



**COLDWELL
BANKER
COMMERCIAL**
NRT

BERRYHILL ROAD, MILTON, FL

Pace, FL 32571

AVAILABLE SPACE

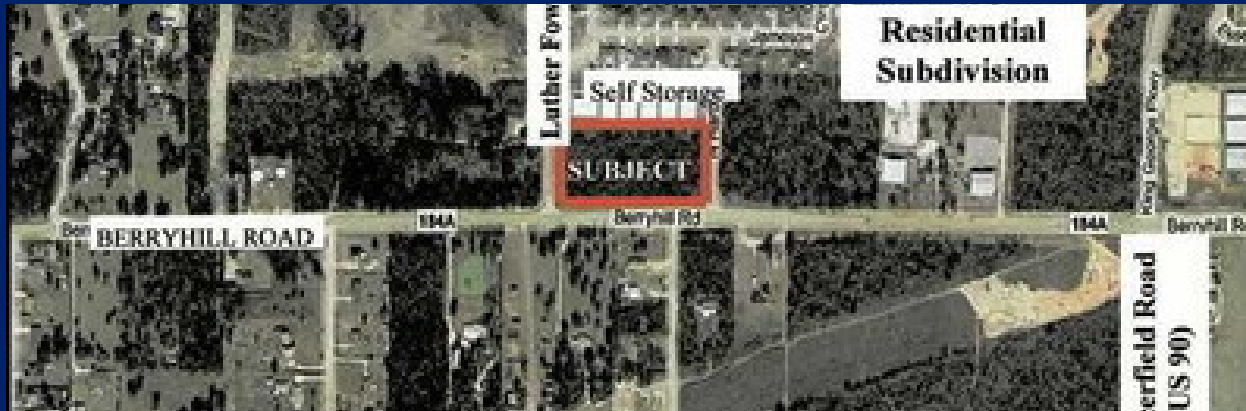
4.3 Acres

ASKING PRICE

\$995,000

AREA

Central to the Pace/Milton fast growing Santa Rosa County Florida Area



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FOR SALE

CBCWORLDWIDE.COM



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[Property Overview](#)

[Additional Photos](#)

[Location Maps](#)

[Demographics Map & Report](#)

SALE

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SALE



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	4.3 Acres
Zoning:	HCD
Market:	Pensacola-Ferry Pass-Brent
Traffic Count:	10,500
Price / SF:	\$5.31

PROPERTY OVERVIEW

This is an great opportunity for a developer. Lots of new growth in the area, new commercial, new subdivisions, and new shopping centers.

Ideally located at the entrance to the North Harbor subdivision - between the entrance and Luther Fowler Rd.. Nearby are retail centers, convenience stores, and plenty of residential "roof tops."

The HCD zoned parcel would be great for a medical/dental office, financial, neighborhood retail, spa, fast food, and much, much more!

High and dry. Sewer in area.

PROPERTY HIGHLIGHTS

-

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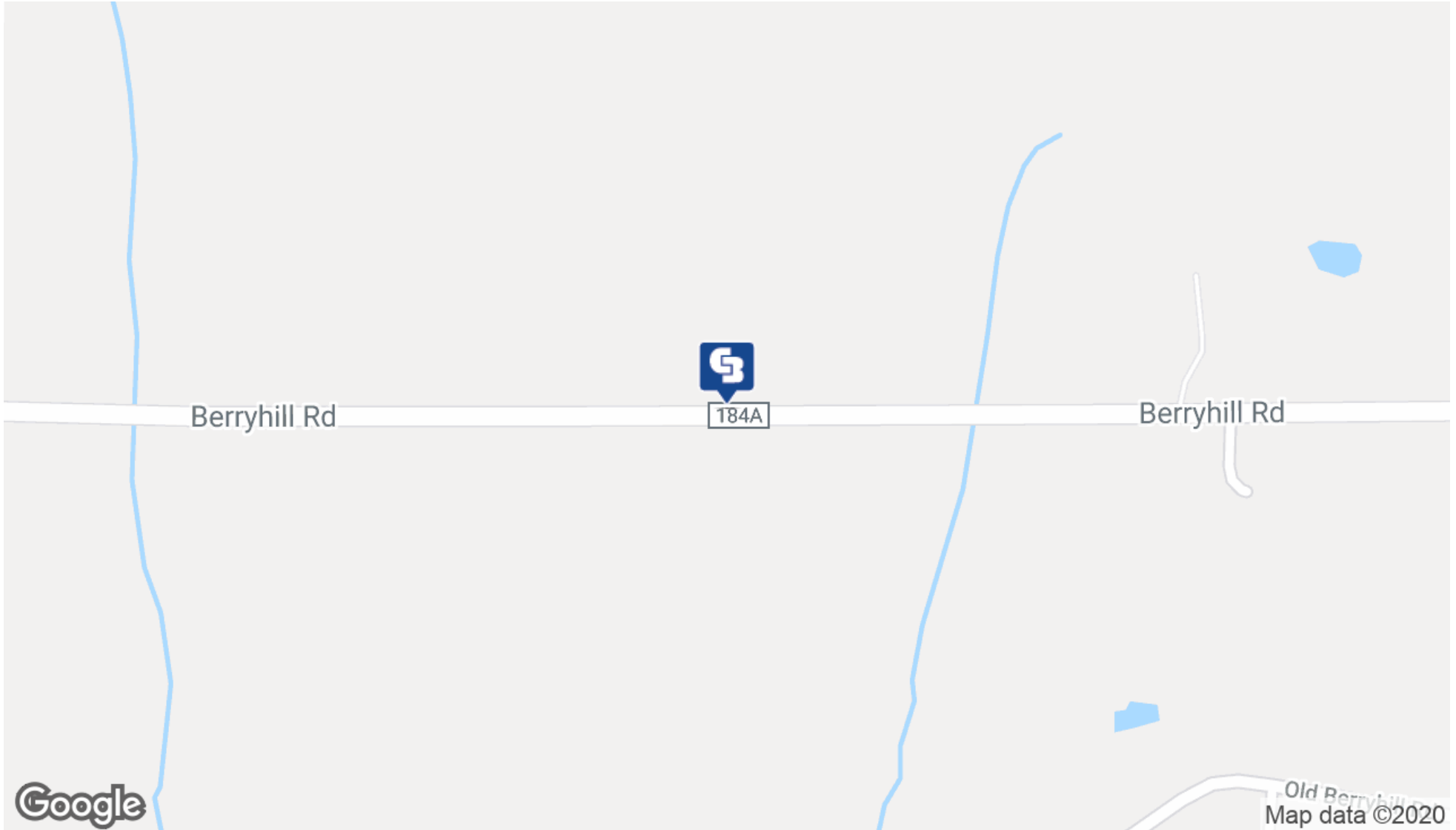




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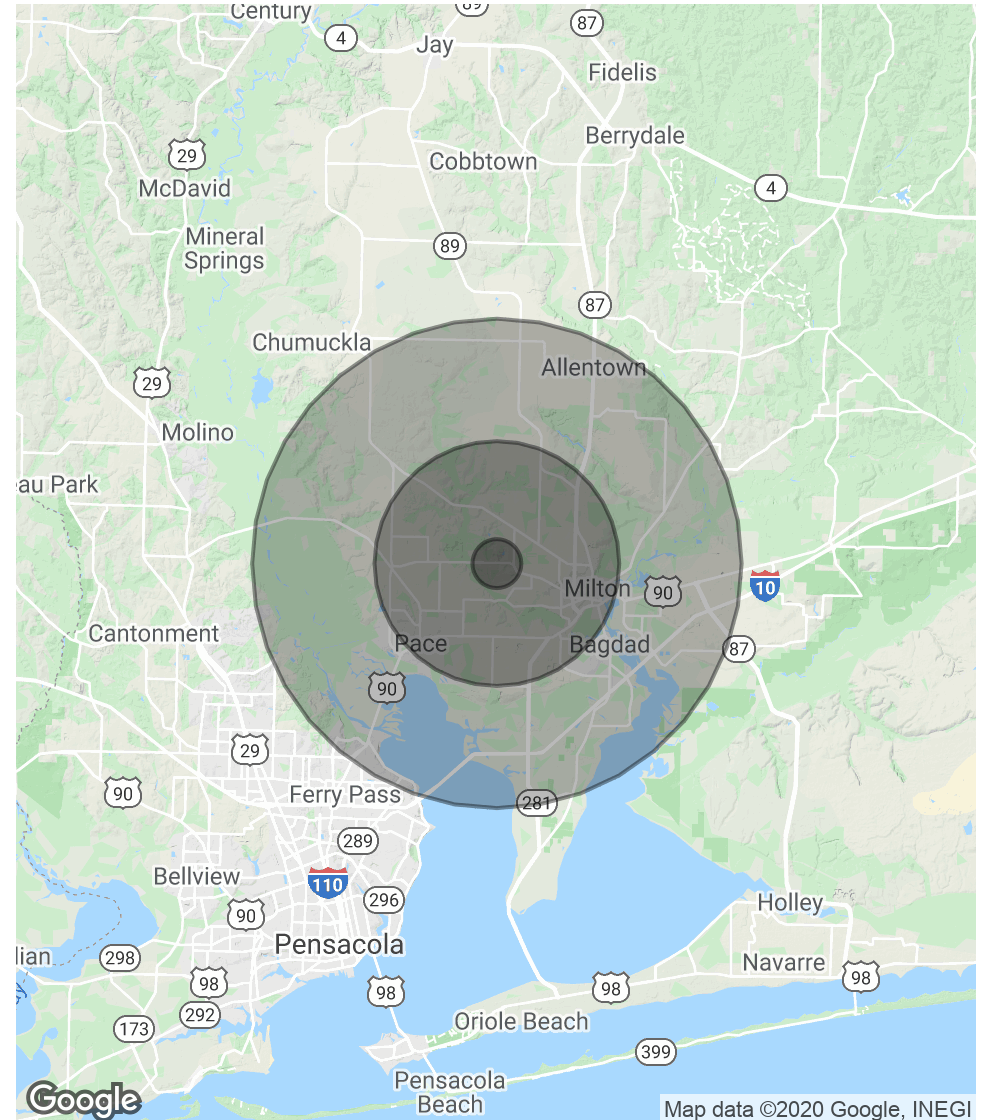
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SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,208	38,385	82,548
Average age	40.0	38.8	39.2
Average age (Male)	36.9	37.6	38.6
Average age (Female)	44.1	40.8	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	901	14,877	31,467
# of persons per HH	2.5	2.6	2.6
Average HH income	\$60,572	\$58,263	\$62,063
Average house value	\$268,708	\$148,931	\$175,238

* Demographic data derived from 2010 US Census



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