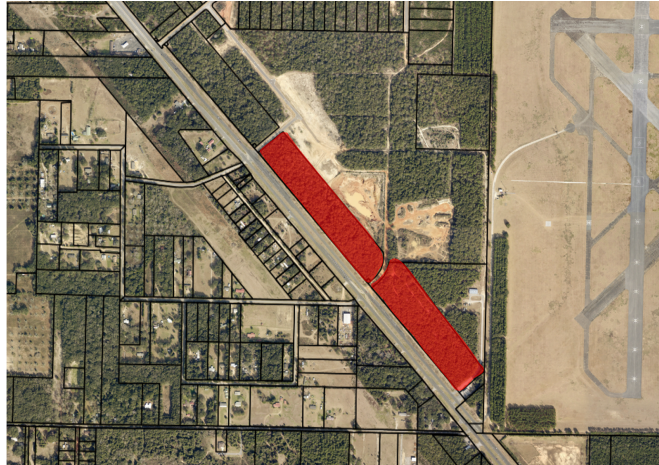


# HWY 87 MILTON

8854 HWY 87 , MILTON, FL 32583

## PROPERTY OVERVIEW



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,178,000 - \$2,517,000
<b>Lot Size:</b>	25.17 Acres
<b>APN #:</b>	09-1N-27-0000-00118-0000 & 09-1N-27-0000-00117-0000
<b>Zoning:</b>	HCD
<b>Cross Streets:</b>	Hwy 87 & N Lynn Road

### PROPERTY OVERVIEW

Excellent opportunity to purchase up to 25.17 +/- Acres that are available on Highway 87 in Milton. The property is adjacent from the Santa Rosa NOLF military airport. The site is zoned HCD and would be the ideal location for a convenient store or retail user with it's close proximity to the NAS Whiting Field military base and downtown Milton. The site consists of 2 parcels, which can be bought together or individually. Parcel A is to the North and Parcel B is to the South. Highway visibility is ample. Parcel A has 1,395 ft of frontage and Parcel B has 993 ft of frontage.

### LOCATION OVERVIEW

Milton is located North of Pensacola in the Florida Panhandle. It's an upcoming area of Santa Rosa County. The properties are in proximity of the Pensacola International Airport and Northwest Florida Regional Airport. Also, it is has close access to the I-10 and is roughly 25 minutes to Pensacola.

### PROPERTY HIGHLIGHTS

- Parcel A has 1,395 ft of frontage
- Parcel B has 993 ft of frontage
- All utilities available to the sites
- Great Highway visibility & convenient access to I-10
- No wetlands



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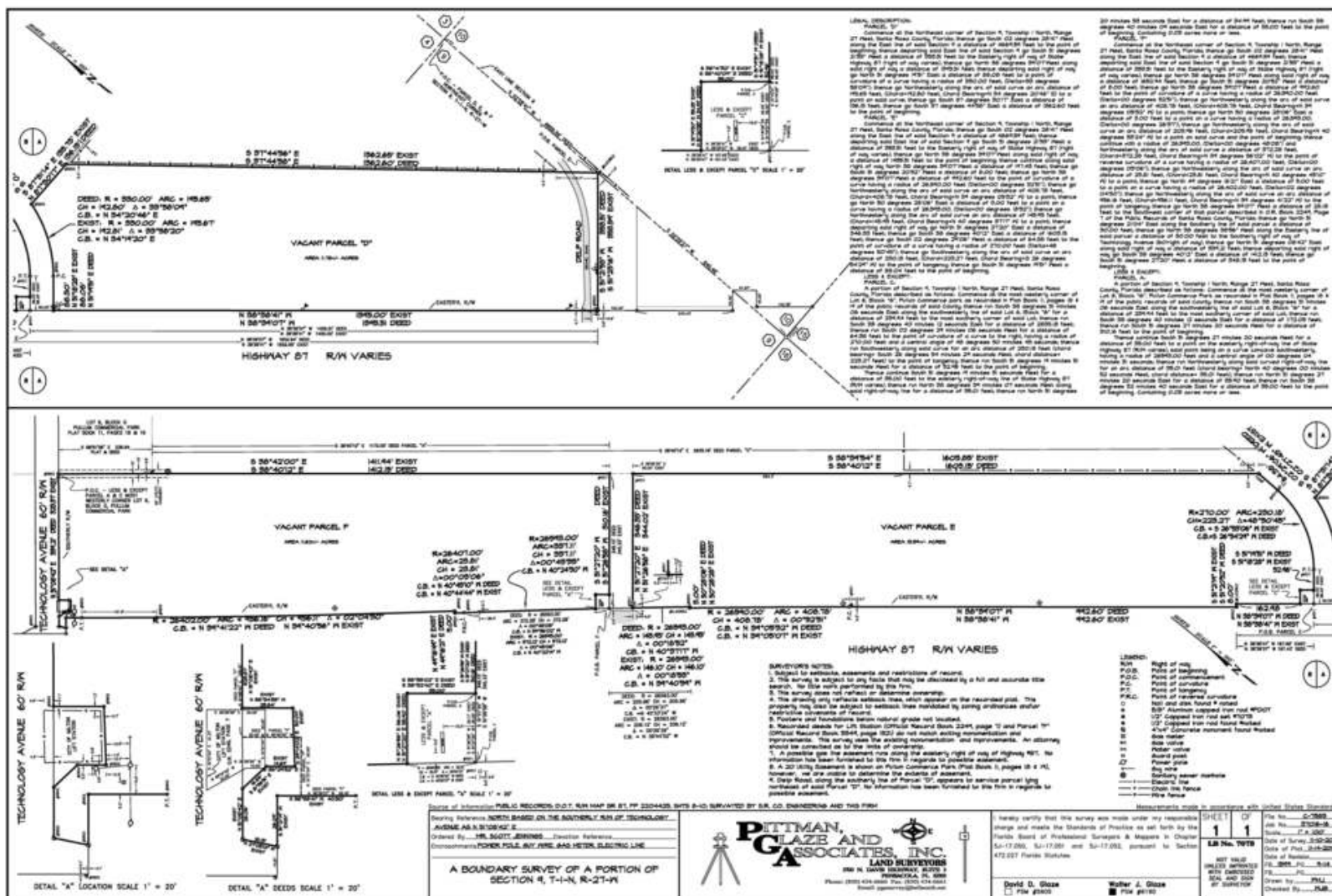
## LOCATION MAP





