

FOR SALE

+/- 1.35 ACRES DOWNTOWN WATERFRONT

5148 & 5139 WILLING ST.

Milton, FL 32570

PRESENTED BY:

SONNY GRANGER

O: 850.434.7500

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FL #BK652130

BRYAN COUGHLIN

O: 850.434.7500

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FL #SL3382579





OFFERING SUMMARY

SALE PRICE:	\$569,000
LOT SIZE:	1.35 Acres
ZONING:	D - CM
MARKET:	Downtown
WATERFRONT:	163'

PROPERTY OVERVIEW

Two parcels, totaling 1.35 Acres, in Historic Downtown Milton for sale to include 163' of Waterfront along the Blackwater River. The Downtown Commercial Mixed-Use District is a multi-purpose district intended as a central entertainment hub and gathering place for the surrounding residential-mixed use districts as well as the nucleus of commercial activity and civic festivals and events. This property is located within the City's Community Redevelopment Area [CRA], the Tourism Overlay District, and the Alcoholic Beverage Overlay District. Economic development incentives are available!

PROPERTY HIGHLIGHTS

- 1.35 Acres with 163' of Waterfront
- Next to City Land used for Concerts and Events
- Continuous Growth and Development

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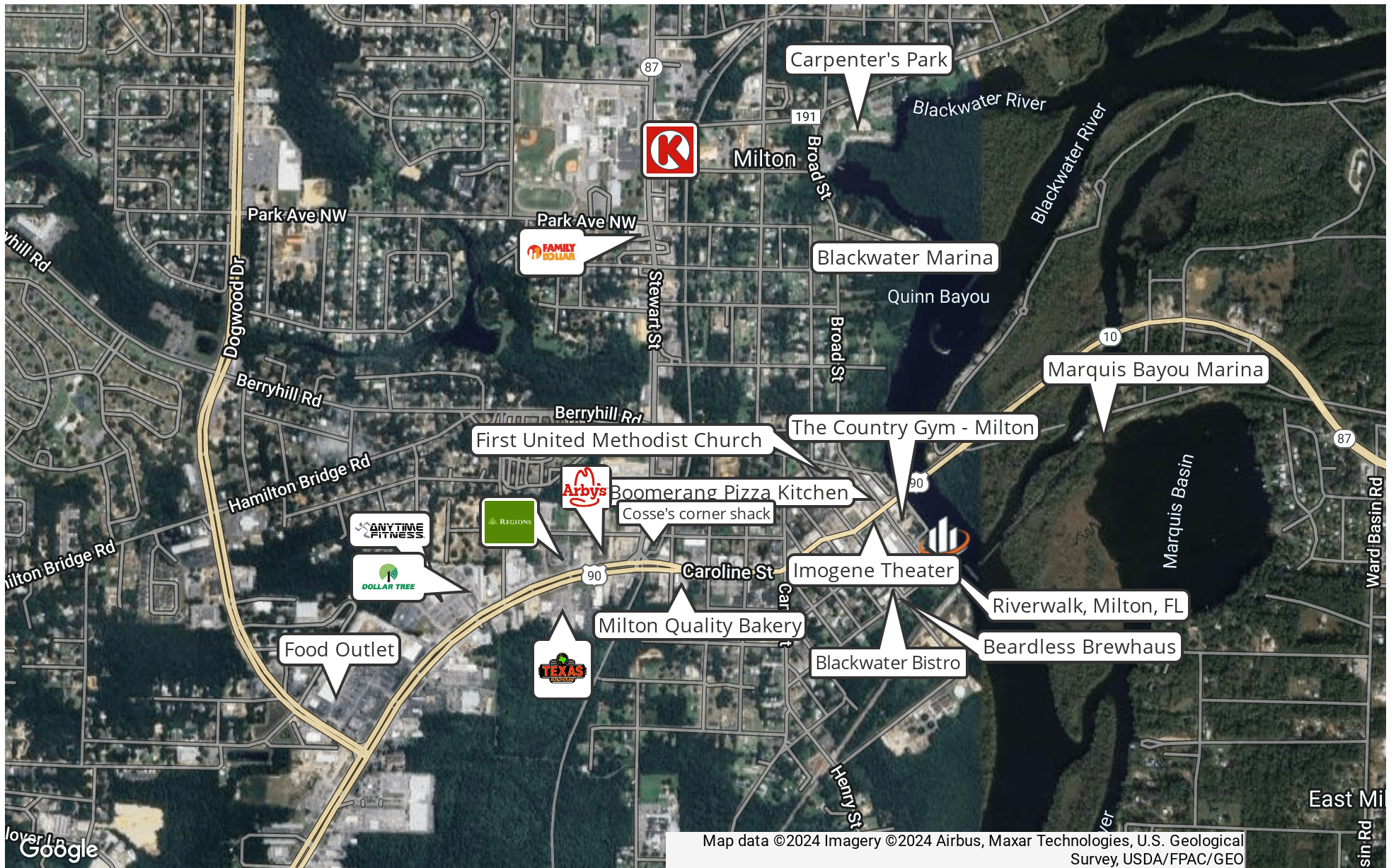




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SVN | SOUTHLAND COMMERCIAL 5

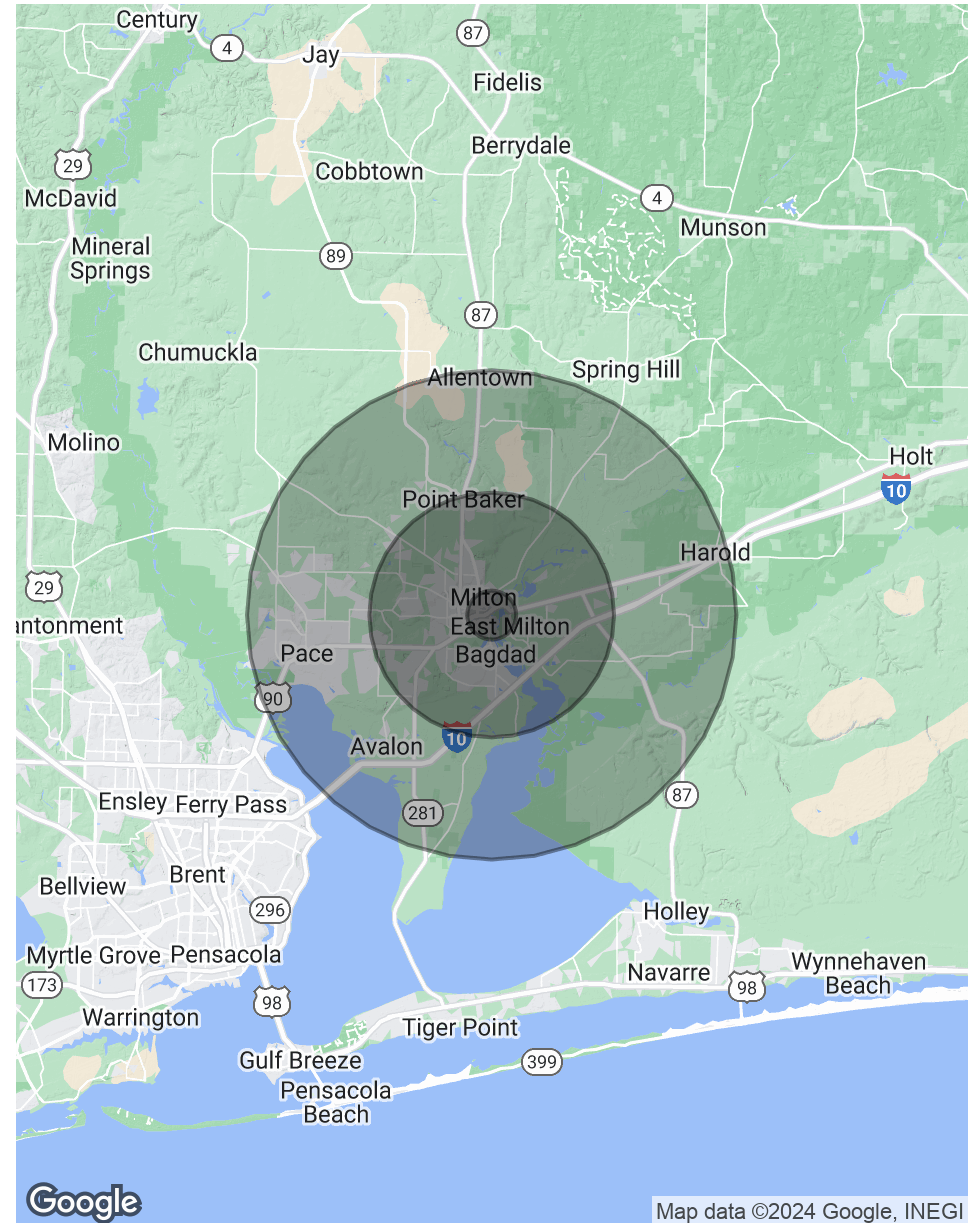
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,948	46,440	88,119
AVERAGE AGE	40.4	39.7	39.5
AVERAGE AGE (MALE)	39.5	38.2	38.5
AVERAGE AGE (FEMALE)	42.0	41.8	40.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	997	18,226	34,499
# OF PERSONS PER HH	2.0	2.5	2.6
AVERAGE HH INCOME	\$47,502	\$66,434	\$69,617
AVERAGE HOUSE VALUE	\$129,668	\$155,909	\$174,654

* Demographic data derived from 2020 ACS - US Census



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SONNY GRANGER

Senior Advisor

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PROFESSIONAL BACKGROUND

Sonny Granger is the President of Granger Development, Inc. and is a licensed real estate broker in the State of Florida, Alabama, and Georgia. Sonny is also a Principal and Senior Advisor of SVN Southland Commercial Real Estate, and has over eighteen years of experience in all facets of the real estate industry. He has been directly involved in the brokerage and development of every major property type, and brings to the table a tremendous amount of experience with a proven track record and history of success.

Among other successful projects, Granger Development was the lead developer for The Tennyson condominiums in Downtown Tallahassee. This fourteen-story, ninety-unit condominium project is located just block away from the State Capitol of Florida and was Tallahassee's very first Downtown residential high-rise Condominium. The success of this project helped the Tennyson win the City of Tallahassee's prestigious "Visionary Award".

Awards:

NAIOP Northwest Florida - Brokerage Deal of the Year [2012, 2015]

City of Tallahassee – Visionary Award

SVN | SouthLand Commercial

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BRYAN COUGHLIN

Advisor

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PROFESSIONAL BACKGROUND

Originally from Jupiter, Florida, Bryan relocated to Pensacola upon the completion of his bachelor's degree at The University of Southern Mississippi. Bryan began working at SVN | Southland in the spring of 2017, where he teamed up with Sonny Granger and Chris Palmer to help better serve clients. Bryan's extensive knowledge of the commercial real estate industry allows him to assist clients in navigating through complex business decisions, helping them meet their individual needs.

Bryan's real estate practice focuses on site selection for national retailers, tenant & landlord representation, and the acquisition and disposition of income producing & investment-grade properties across the Southeast.

Bryan's opportunistic persona and commitment to client relationships has led to a proven track record of success.

EDUCATION

University of Southern Mississippi – B.S. Business Management

MEMBERSHIPS

CCIM Candidate [Currently Working on Designation]
Pensacola Chamber of Commerce

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