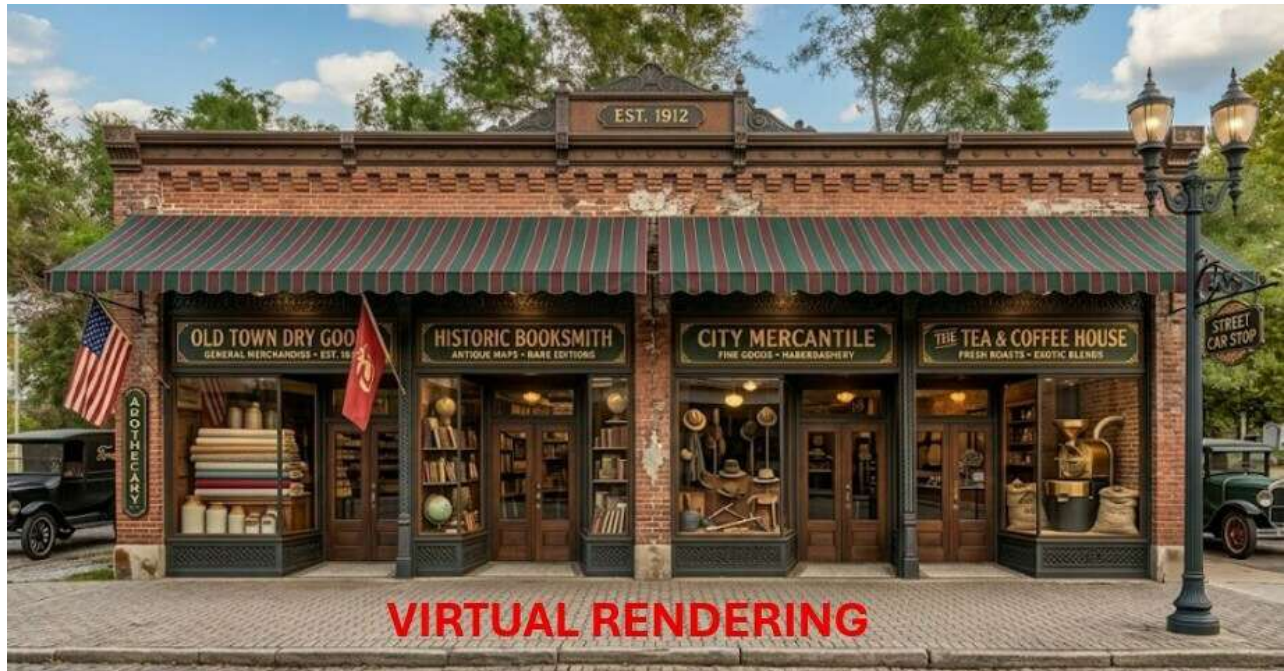


Lease

Freestanding Retail / Office

5118 Canal St Milton, FL 32570



PROPERTY DESCRIPTION

Freestanding Retail on corner parcel in Historic Downtown Milton less than 500 feet from the lighted intersection of US Hwy 90 and Canal St. Combined traffic counts as reported by the FDOT show an AADT of 27,700. Demographics within a 5 mile radius include an Average House Hold Income of \$97,711 and a Total Population of 52,534. Open parking available to the site within the downtown and along Oak St, with the parcel providing for 6 dedicated parking spots along the front entrance. Centrally located between US 90 and I-10, this site provides necessary interstate access while enjoying the charm of a Historic Downtown location which include vibrant new restaurants, businesses, Blackwater River Heritage Trail, Veterans Memorial Plaza, West Florida Railroad Museum, Panhandle Butterfly House & Nature Center and Carpenters Park

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	2
Available SF:	1,110 - 3,110 SF
Lot Size:	5,797 SF
Building Size:	3,110 SF

SPACES	LEASE RATE	SPACE SIZE
5118 Canal St	\$12.00 SF/yr	3,110 SF
Suite A	\$12.00 SF/yr	2,000 SF
Suite B	\$12.00 SF/yr	1,110 SF

