



PROPERTY DESCRIPTION

Newly Remodeled, Free standing Office/ Retail building on corner lot in Milton, FL. Previously used as a dental office, the interior was just updated with commercial plank flooring, new paint throughout, new LED lights and has a new backwater flow preventer. This location allows for up to 8 offices with the flexibility of creating a large conference room, breakroom, reception/waiting area and private suites depending on need. Additional flexibility includes two separate entrances allowing for separation from the front and back for possible multi-tenant use. Approximately 10-12 parking spaces are available on site with parking located at the front of the building on Stewart St with additional side parking on Sanders St which includes a 2 car carport. Additional features include Washer/Dryer Hookup, Electric Water Heater, HVAC replaced approximately 5 years ago, New Termite Bond with Sentricon System. Demographics within a 5 mile radius include a Total Population of 48,651 and an Average Household Income of \$90,306. FDOT reports an AADT of 18,000 on Stewart St.

PROPERTY HIGHLIGHTS

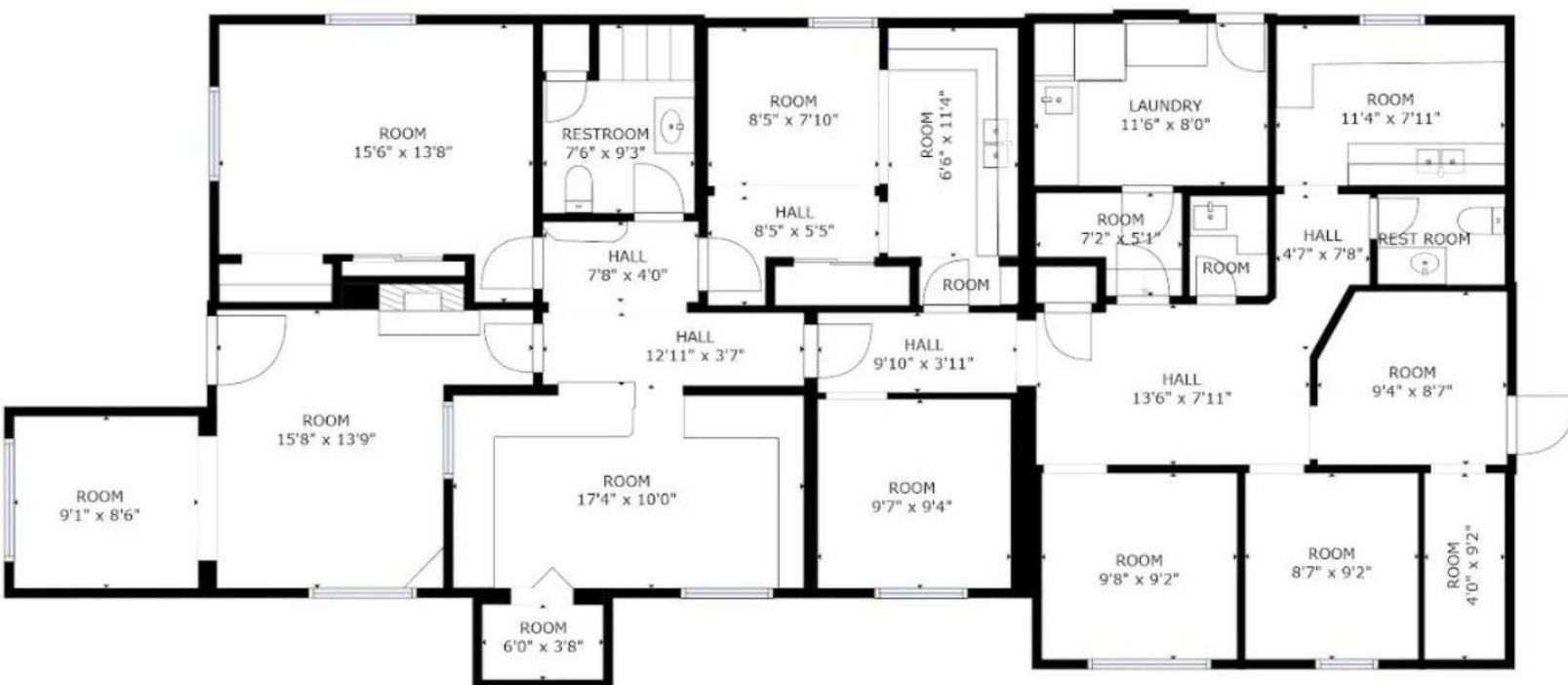
- Freestanding Building on Corner Parcel. Turn Lane. Front and Side Parking with Covered Parking/ Unloading in Rear. Recently Updated. AADT of 18,000.

