

LEASE

5174 WARD BASIN RD.

5174 Ward Basin Rd. Milton, FL 32583



PROPERTY DESCRIPTION

Freestanding building in Milton located just off of the intersection of US Hwy 90 (AADT 21,500) and Ward Basin Rd (AADT 5,400) This site offers easy access to US Hwy 90 & I-10 and is one mile to Historic Downtown Milton. Large open floor space with 5 private offices in the rear of the building, full kitchen, 4 restrooms, 1 shower and monument sign. Demographics within a 5 mile radius include and Average Household Income of \$50,746 and a Total Population of 25,168

PROPERTY HIGHLIGHTS

- Large open space. Private Offices. Located between US Hwy 90 and I-10. Monument Sign. 30 Parking Spaces

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,120 SF
Lot Size:	1.08 Acres
Building Size:	4,120 SF
Zoning:	HCD
APN:	02-1N-28-0000-06300-0000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	298	9,695	23,933
Total Population	789	25,160	63,242
Average HH Income	\$43,745	\$50,746	\$56,356

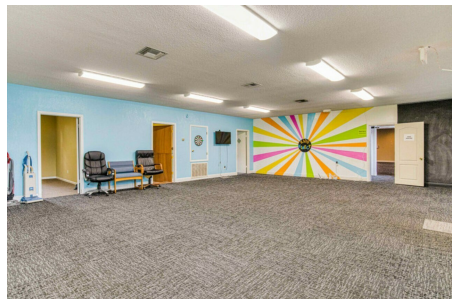
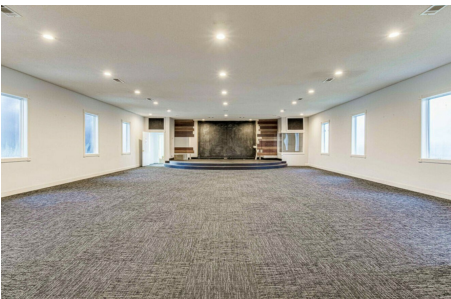
Melissa Glyptis Simpson
850 733 6532



