



PROPERTY DESCRIPTION

1 to 3 Acre Corner Outparcel Available. Located on Hwy 87 in front of the Northwest Florida Industrial Park at I-10. Outparcel available south of the I-10/ Hwy 87 Corridor in East Milton with Full Median Cut access to Corporate Ave. +/- 1 to 3 acres available for commercial development as part of this 10 acre site. AADT on Hwy 87 of 19,700 and an AADT of 35,000 on I-10, located just half of a mile to the north of this site with a dedicated turn lane from Hwy 87 to Corporate Ave. 5 Mile Demographics include a Total Population of 48,062 and an Average House Hold Income of \$90,243.

PROPERTY HIGHLIGHTS

- Outparcel Available. AADT 19,700. Full Median Cut. Dedicated Turn Lane.

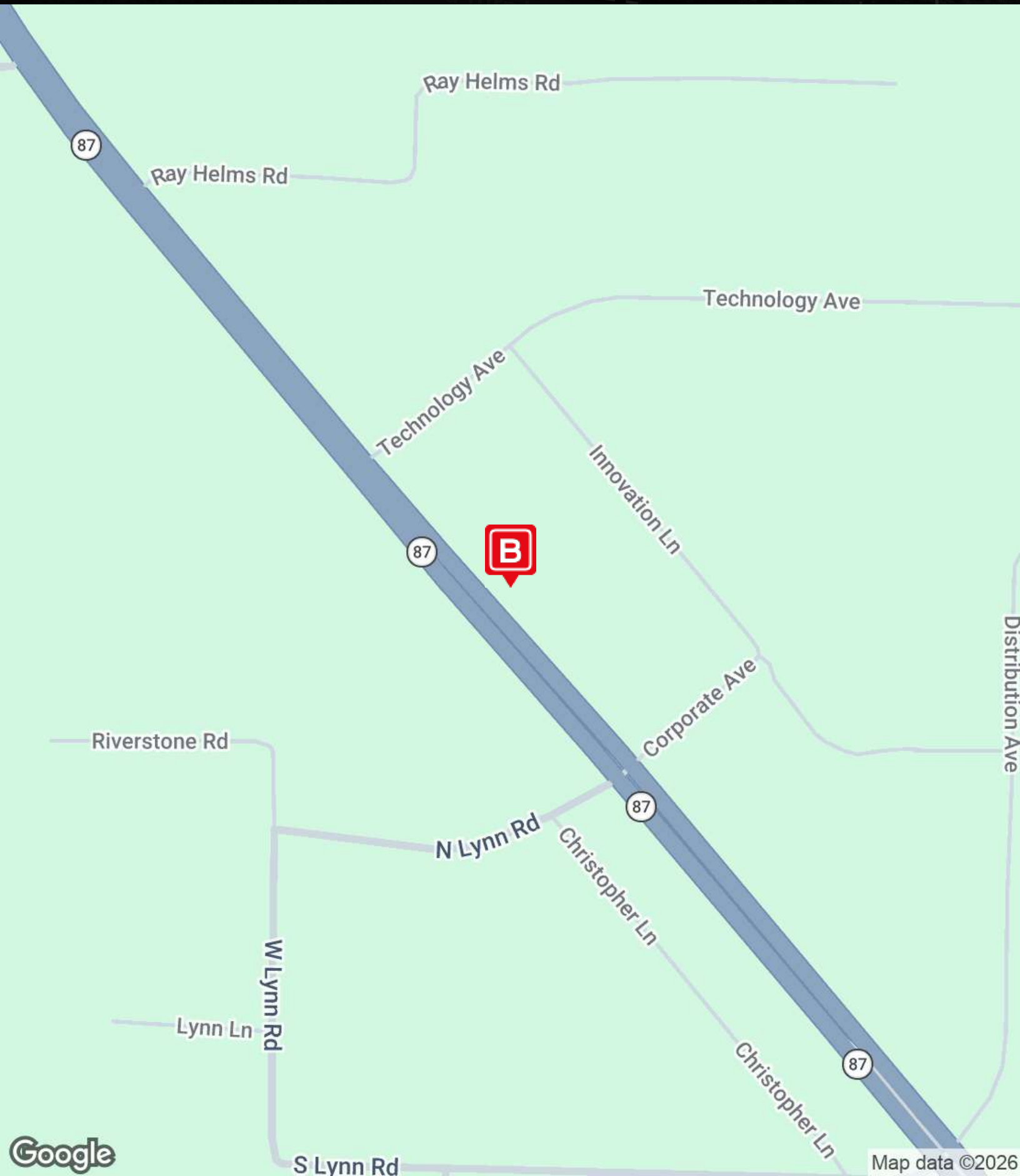
OFFERING SUMMARY

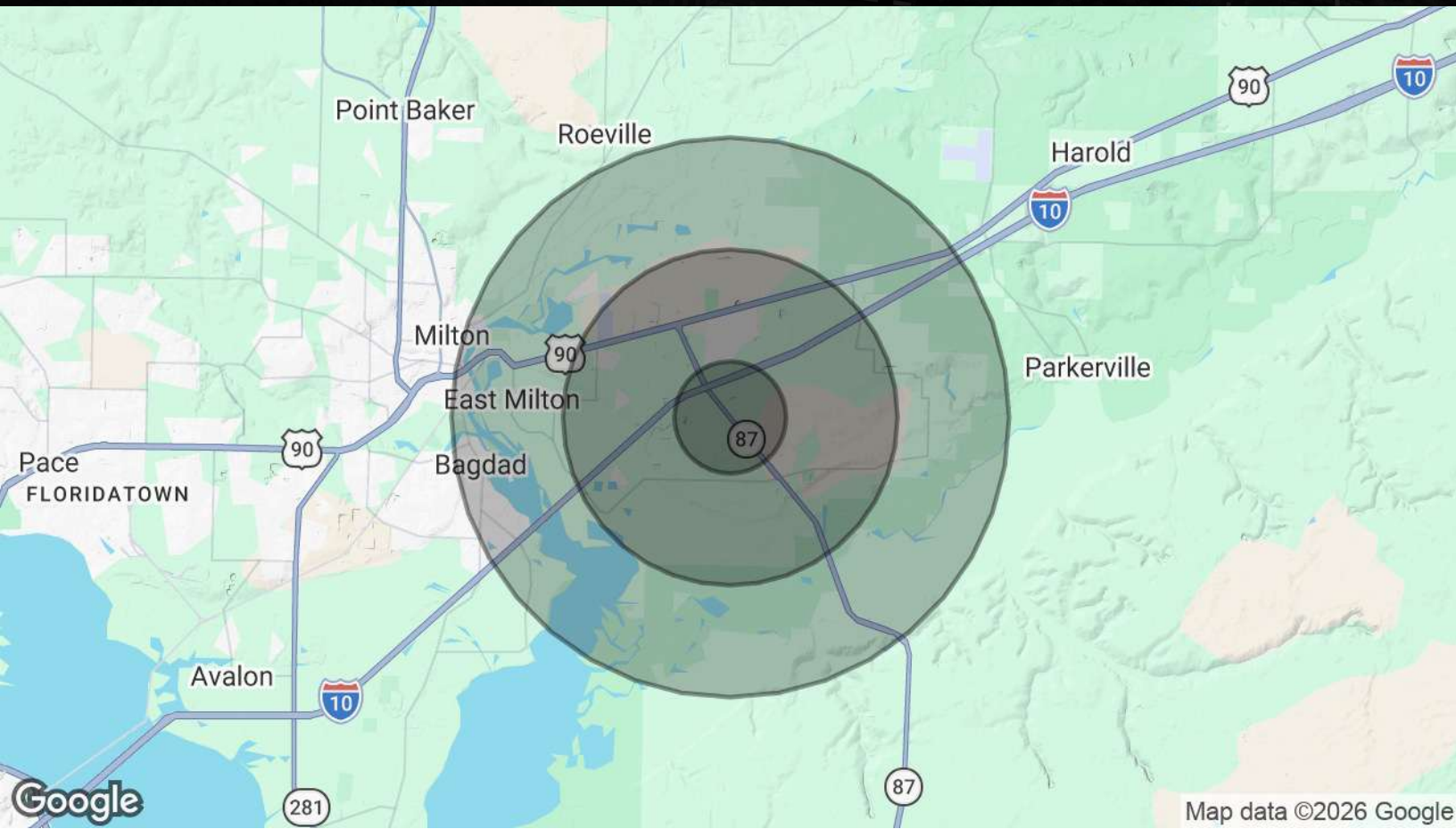
Sale Price:	\$350,000
Lot Size:	10.1 Acres
Property Type	Land
Traffic Count	19,700

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,815	9,229	17,788
Total Population	4,027	22,798	48,062
Average HH Income	\$66,621	\$84,131	\$90,243







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,027	22,798	48,062
Average Age	42.3	39.7	40.0
Average Age (Male)	44.2	38.7	38.3
Average Age (Female)	41.1	40.3	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,815	9,229	17,788
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$66,621	\$84,131	\$90,243
Average House Value	\$162,164	\$244,419	\$252,955

2023 American Community Survey (ACS)