

LEASE

CLIMATE CONTROLLED FLEX SPACE

6319 & 6321 Dogwood Dr. Milton, FL 32570



PROPERTY DESCRIPTION

2 Units Available for Lease. 1291 SF CLIMATE CONTROLLED Flex Space with 10x10 Roll Up Door, 12 Ft High Ceilings, & 130 SF of Reception Area, Single Restroom and 125 Amp service. This site is located at the intersection of Dogwood Dr. and Stewart St. Additional opportunity for laydown yard as the property includes a total of 5.15 acres zoned HCD with 606 Ft of road frontage on Dogwood Dr. with an AADT of 17,200 reported by the DOT.

PROPERTY HIGHLIGHTS

- Climate Controlled. Immediate Occupancy. Laydown Yard Available. Signage. 10x10 Roll Up Door. 12 Ft Ceiling Height.

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
NNN Rate:	\$2.93 SF/yr
Available SF:	1,291 SF
Lot Size:	5.15 Acres
Building Size:	6,250 SF

SPACES

LEASE RATE

SPACE SIZE

6319	\$15.00 SF/yr	1,291 SF
6321	\$15.00 SF/yr	1,291 SF

Melissa Glyptis Simpson
(850) 733-6532

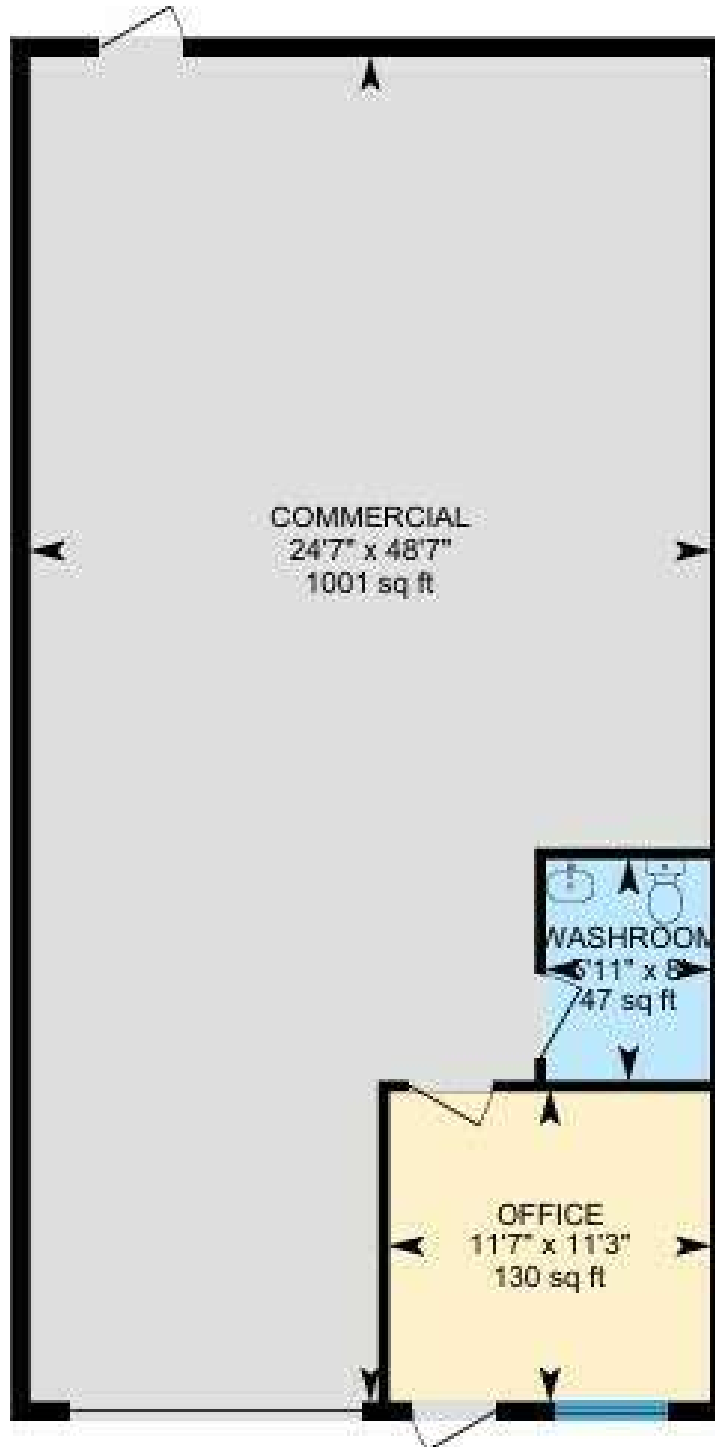


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COMMERCIAL**
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UNIT 6319 & 6321 DOGWOOD DR.

Milton, FL 32570



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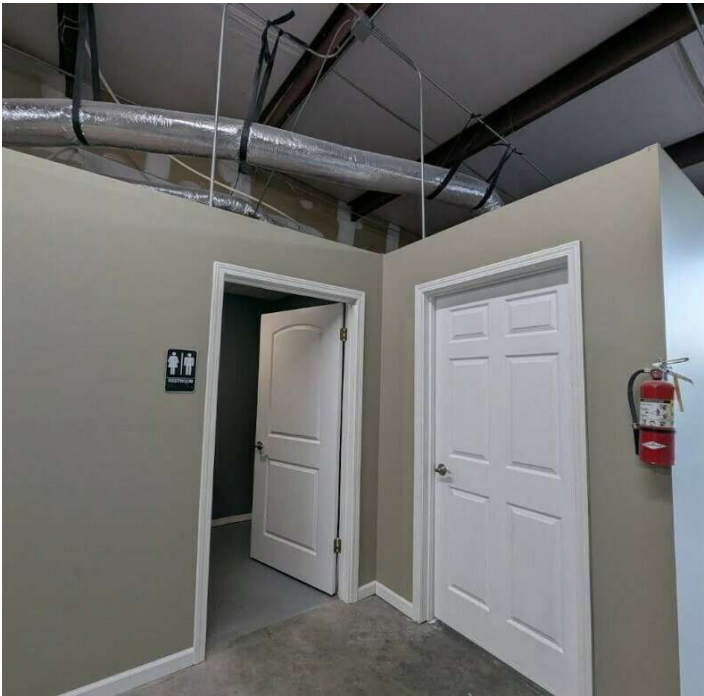


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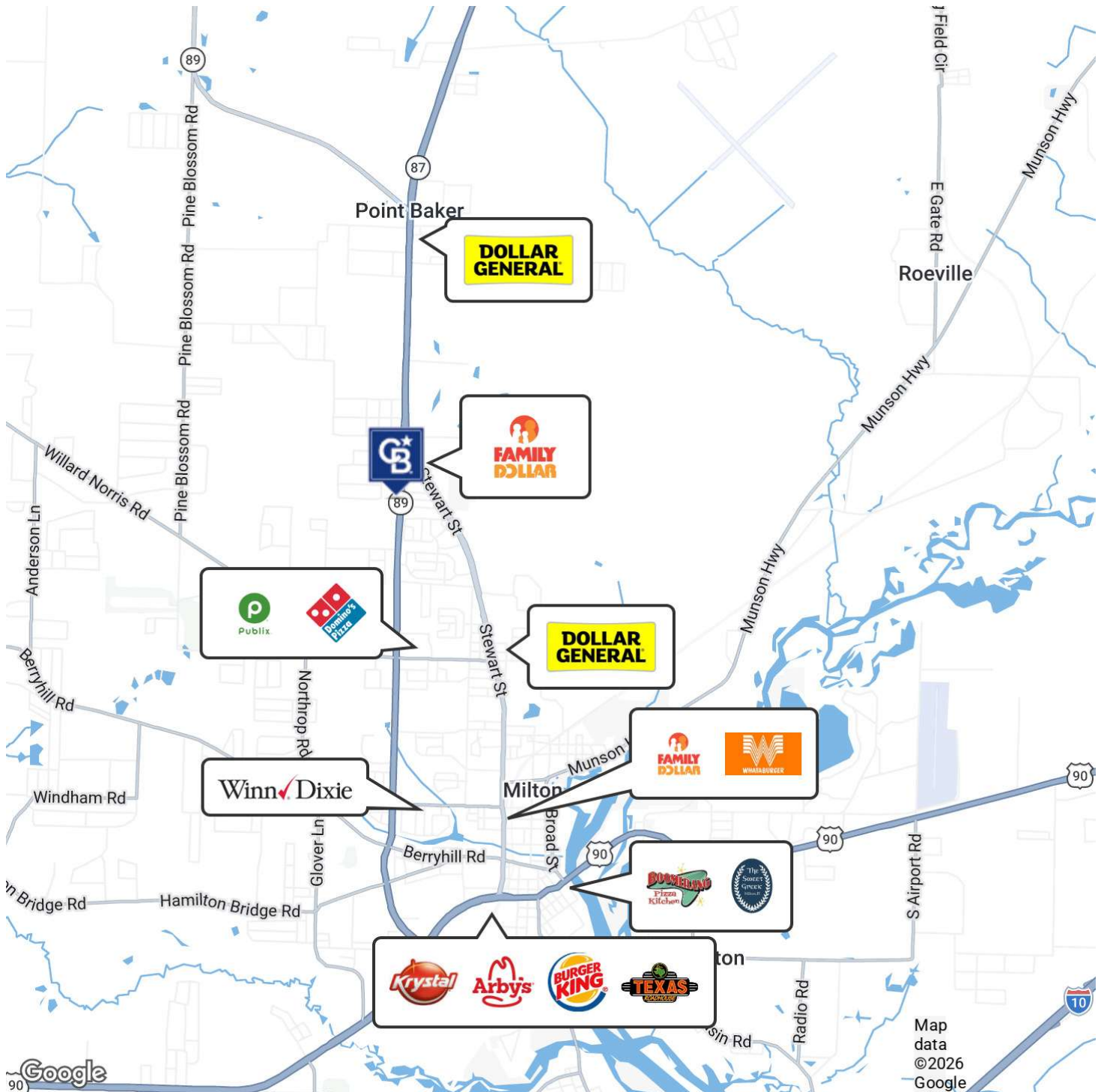


