

LEASE

END CAP AVAILABLE.
6780 Caroline St. Milton, FL 32570



PROPERTY DESCRIPTION

End Cap Unit Remaining in Downtown Milton Gateway Redevelopment Project on US Hwy 90. Retail White Box Renovations in this 4 Unit Center with proposed completion date of January 2026. Corner, zero lot line building with a Dedicated Turn Lane & Full Median Cut on US Hwy 90. Located 2 parcels from the Lighted Hard Corner that takes you to I-10. On-Site Parking with Additional Private Parking Lot. US Hwy 90 AADT of 21,500. 5 Mile Radius Demographics include an Average Household Income of \$98,172 & Total Population of 55,100.

PROPERTY HIGHLIGHTS

- Newly Renovated White Boxed. End Cap in 4 Unit Downtown Center. Corner Parcel with Dedicated Turn Lane & Full Median Cut on US Hwy 90. On-Site Parking & Private Parking Lot. AADT 21500. Demographics within a 5 Mile Radius- Avg. Household Income \$98,172 & Total Population of 55,100.

SPACES

6780 Caroline St Unit A

LEASE RATE

\$18.00 SF/yr

SPACE SIZE

3,175 SF

DEMOGRAPHICS

Total Households

1,209

10,060

19,916

Total Population

2,893

25,860

55,100

Average HH Income

\$74,314

\$88,972

\$98,172

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LOCATION MAP

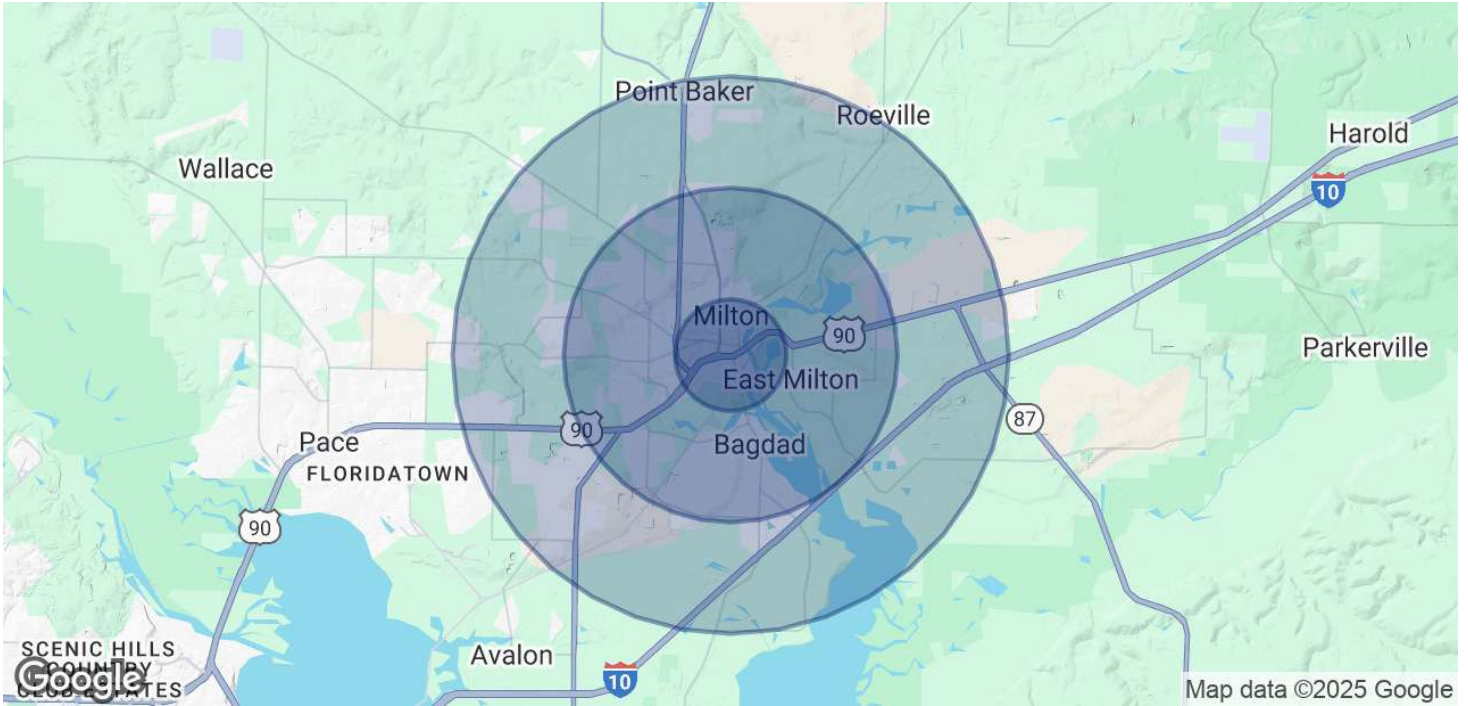
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,893	25,860	55,100
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,209	10,060	19,916
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$74,314	\$88,972	\$98,172
Average House Value	\$220,145	\$274,967	\$278,838
TRAFFIC COUNTS	21,500/day		

* Demographic data derived from 2020 ACS - US Census

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