

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. Seller will enter into a Sale Leaseback Agreement with Buyer as a condition of closing.

OFFERING SUMMARY

Sale Price:	\$499,999
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

PROPERTY HIGHLIGHTS

- Billboard Sign. 2 Freestanding Buildings. AADT 11300.

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

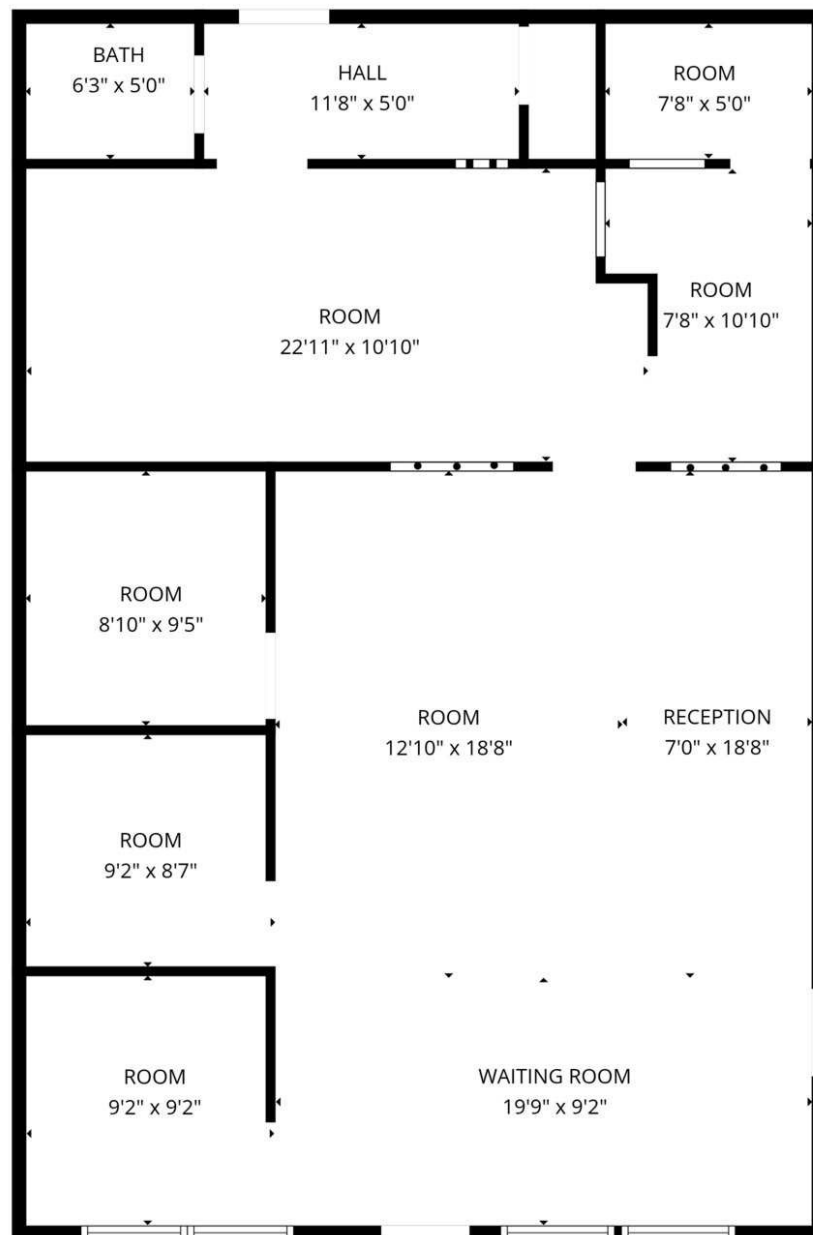


**COLDWELL BANKER
COMMERCIAL**
REALTY

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

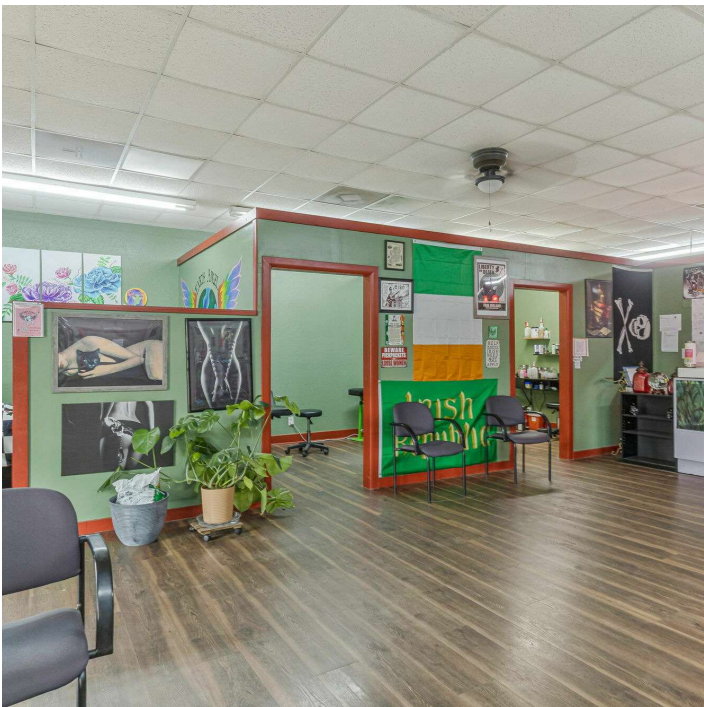


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

ADDITIONAL PHOTOS

6173 Stewart St Milton, FL 32570



Melissa Glyptis Simpson
(850) 733-6532

