

# SALE

## 2 BUILDINGS. ZONED HCD

6173 Stewart St Milton, FL 32570



### PROPERTY DESCRIPTION

2 Freestanding buildings on .45 acre site zoned Highway Commercial Development (HCD). Each of the 2 structures have a new metal roof. The main retail storefront is 1,643 sf and the storage facility has a mixed use in place with a bar located in the main structure facing Stewart St and storage units in the remaining portion of the 4200 sf structure. Billboard sign has an active lease in place with annual income and two of the storage units are rented. Demographics within a 5 mile radius include a Total Population of 40,268 and an Average Annual Income of \$96,199.

### PROPERTY HIGHLIGHTS

- Billboard Sign. 2 Freestanding Buildings. AADT 11300.

### OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	0.45 Acres
Building Size:	5,843 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,963	9,204	15,411
Total Population	5,102	23,352	40,268
Average HH Income	\$83,689	\$96,861	\$96,199

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



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## RETAILER MAP

6173 Stewart St Milton, FL 32570



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

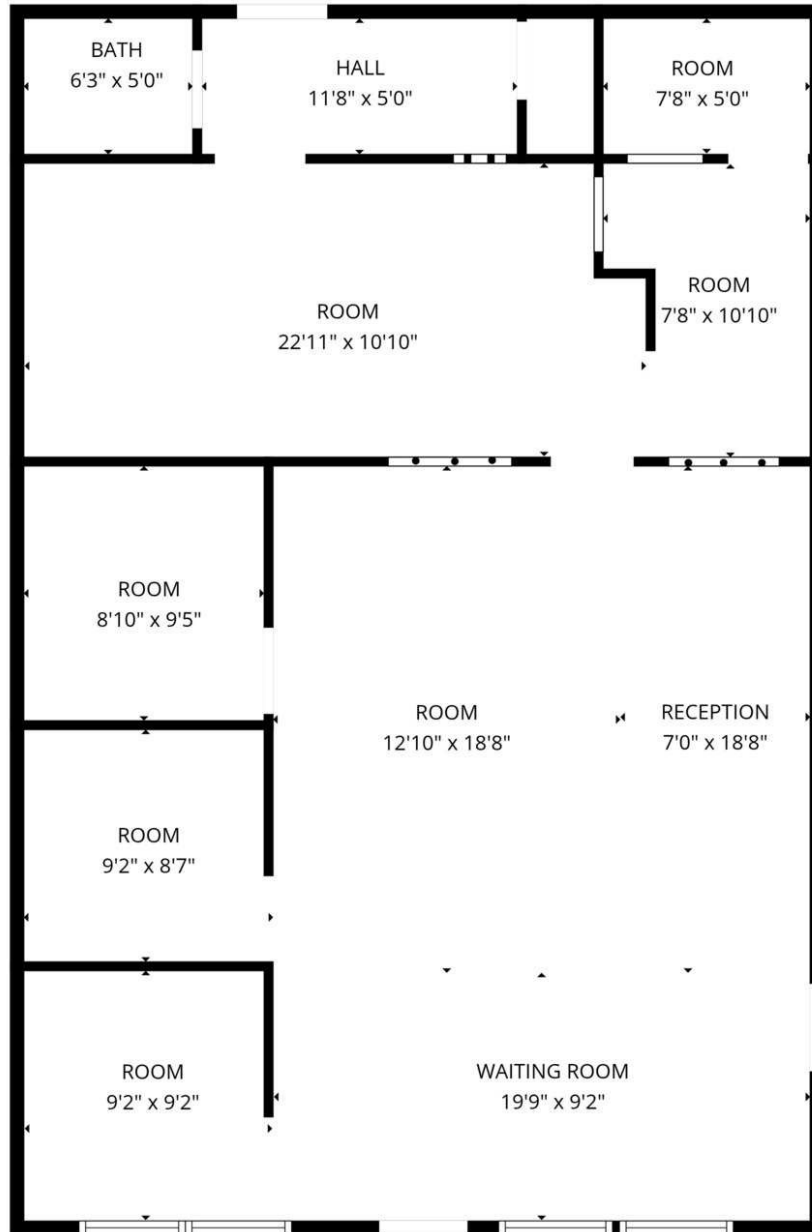


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## RETAIL BUILDING FLOORPLAN

6173 Stewart St Milton, FL 32570



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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