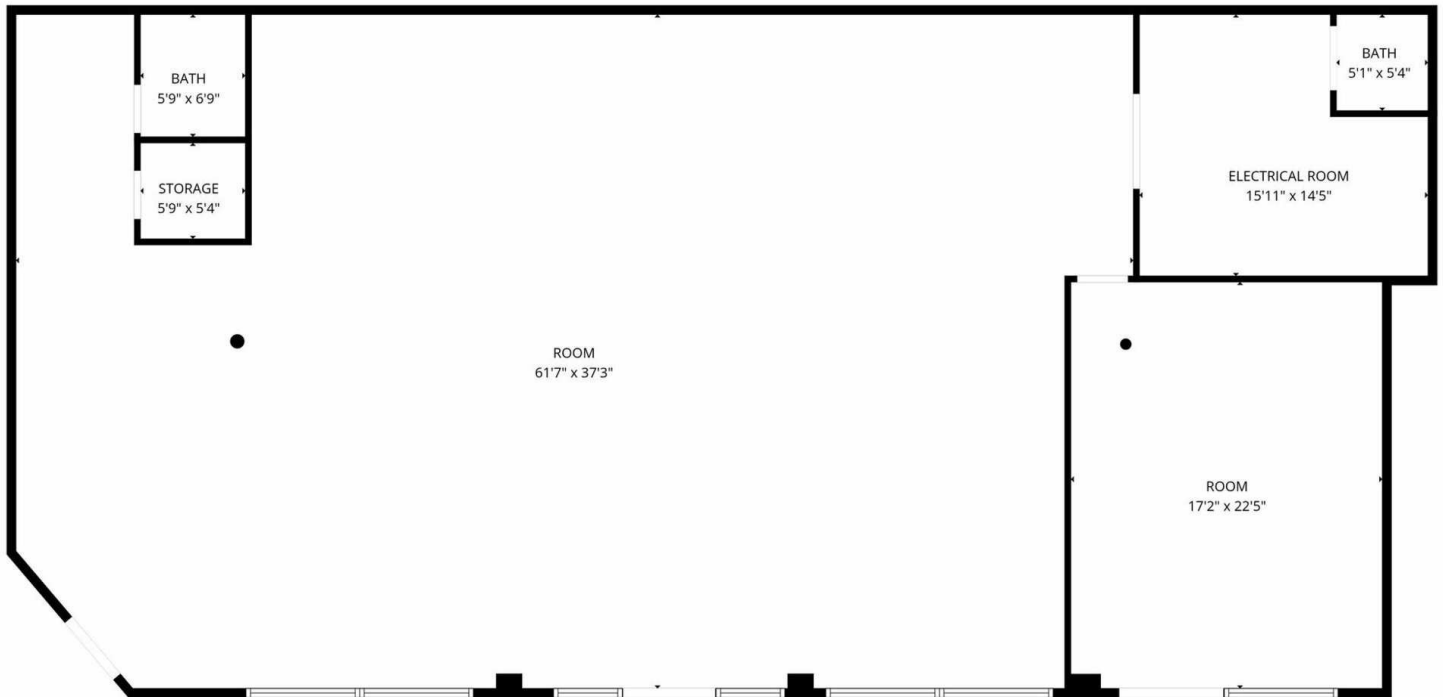
Melissa Glyptis Simpson
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Existing Floorplan
5118 Canal St Milton, FL 32570



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

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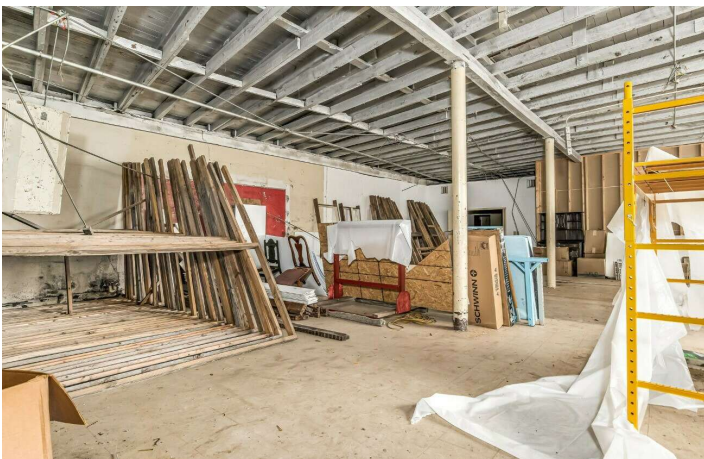
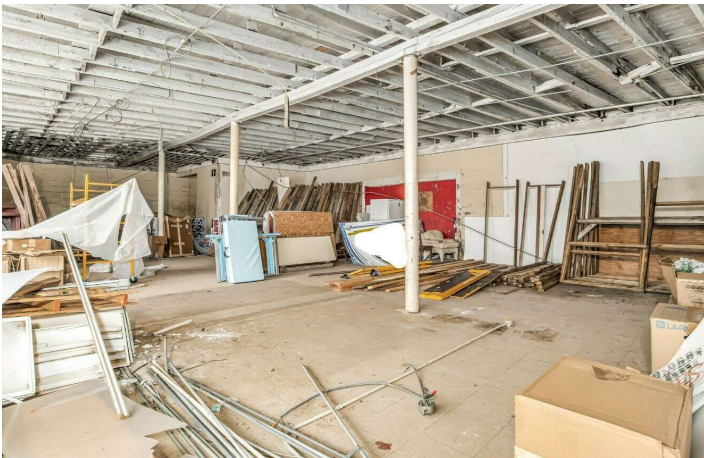