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LOCATION MAP

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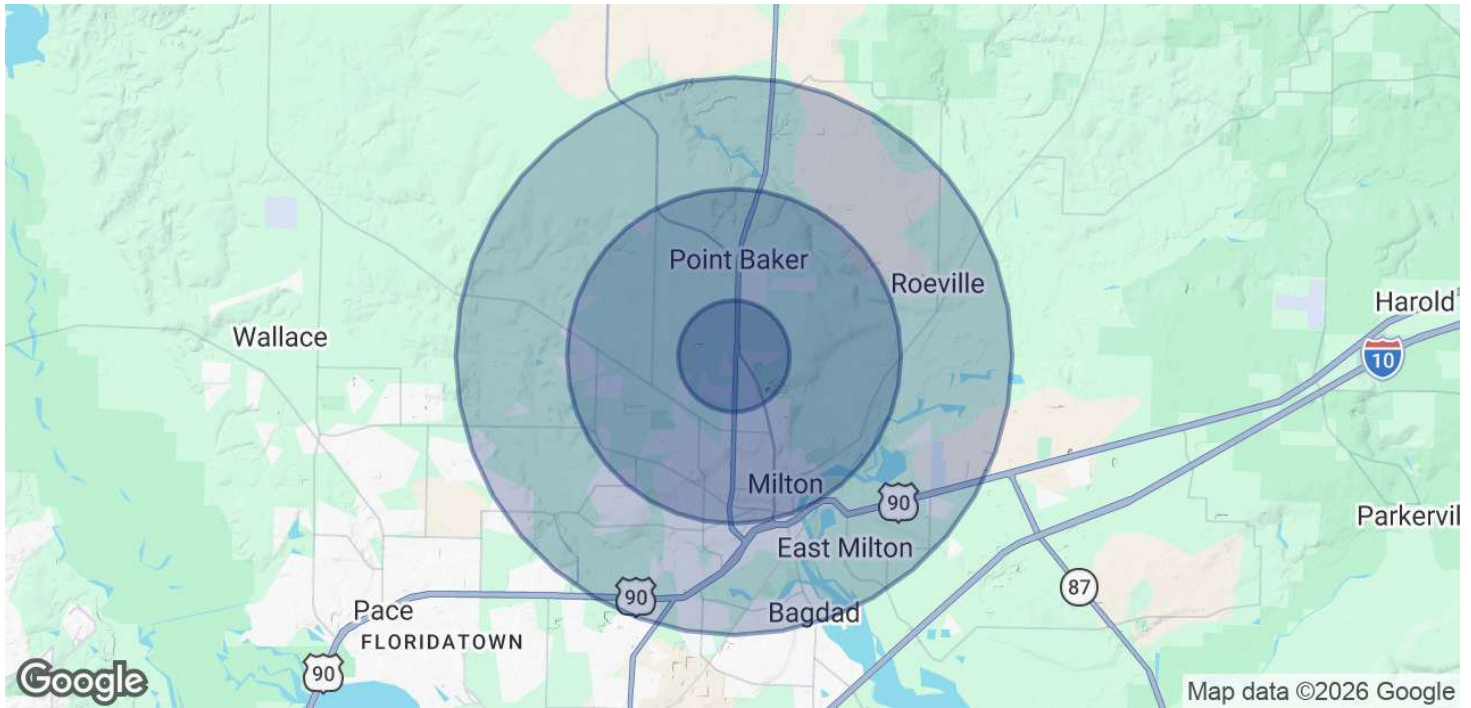


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DEMOGRAPHICS MAP

6319 & 6321 Dogwood Dr. Milton, FL 32570



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,162	18,890	37,053
Average Age	37.7	40.2	40.2
Average Age (Male)	35.1	39.1	39.3
Average Age (Female)	39.2	41.9	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,301	8,088	15,194
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$55,144	\$64,880	\$64,837
Average House Value	\$126,353	\$159,472	\$157,661

2020 American Community Survey (ACS)

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