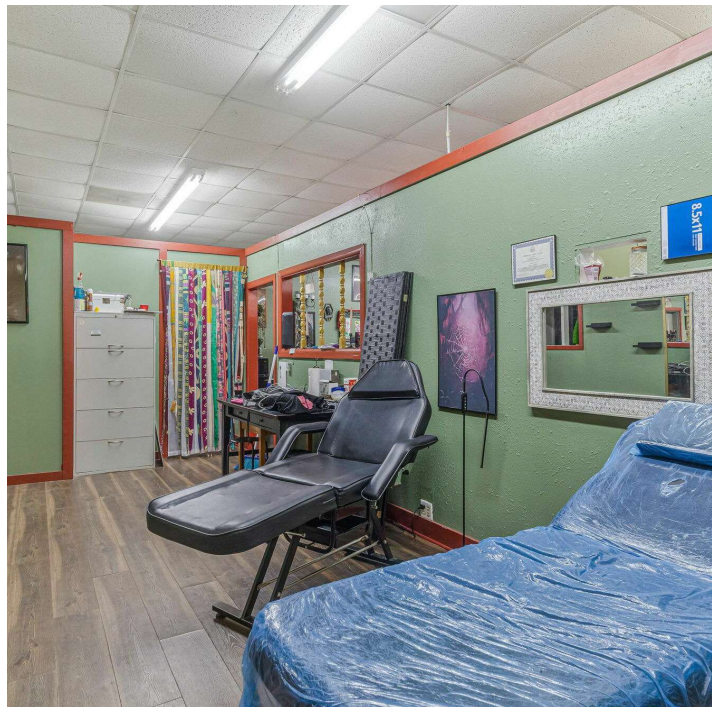
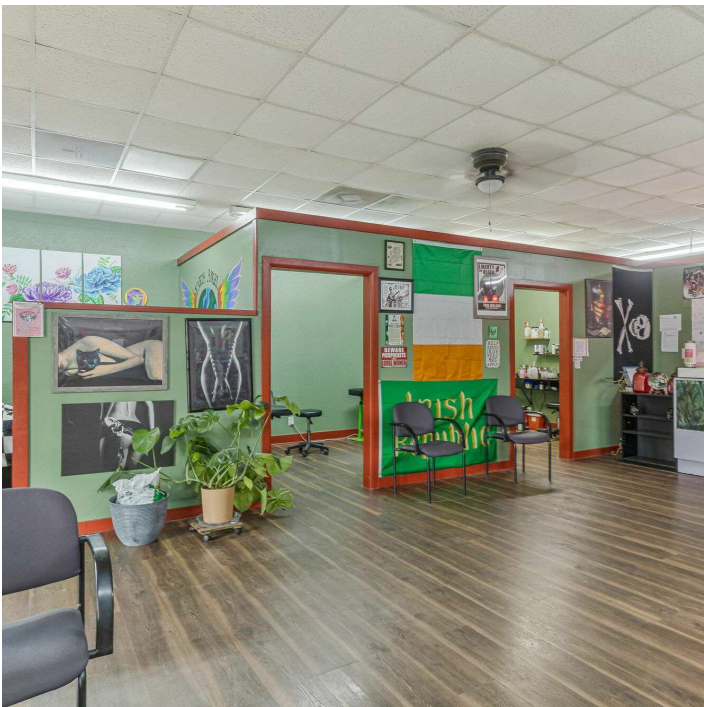


