

LEASE

6776 CAROLINE ST
6776 Caroline St Milton, FL 32570



PROPERTY DESCRIPTION

Fully furnished, private office spaces available for individuals desiring a professional office space within a comfortable and modern environment. Located in downtown Milton, this freestanding building includes private offices available for short term or long term rentals an accessible large conference room, and immediate access to the cafe/restaurant and retail shop within the center. On-site parking with additional parking options with adjoining lots and private/ public parking surround the site. US Hwy 90 AADT of 21,500. 5 Mile Radius Demographics include an Average House Hold Income of \$66,931 & Total Population of 47,664.

Office Features: Executive Reclining Chair, Height-Adjustable Desk, 2-Drawer File Cabinet with Lock, Printer/Scanner/Copier, and a Whiteboard.

Building Amenities: High-Speed Wi-Fi, On-site Café & Restaurant, Filtered Water, 24-Hour Security, Free On-site Parking, 7-Day a Week Member Access, Mail Handling Services, Comfortable Lounge Space, Fixed All-Inclusive Costs, Fast &

OFFERING SUMMARY

| | |
|------------------|---|
| Lease Rate: | \$350.00 - 1,000.00 per month (Full Service) |
| Number of Units: | 3 |
| Available SF: | 40 - 300 SF |
| Lot Size: | 0.41 Acres |
| Building Size: | 4,962 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|--------|-------------------|------------|
| 107 | \$350 per month | 40 SF |
| 110 | \$400 per month | 45 SF |
| 127 | \$1,000 per month | 300 SF |

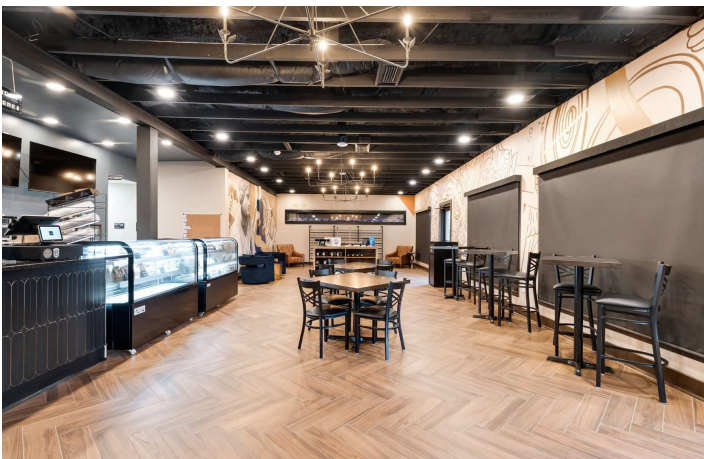
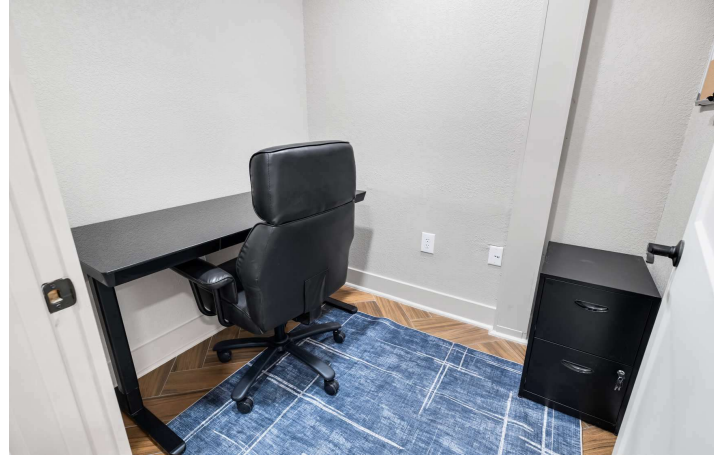
Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

6776 CAROLINE ST
6776 Caroline St Milton, FL 32570



Melissa Glyptis Simpson
(850) 733-6532



**COLDWELL BANKER
COMMERCIAL
REALTY**

LEASE

6776 CAROLINE ST
6776 Caroline St Milton, FL 32570



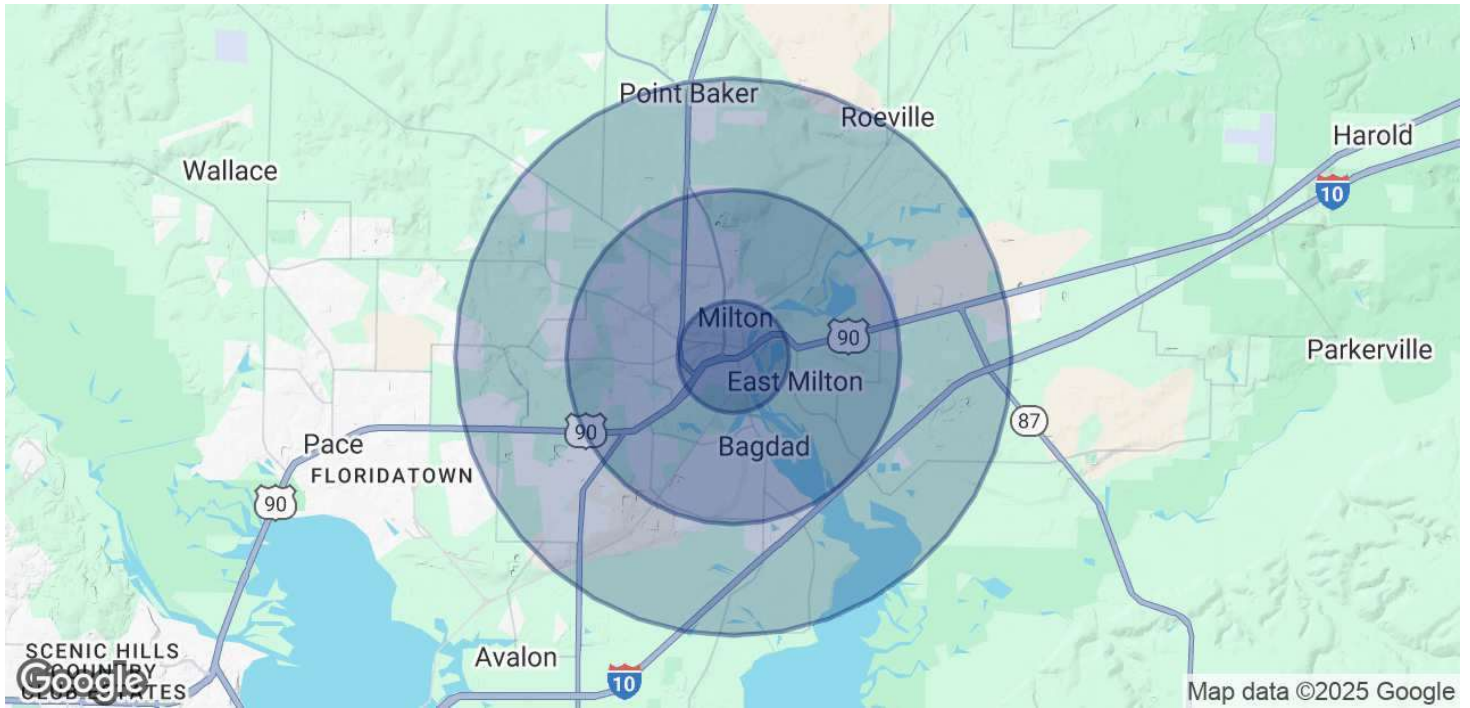
Melissa Glyptis Simpson
(850) 733-6532



**COLDWELL BANKER
COMMERCIAL**
REALTY

LEASE

6776 CAROLINE ST
6776 Caroline St Milton, FL 32570



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 2,981 | 25,860 | 56,927 |
| Average Age | 42 | 41 | 41 |
| Average Age (Male) | 40 | 39 | 40 |
| Average Age (Female) | 44 | 43 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 1,243 | 10,060 | 20,625 |
| # of Persons per HH | 2.4 | 2.6 | 2.8 |
| Average HH Income | \$74,153 | \$88,972 | \$98,410 |
| Average House Value | \$221,145 | \$274,967 | \$279,361 |

Demographics data derived from AlphaMap

Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY