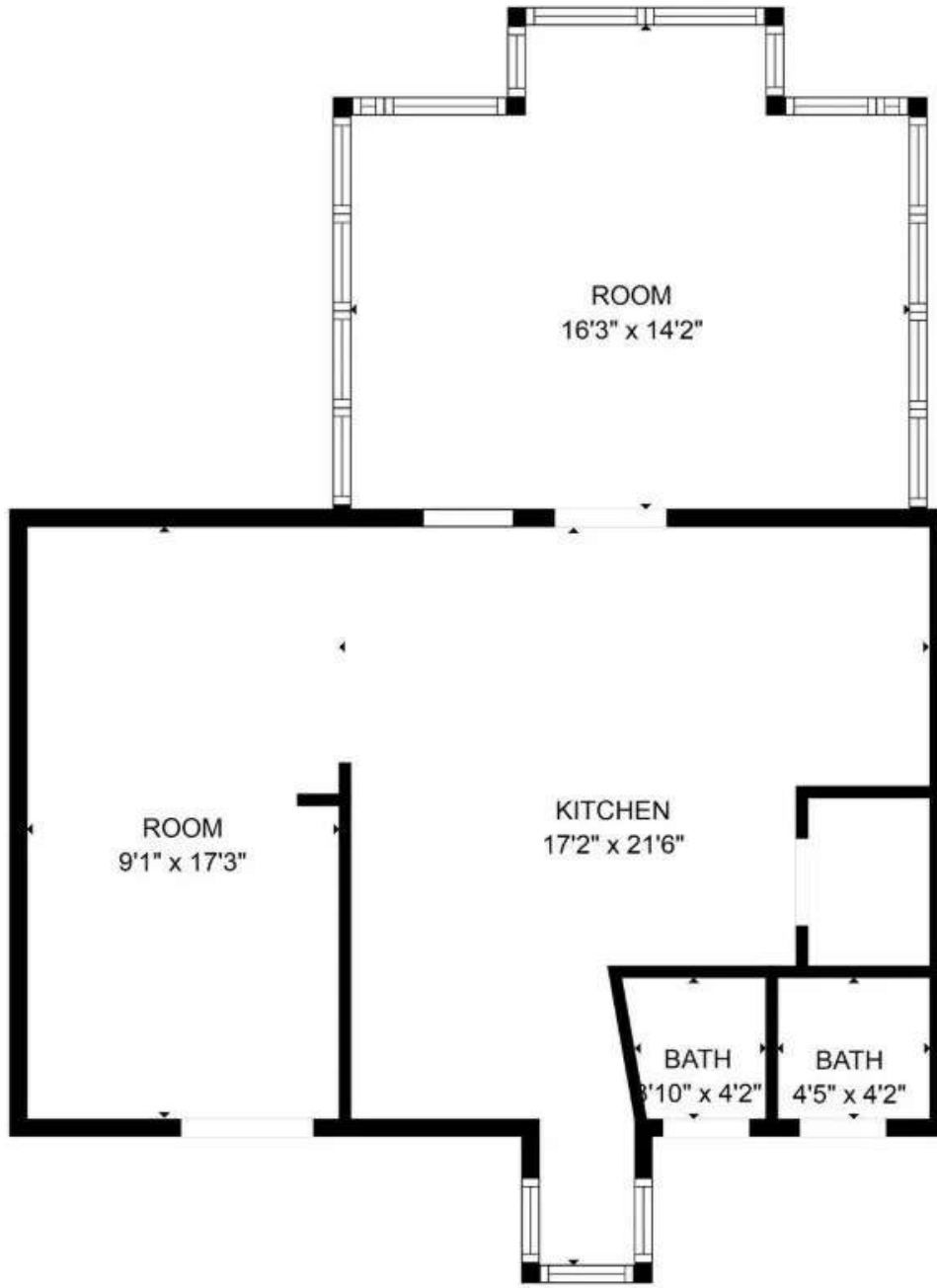


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## FLOORPLAN

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## ADDITIONAL PHOTOS

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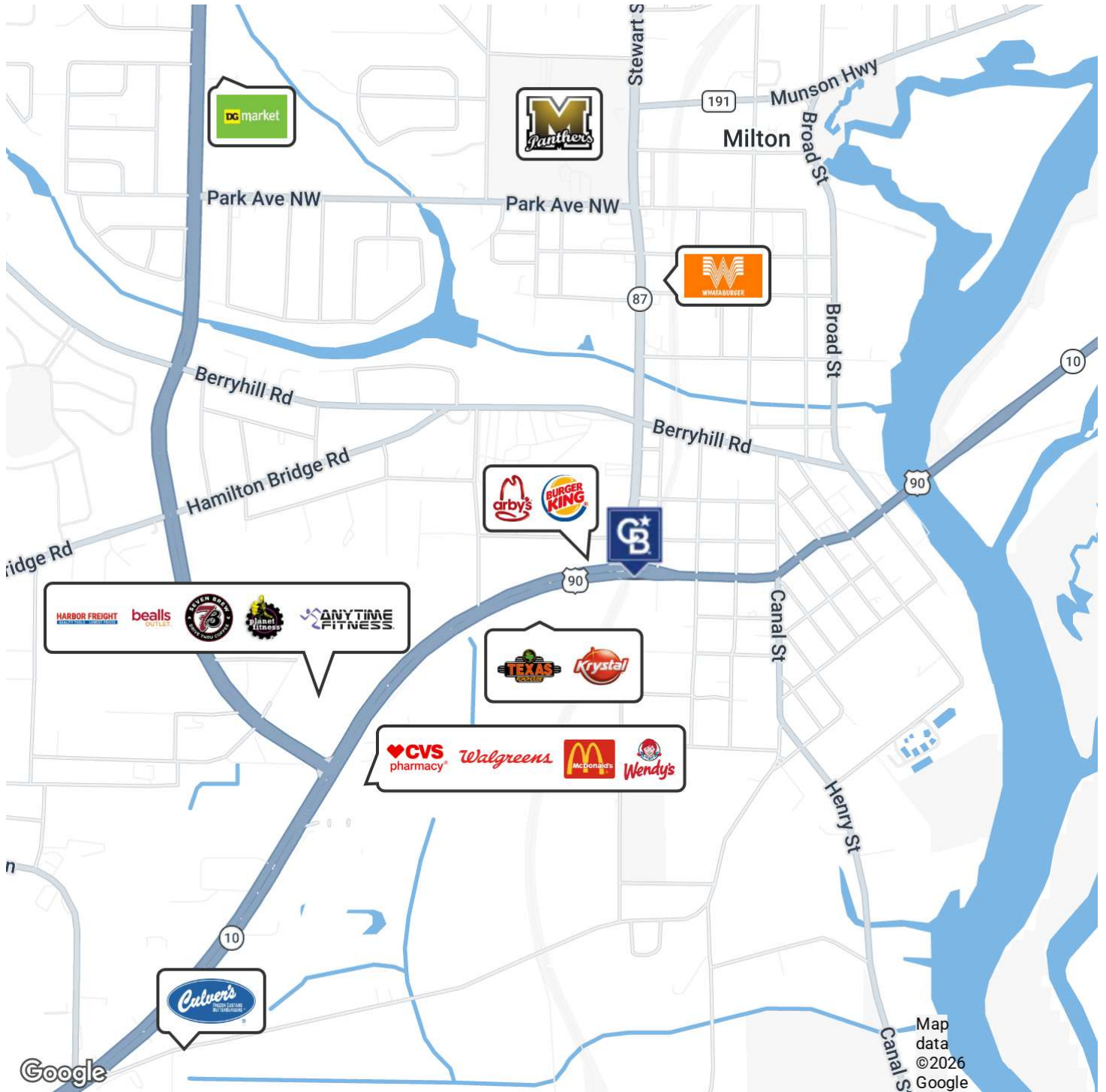


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## LOCATION MAP

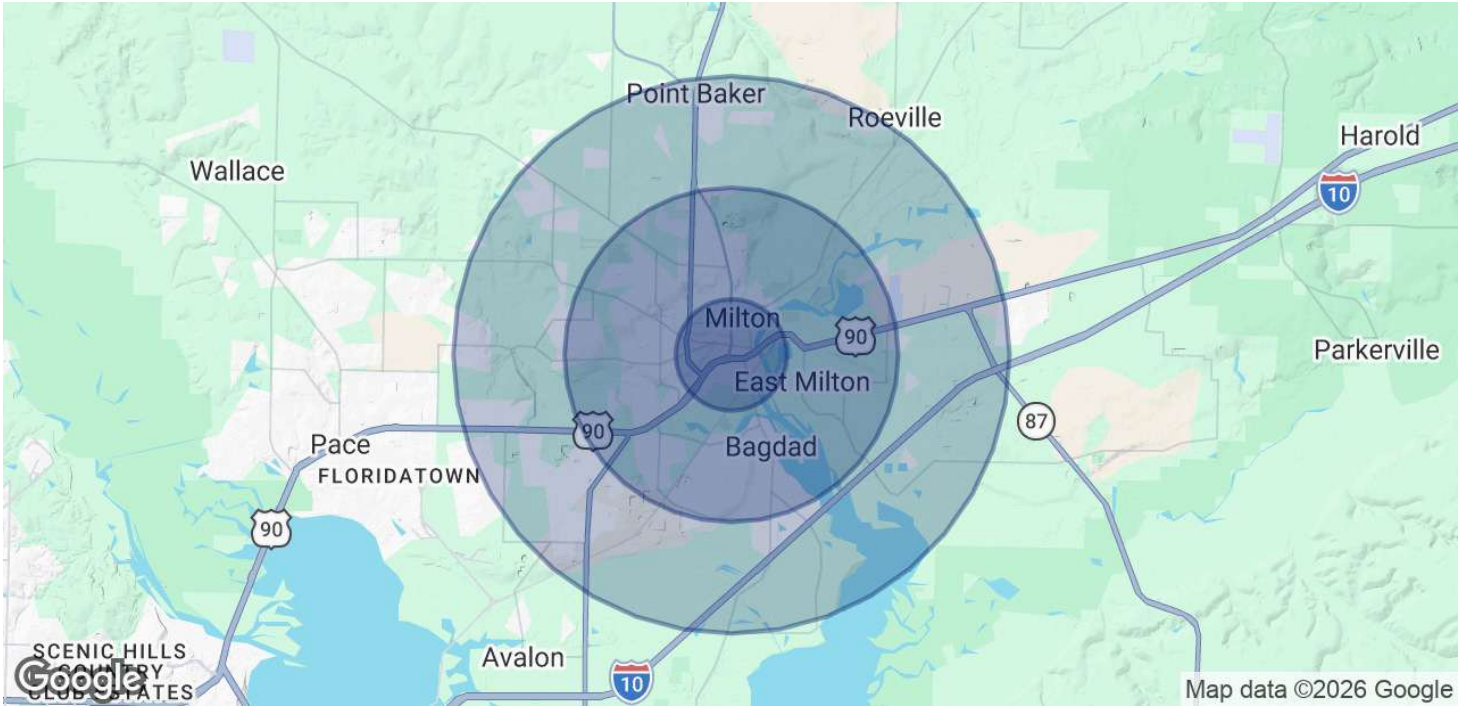
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,272	26,390	57,694
Average Age	42	41	41
Average Age (Male)	39	39	40
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,356	10,242	20,896
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$73,740	\$89,319	\$98,727
Average House Value	\$222,103	\$274,455	\$280,825

2020 American Community Survey (ACS)

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