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## ADDITIONAL PHOTOS

6173 Stewart St Milton, FL 32570



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

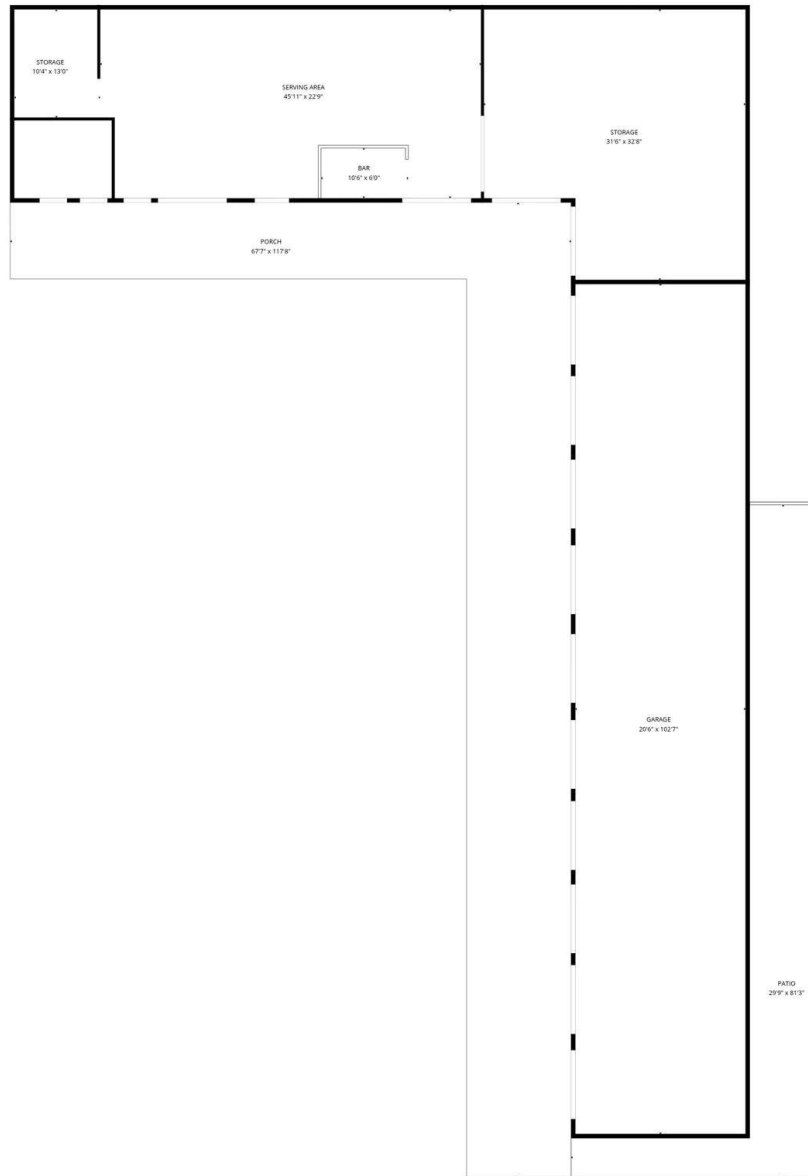


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## RETAIL/STORAGE BUILDING FLOORPLAN

6173 Stewart St Milton, FL 32570



**TOTAL: 0 sq. ft**

1st floor: 0 sq. ft

EXCLUDED AREAS: GARAGE: 2105 sq. ft, STORAGE: 1068 sq. ft, BAR: 70 sq. ft,  
SERVING AREA: 964 sq. ft, UNDEFINED: 111 sq. ft, PATIO: 774 sq. ft,  
PORCH: 1992 sq. ft, WALLS: 235 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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

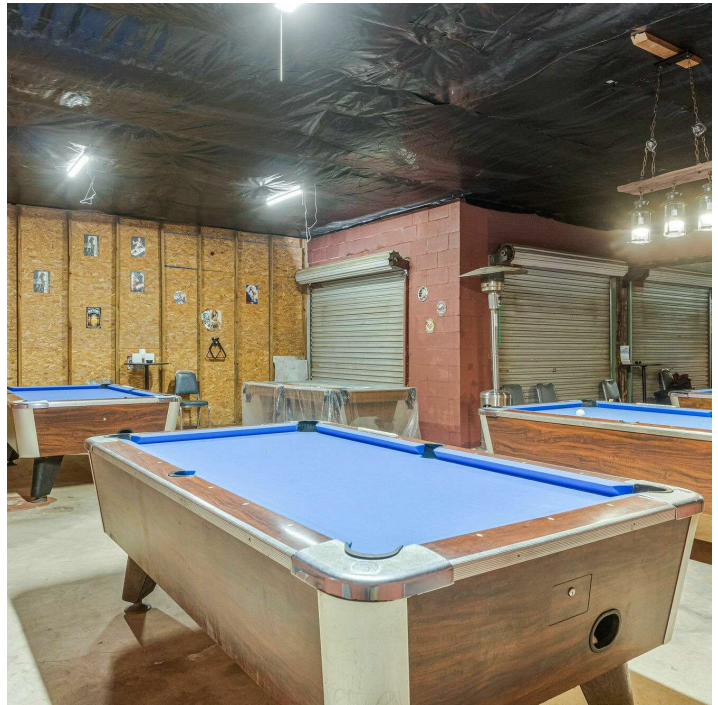
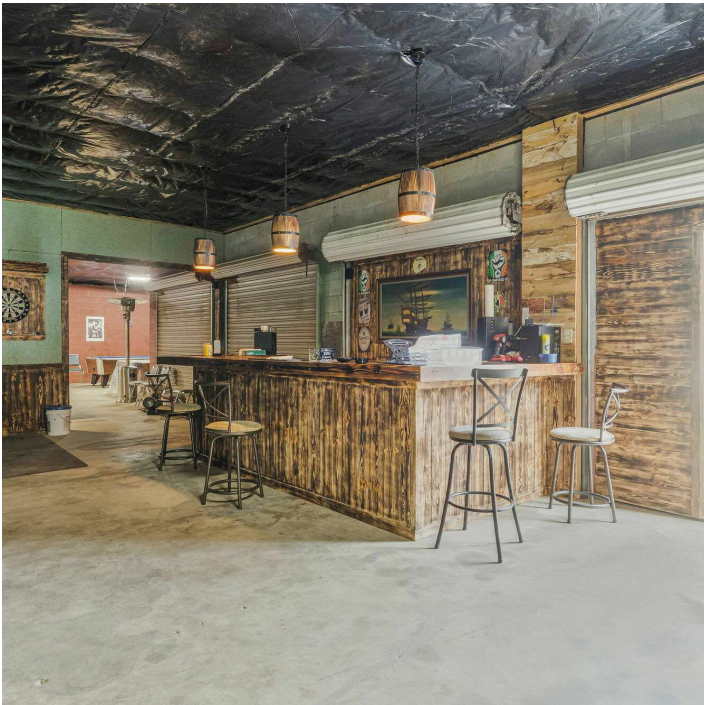


