

OFFICE BUILDING



# BERRYHILL MEDICAL PARK OFFICE

5950 BERRYHILL MEDICAL PARK DR., SUITES A & B, MILTON, FL 32570



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## OFFICE BUILDING

# BERRYHILL MEDICAL PARK INVEST

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### OFFERING SUMMARY

Sale Price:	\$859,000
Available SF:	2,246 - 4,876 SF
Lot Size:	0.55 Acres
Year Built:	1990
Building Size:	4,876 SF
Renovated:	2023
Zoning:	C1
Market:	Milton
Traffic Count:	25,000
Price / SF:	\$176.17

### PROPERTY OVERVIEW

Berryhill Medical Park Opportunity. Service both Milton & Pace from this location. Currently Vacant. 4,876sf Total (Suite A- 2,246sf & Suite B- 2,630sf) with .551 acres. Outstanding medical/office facility next to door to Santa Rosa Medical Center. The property has been leased as an investment property by two tenants in the past but now it could be easily converted to one occupant. Excellent condition with excess common parking. Multiple exam rooms, waiting areas , offices, bathrooms, etc... throughout the entire facility. Ideal for owner/occupant and investment with extra suite available for lease. Current expenses are \$9,358 annually, which includes property taxes, insurance, maintenance, etc.

### PROPERTY HIGHLIGHTS

- Berryhill Medical Park Opportunity.
- Service both Milton & Pace from this location.
- Berryhill medical facility with two suites or easily combined for one unit.
- 4,876sf next to Santa Rosa Medical Center.

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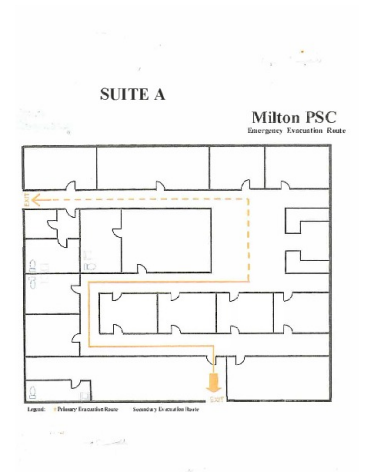
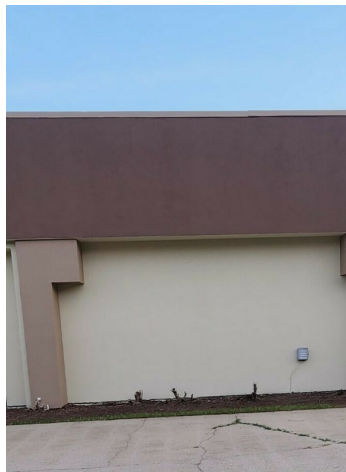