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Virtual Renderings

5118 Canal St Milton, FL 32570



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Location Map

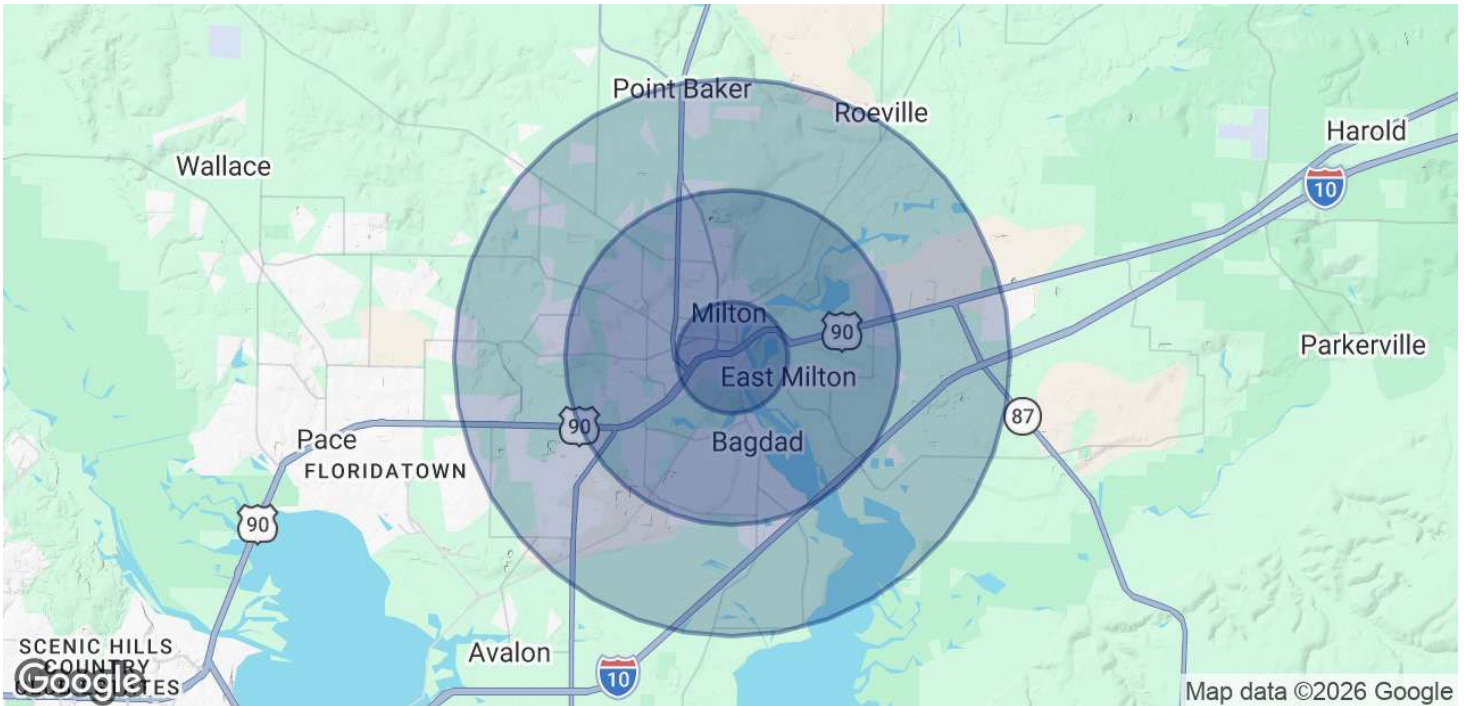
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,276	26,021	52,534
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	960	10,124	19,026
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$76,616	\$89,015	\$97,711
Average House Value	\$232,625	\$273,867	\$277,981

2020 American Community Survey (ACS)

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