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

5174 WARD BASIN RD.
5174 Ward Basin Rd. Milton, FL 32583



Melissa Glyptis Simpson
850 733 6532

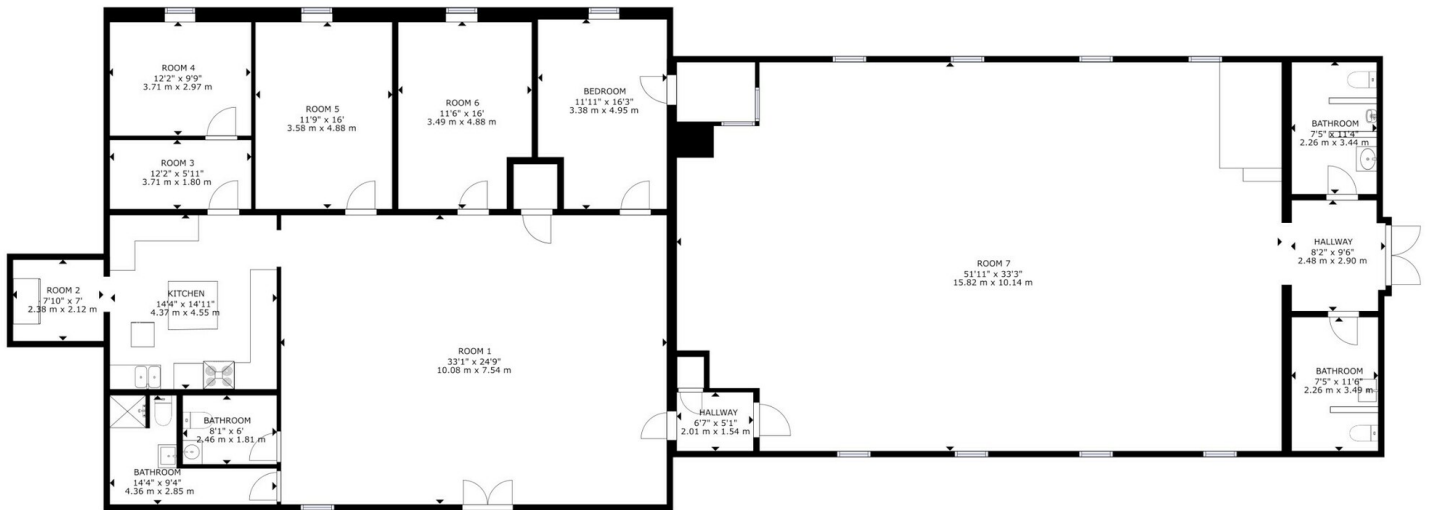


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

5174 WARD BASIN RD.

5174 Ward Basin Rd. Milton, FL 32583



Melissa Glyptis Simpson
850 733 6532



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

5174 WARD BASIN RD.

5174 Ward Basin Rd. Milton, FL 32583



Melissa Glyptis Simpson
850 733 6532

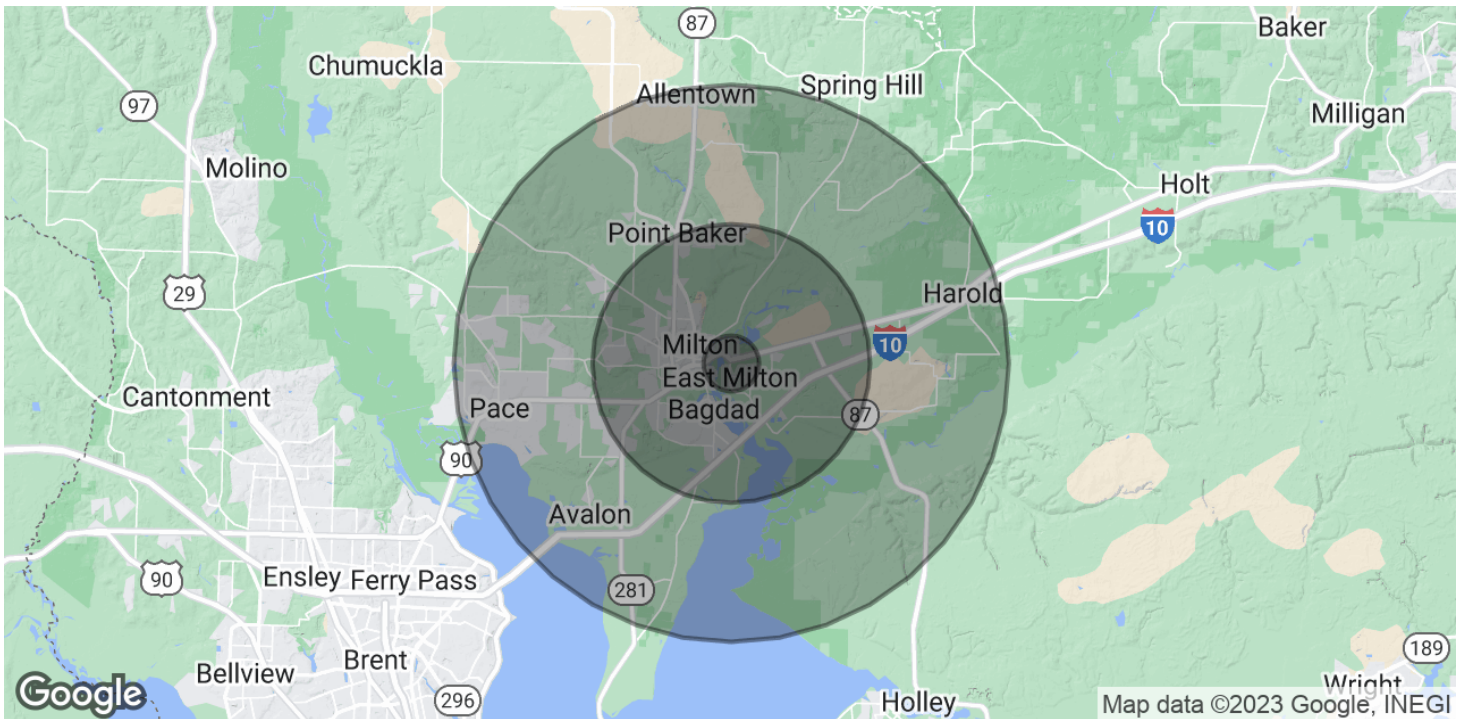


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

5174 WARD BASIN RD.

5174 Ward Basin Rd. Milton, FL 32583



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	789	25,160	63,242
Average Age	39	38.9	38.6
Average Age (Male)	37.8	37.8	37.8
Average Age (Female)	40.5	40.9	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	298	9,695	23,933
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$43,745	\$50,746	\$56,356
Average House Value	\$104,221	\$130,653	\$157,079

* Demographic data derived from 2020 ACS - US Census

Melissa Glyptis Simpson
850 733 6532



COLDWELL BANKER
COMMERCIAL
REALTY