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## ADDITIONAL PHOTOS

6173 Stewart St Milton, FL 32570



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

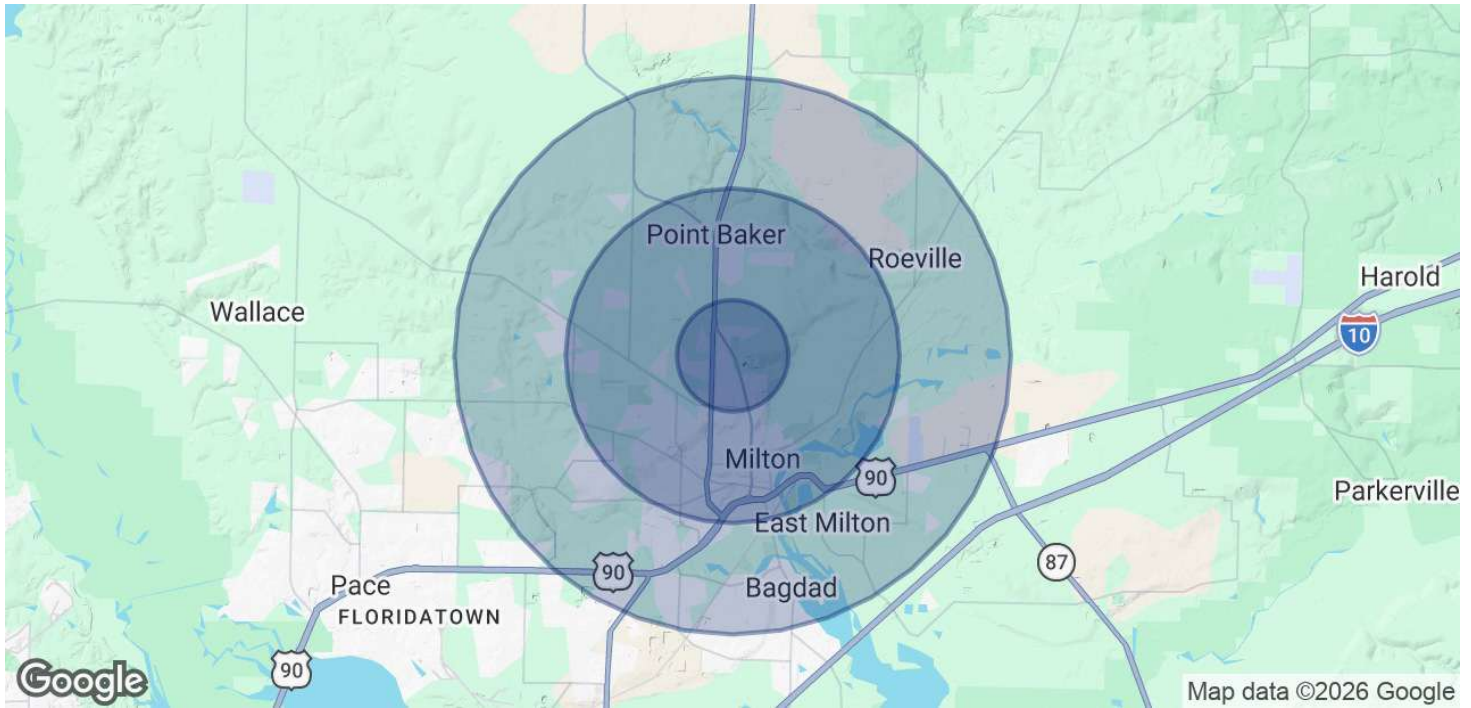


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## DEMOGRAPHICS MAP

6173 Stewart St Milton, FL 32570



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,102	23,352	40,268
Average Age	38	41	41
Average Age (Male)	37	40	40
Average Age (Female)	40	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,963	9,204	15,411
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$83,689	\$96,861	\$96,199
Average House Value	\$212,810	\$291,758	\$291,765

2020 American Community Survey (ACS)

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



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY