OFFICE BUILDING FOR LEASE MAY 2024

BERRYHILL MEDICAL PARK OFFICE





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Office Building For Lease



OFFERING SUMMARY		PROPERTY OVERVIEW		
Available SF:	2,246	Berryhill Medical Park Opportunity. Service both Milton & Pace from this location. Suite B is currently available. Outstanding medical/office facility next door to Santa Rosa Medical Center. Excellent condition with excess common parking. Multiple exam rooms, waiting area, offices, bathrooms, etc. throughout the entire facility. Tenant pays 46% of electricity, which will be billed monthly. Rent - \$3,994 per month plus applicable taxes.		
Lease Rate:	\$21.34 SF/yr (MG)			
Lot Size:	0.55 Acres	This facility has received several upgrades in 2023 including new roof, exterior paint, HVAC units, landscaping and resurfaced/painted/striped parking lot, and are		
Year Built:	1990	included in the monthly rent.		
Building Size:	4,876 SF	Current CAM expenses are estimated at \$3.84sf, which includes property taxes, water/sewer, lawn care & insurance and are included with monthly rent.		
Renovated:	2023	Tenant pays prorata share of electricity (upon full occupancy), which is billed monthly & all janitorial costs.		
Zoning:	C1	PROPERTY HIGHLIGHTS		
		Berryhill Medical Park Opportunity next to Santa Rosa Medical Center.		
Market:	Milton	Service both Milton & Pace from this location		
		Berryhill medical facility with two suites or easily combined for one unit		
Traffic Count:	25,000			

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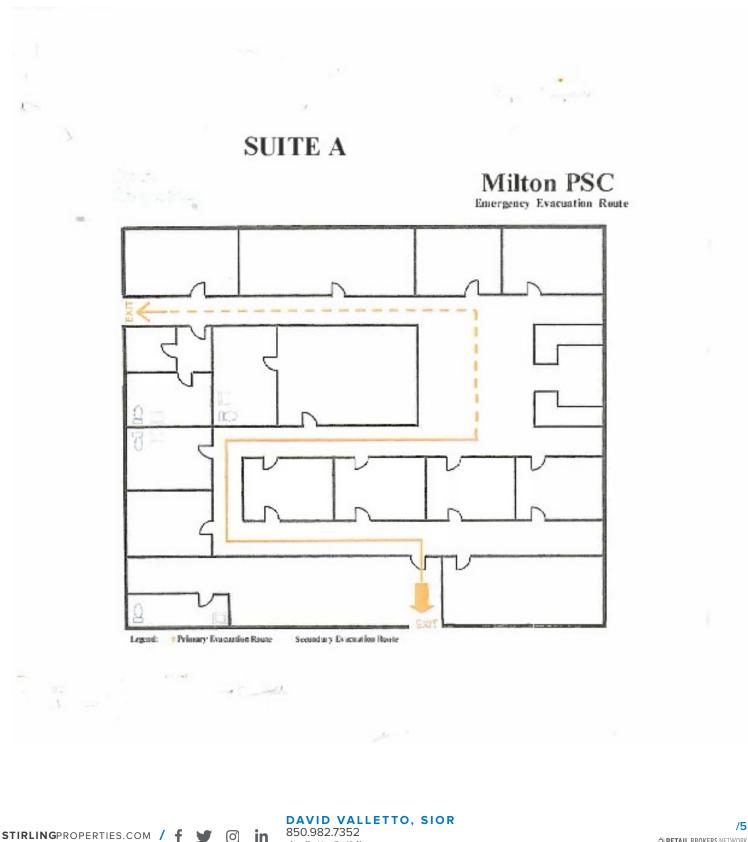
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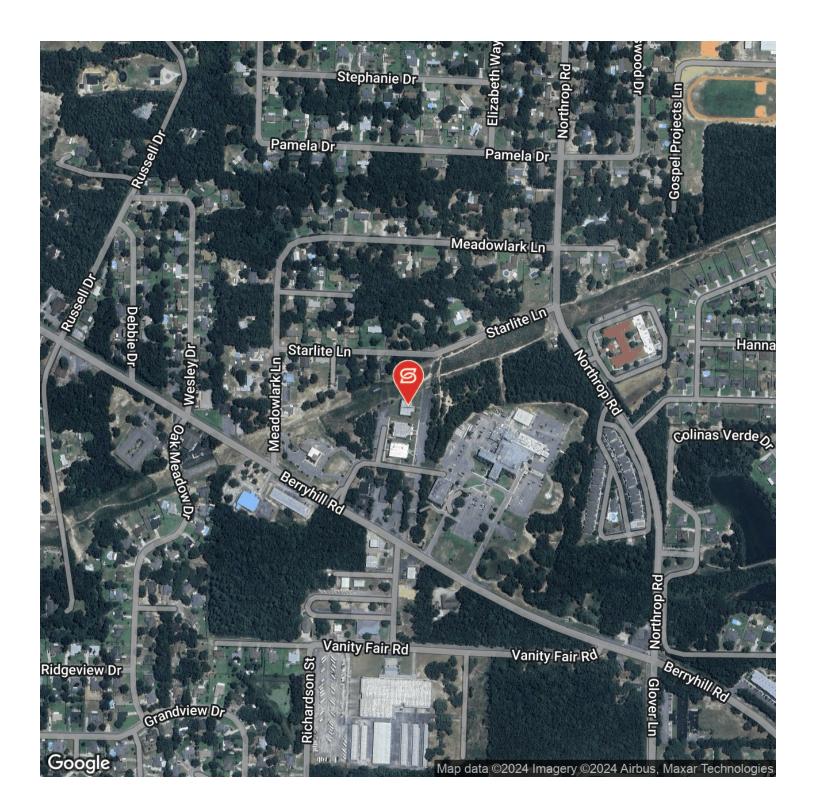


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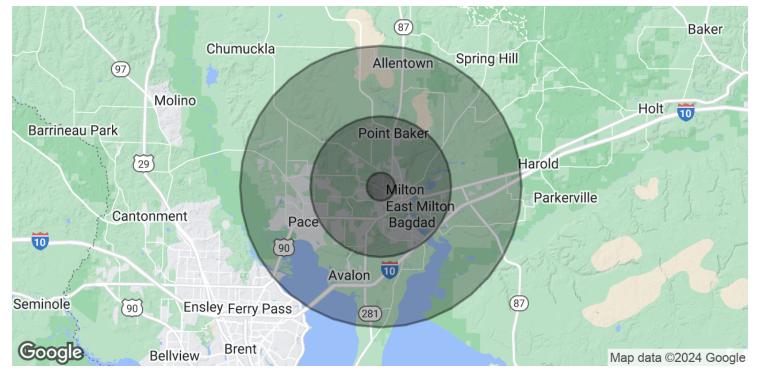
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,161	36,964	73,787
Average Age	40.7	38.9	39.0
Average Age (Male)	37.7	37.7	38.3
Average Age (Female)	45.0	41.0	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	883	14,356	28,100
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$61,317	\$55,686	\$58,765
Average House Value	\$102,374	\$134,547	\$167,316

2020 American Community Survey (ACS)

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