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## SITE PLAN



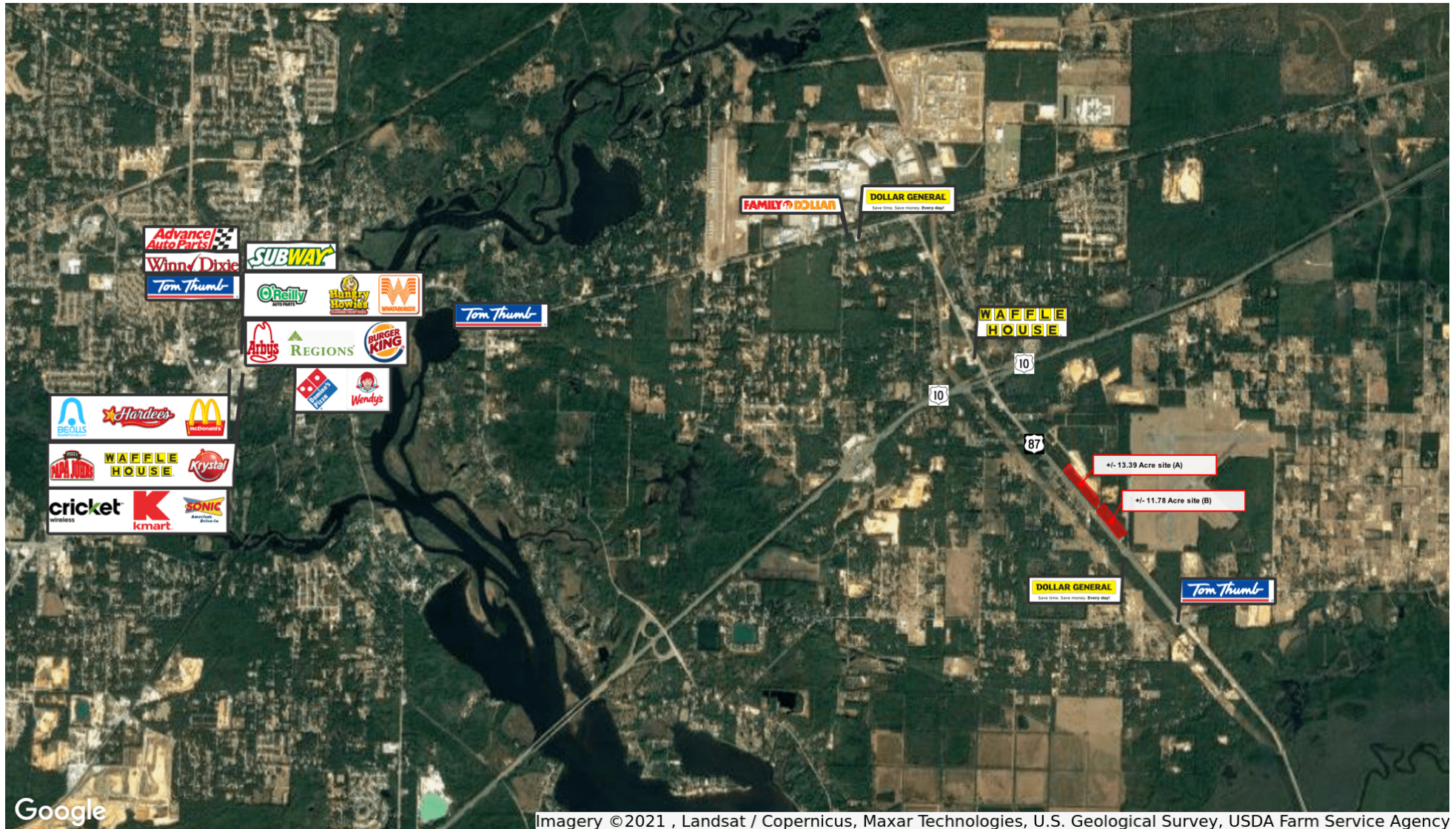


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## RETAILER MAP



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# HWY 87 MILTON

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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	381	9,472	41,493
Average age	35.8	37.0	38.4
Average age (Male)	35.8	36.7	37.7
Average age (Female)	36.1	37.6	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	129	3,318	15,442
# of persons per HH	3.0	2.9	2.7
Average HH income	\$46,604	\$47,853	\$53,161
Average house value	\$108,514	\$117,141	\$137,259

\* Demographic data derived from 2020 ACS - US Census

