



PROPERTY DESCRIPTION

Available for Sale, Lease, BTS. Value Add Opportunity within the City Limits of Milton, Florida. Located inside an Opportunity Zone, this +/-66,110 SF facility includes 2 Stories, Interior Courtyard, Commercial Kitchen/ Cafeteria, and Gymnasium. The site fronts Stewart St and is located across the street from Milton High School and includes rear access to the premises via an access road. The Blackwater Heritage State Trail abuts the rear of the premises with quick access to amenities such as the City Library, Carpenter's Park, the Blackwater River and Historic Downtown Milton within walking distance. Demographics within a 5 mile radius include a Total Population of 49,177 and an Average Household Income of \$90,080.

PROPERTY HIGHLIGHTS

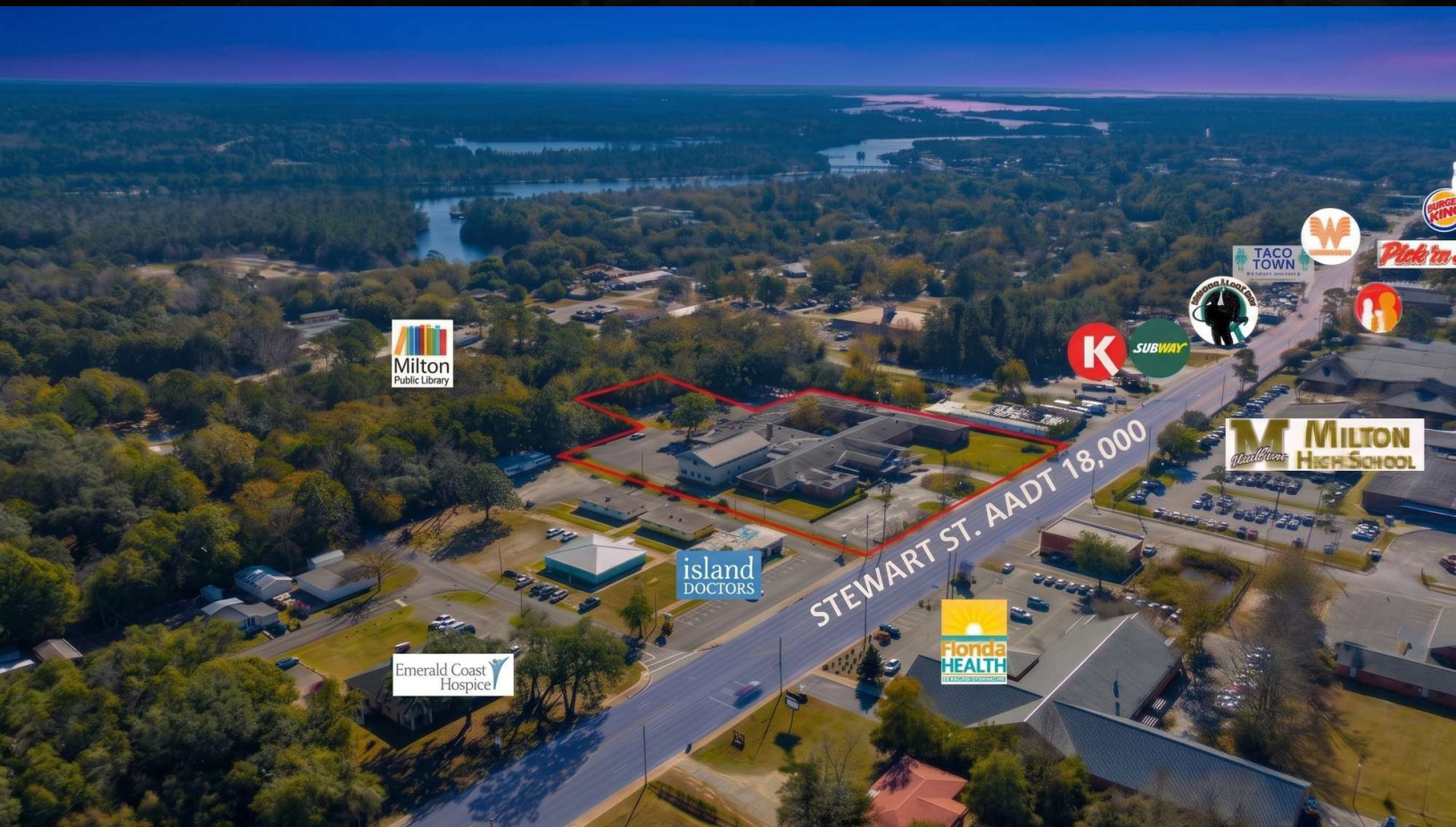
- 6,6110 SF Freestanding. AADT 18,000. Opportunity Zone.

OFFERING SUMMARY

Sale Price:	\$3,995,000
Lot Size:	4.017 Acres
Building Size:	66,110 SF
Zoning	C-2
Property Type	Special Purpose
Traffic Count	18,000

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

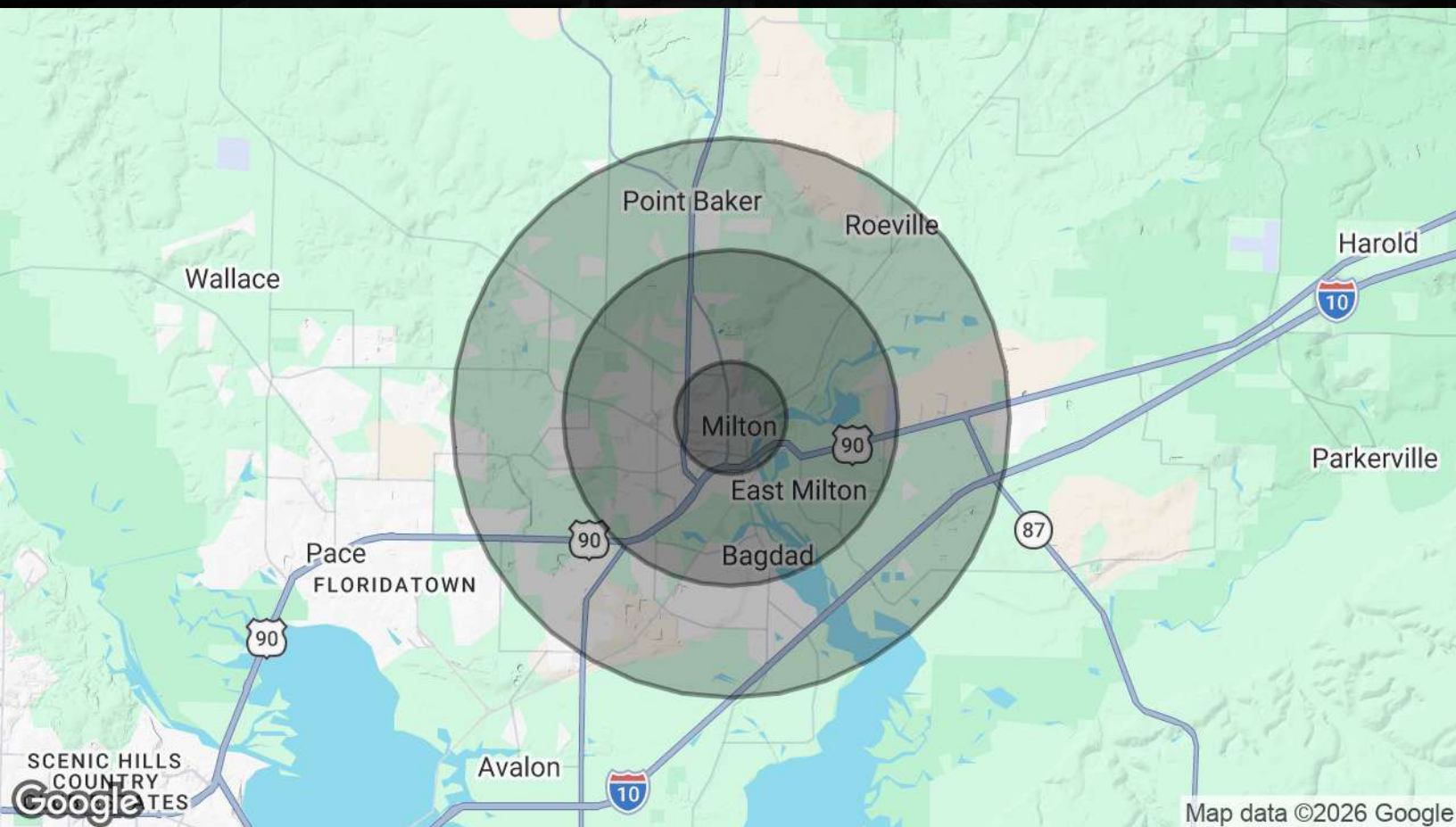
Total Households	1,381	9,272	18,239
Total Population	3,036	23,047	49,177
Average HH Income	\$65,840	\$83,422	\$90,080







Map data ©2026 Google



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,036	23,047	49,177
Average Age	44.4	39.4	40.1
Average Age (Male)	45.5	38.1	38.4
Average Age (Female)	43.6	40.2	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,381	9,272	18,239
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$65,840	\$83,422	\$90,080
Average House Value	\$152,156	\$240,962	\$251,551

2023 American Community Survey (ACS)