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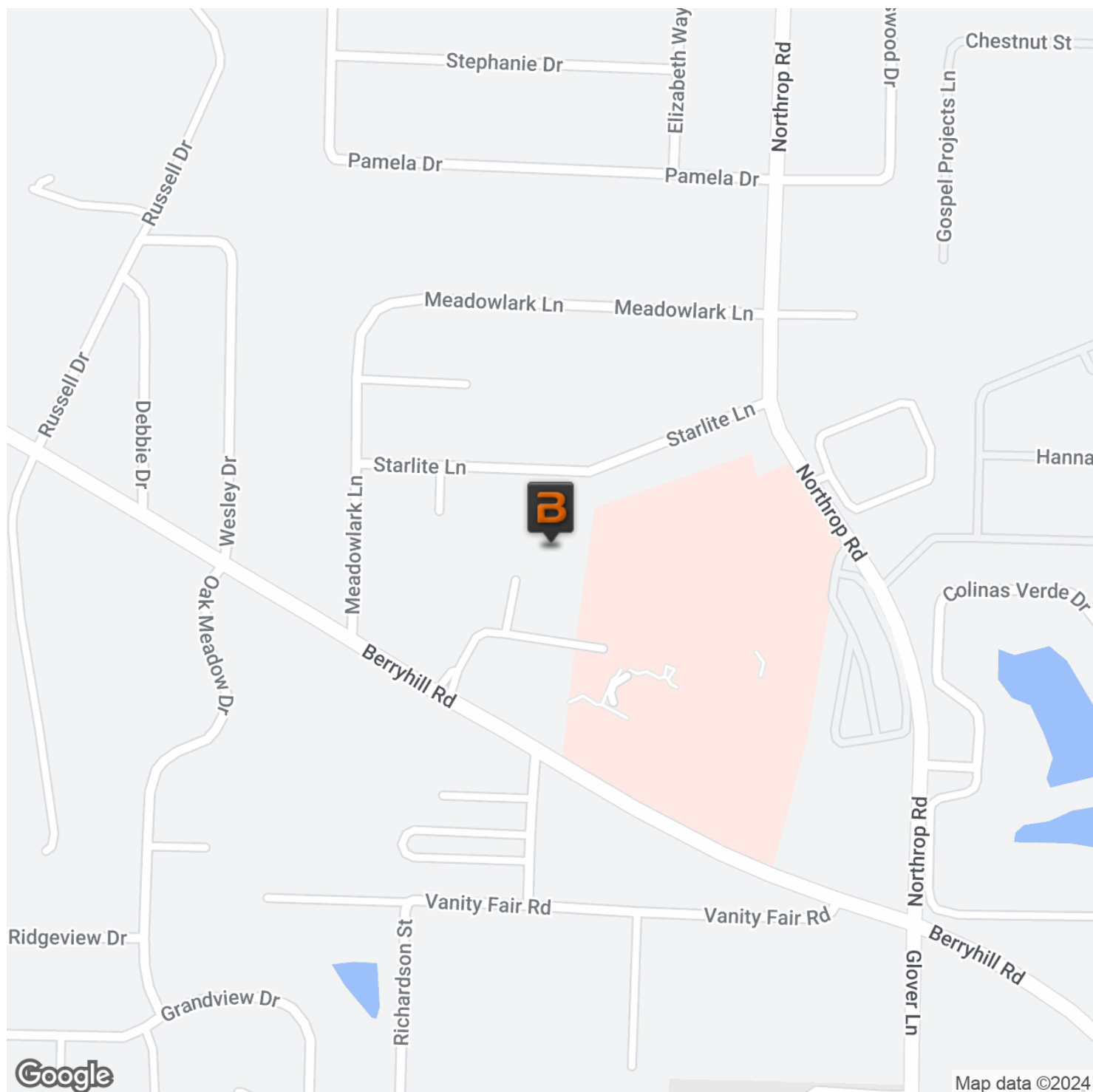
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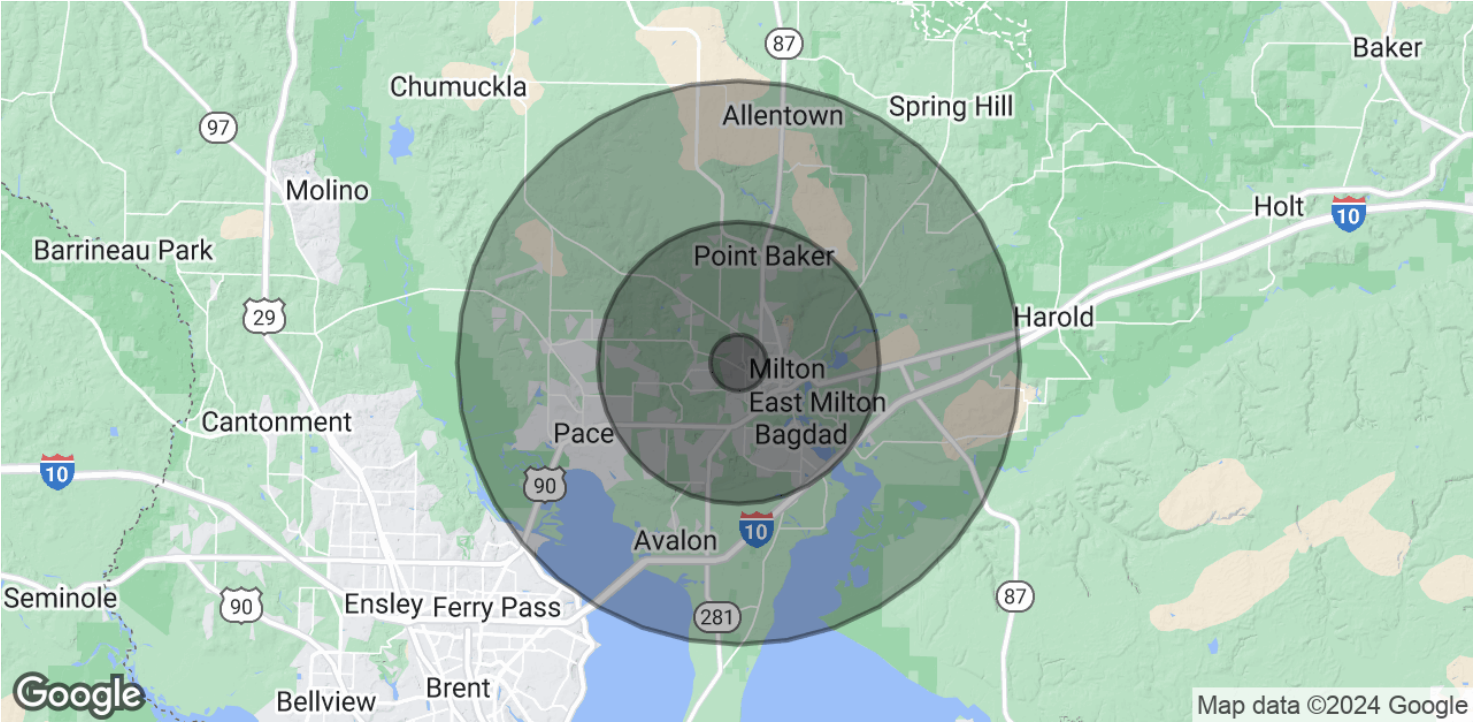