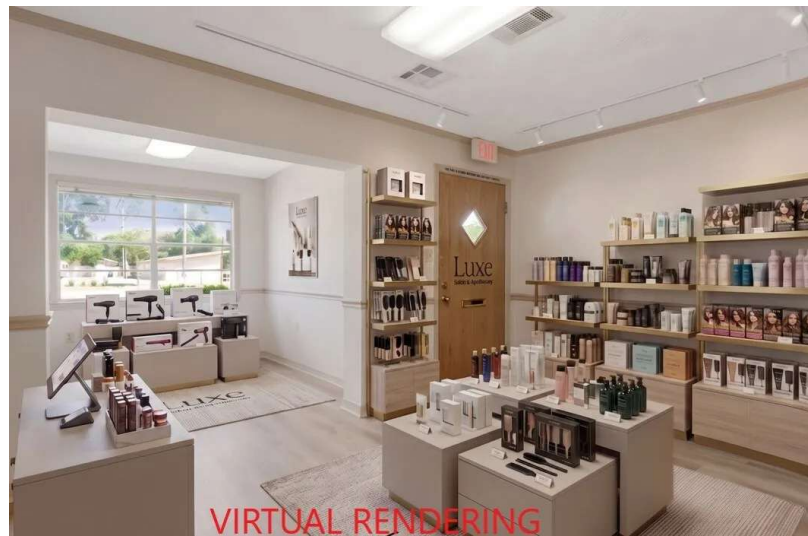
OFFERING SUMMARY

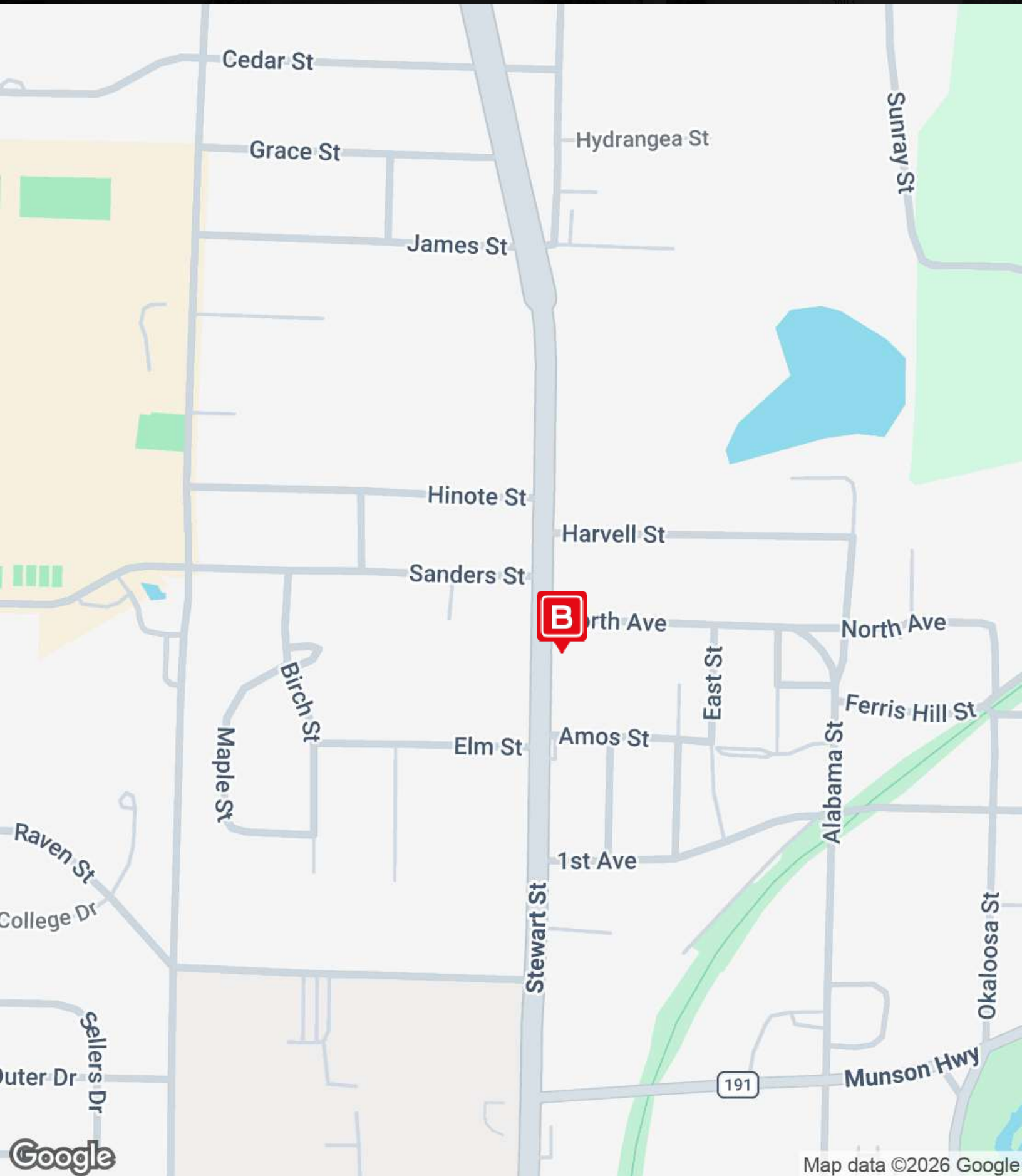
Sale Price:	\$265,000
Lot Size:	0.18 Acres
Building Size:	2,588 SF
Zoning	SSC-RC
Property Type	Office
Traffic Count	18,000