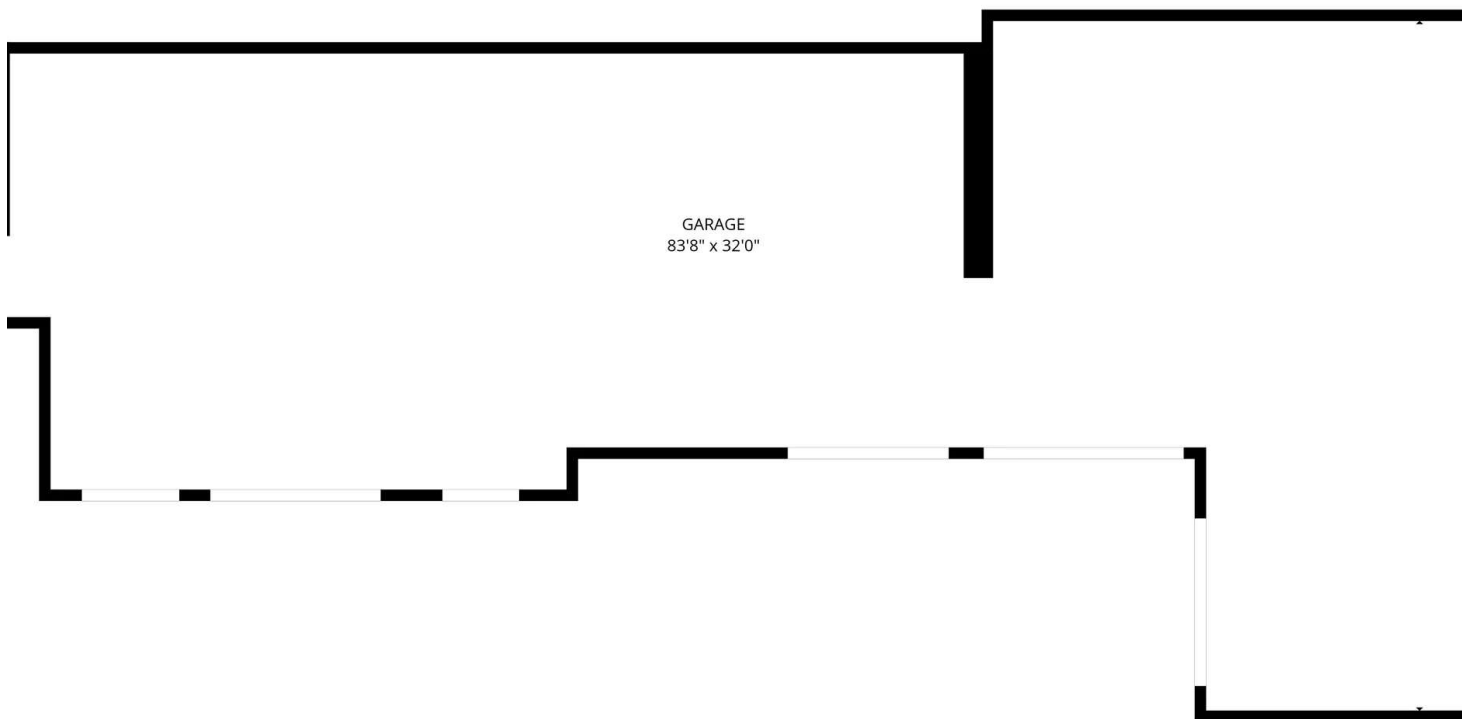


**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

RETAIL/STORAGE BUILDING FLOORPLAN

6173 Stewart St Milton, FL 32570



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

Melissa Glyptis Simpson
(850) 733-6532

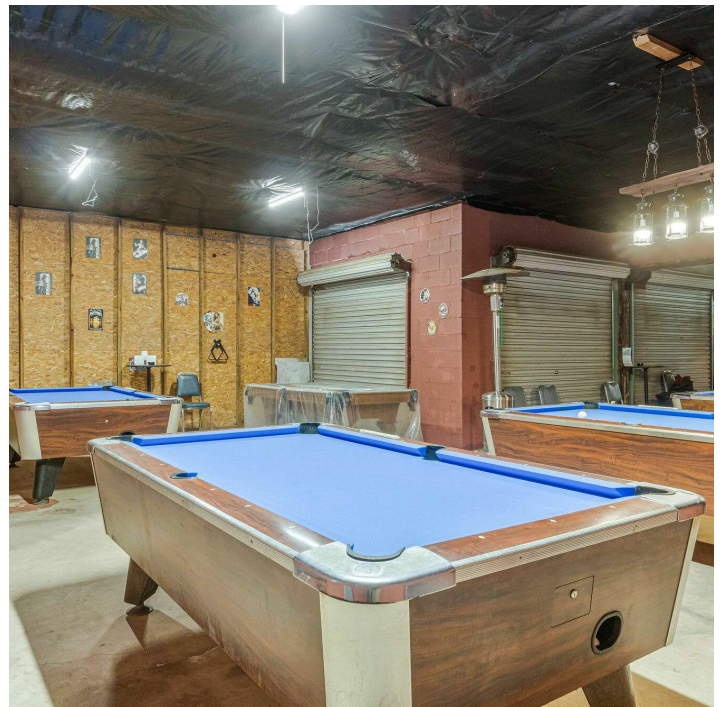
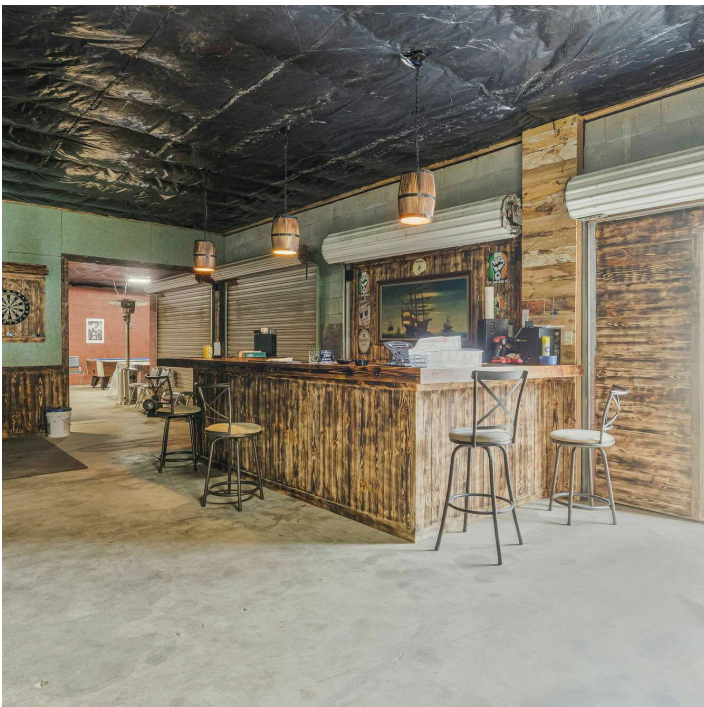


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

ADDITIONAL PHOTOS

6173 Stewart St Milton, FL 32570



Melissa Glyptis Simpson
(850) 733-6532

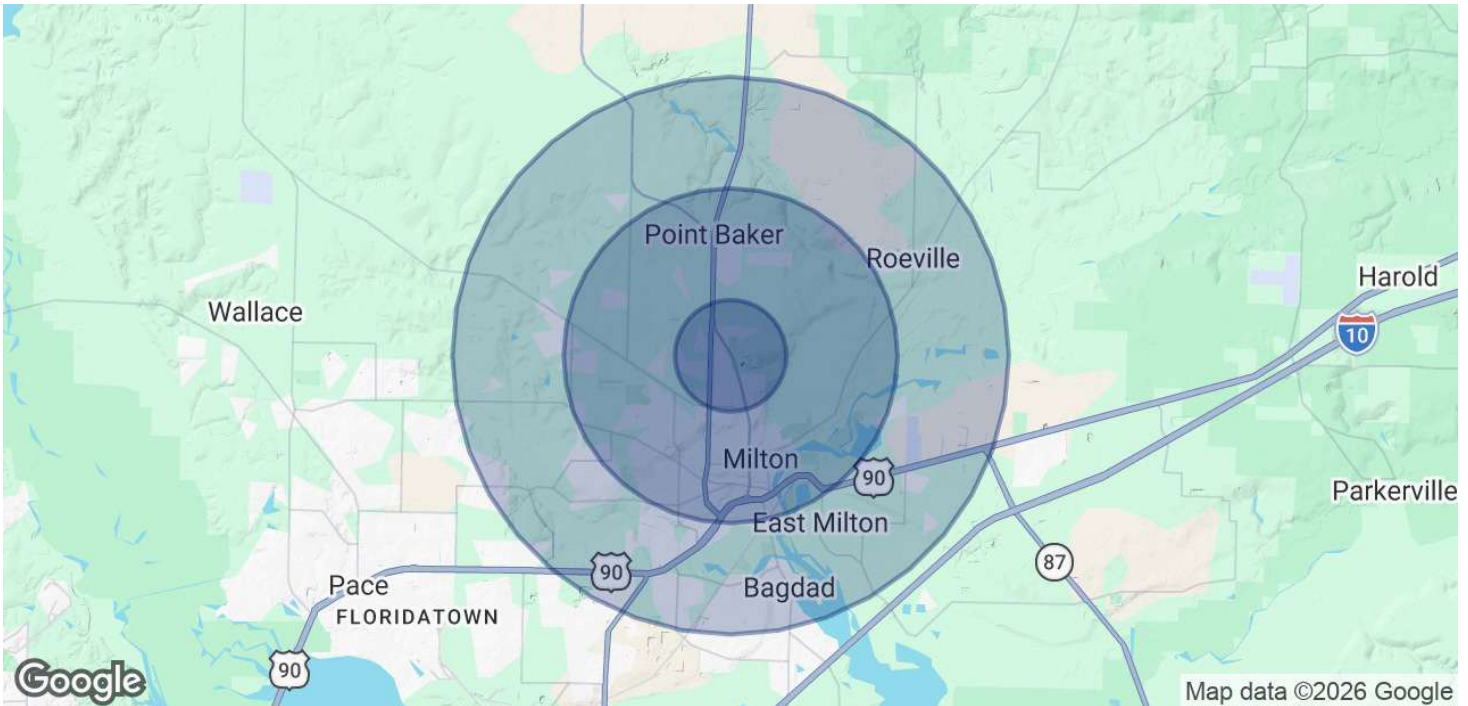


**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

DEMOGRAPHICS MAP

6173 Stewart St Milton, FL 32570



POPULATION

	1 MILE	3 MILES	5 MILES
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

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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