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,161	36,964	73,787
Average Age	40.7	38.9	39.0
Average Age (Male)	37.7	37.7	38.3
Average Age (Female)	45.0	41.0	40.4

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

\* Demographic data derived from 2020 ACS - US Census

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### OFFERING SUMMARY

Available SF:	2,246 - 4,876 SF
Lease Rate:	\$21.34 SF/yr (MG)
Lot Size:	0.55 Acres
Year Built:	1990
Building Size:	4,876 SF
Renovated:	2023
Zoning:	C1
Market:	Milton

### PROPERTY OVERVIEW

Berryhill Medical Park Opportunity. Service both Milton & Pace from this location. . Outstanding medical/office facility next door to Santa Rosa Medical Center. Excellent condition with excess common parking. Multiple exam rooms, waiting areas, offices, bathrooms, etc. throughout the entire facility. Tenant pays 46% of electricity, which will be billed monthly.

This facility has received several upgrades in 2023 including new roof, exterior paint, HVAC units, landscaping and resurfaced/painted/striped parking lot.

Current additional rent expenses are estimated at \$3.84sf, which includes property taxes, water/sewer, lawn care & insurance.

Tenant pays prorata share of electricity ( upon full occupancy ) which is billed monthly & all janitorial costs.

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,246 - 4,876 SF	Lease Rate:	\$21.34 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5950 Berryhill Medical Park Dr.	Available	4,876 SF	Modified Gross	\$21.34 SF/yr
Suite A	Available	2,246 SF	Modified Gross	\$21.34 SF/yr
Suite B	Available	2,630 SF	Modified Gross	\$21.34 SF/yr

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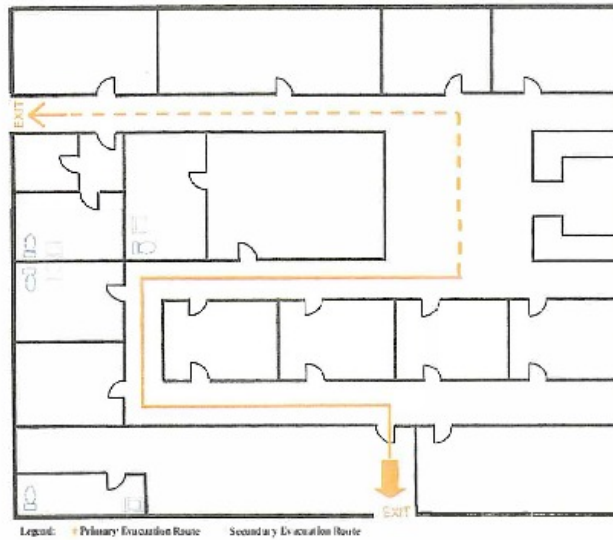
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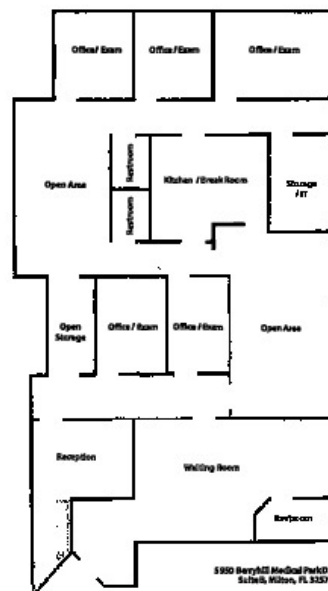
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### SUITE A

Milton PSC  
Emergency Evacuation Route



### SUITE B



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