

LEASE

DOGWOOD SHOPPING CENTER

5141 Dogwood Dr. Units 5147 & 5159 Milton, FL 32570



PROPERTY DESCRIPTION

10,395 SF End Cap Available in Dogwood Shopping Center. End Cap Unit includes ceiling heights of 17 ft with an open layout. Landlord will consider demising the space into two separate units. Centrally located between US Hwy 90, Berryhill Rd, Hamilton Bridge Rd and Glover Lane, with a traffic count of 26500 AADT. Total Population within a 5-mile radius is 54,719 and Median Household Income at \$97,267.

PROPERTY HIGHLIGHTS

- End Cap. AADT 26,500. 115 Parking Spaces. Pylon Sign. 17 Ft Ceiling Heights in End Cap Unit.

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$12.00 SF/yr (NNN) |
| NNN Rate: | \$2.49 SF/yr |
| Available SF: | 10,395 SF |
| Lot Size: | 3.09 Acres |
| Building Size: | 20,962 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,351 | 11,585 | 20,873 |
| Total Population | 5,950 | 29,750 | 54,719 |
| Average HH Income | \$83,331 | \$93,539 | \$97,267 |

Melissa Glyptis Simpson
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REALTY

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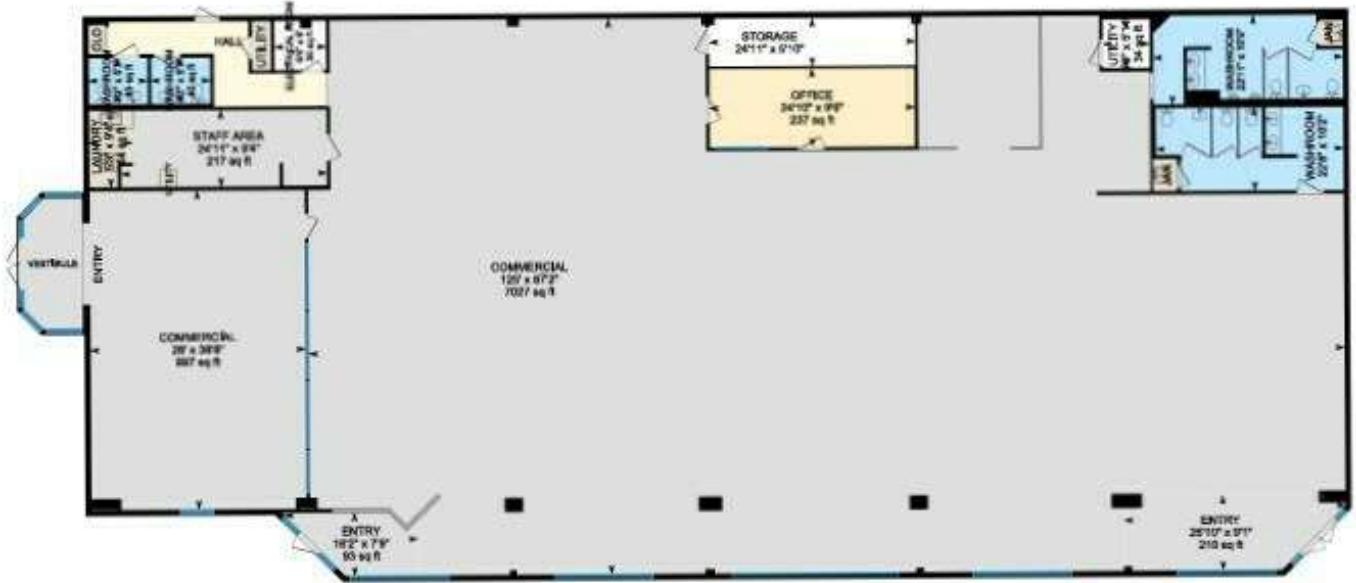


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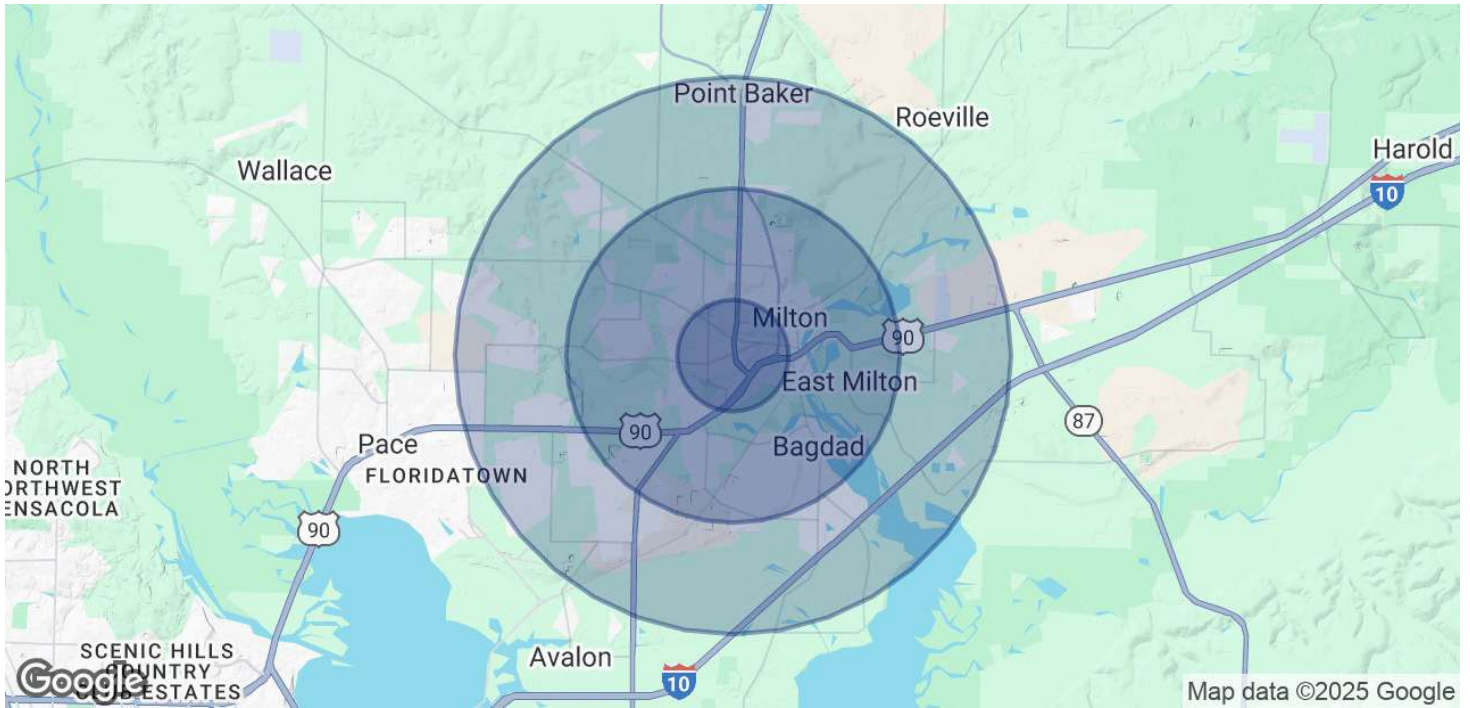


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,950 | 29,750 | 54,719 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 38 | 39 | 40 |
| Average Age (Female) | 43 | 43 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,351 | 11,585 | 20,873 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$83,331 | \$93,539 | \$97,267 |
| Average House Value | \$293,564 | \$286,472 | \$286,756 |

* Demographic data derived from 2020 ACS - US Census

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