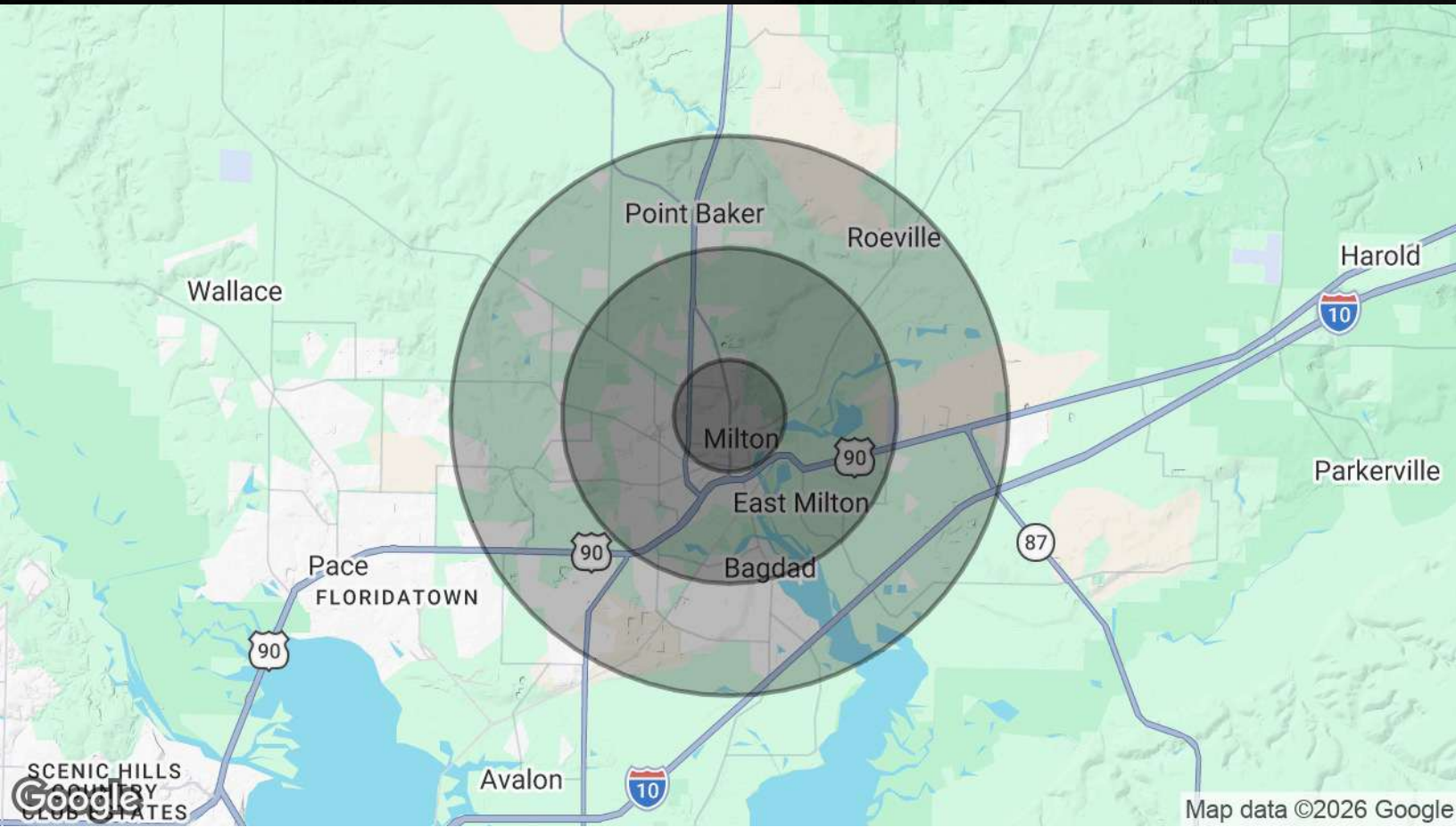
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,730	9,316	18,032
Total Population	3,821	23,031	48,651
Average HH Income	\$66,715	\$84,143	\$90,306









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,821	23,031	48,651
Average Age	43.2	39.6	40.1
Average Age (Male)	44.7	38.5	38.3
Average Age (Female)	42.2	40.3	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,730	9,316	18,032
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$66,715	\$84,143	\$90,306
Average House Value	\$161,703	\$244,097	\$252,516

2023 American Community Survey (ACS)