For Sale

Commercial Development Site 4.38 Acres | \$673,516 / Acre

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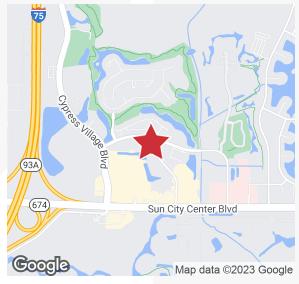


Upper Creek Drive & Cortaro Drive

Sun City Center, Florida 33573

Property Highlights

- 3.7± usable acres for commercial development
- · Zoning: PBD Planned Business District
- PBD allows for a wide range of uses: ALF, retail, storage, medical office and hotel
- Additional 0.68± acres of submerged land for stormwater retention included
- Strong demographics
- Significant new residential development in the immediate area



Sale Price: \$2,950,000

Demographics	2 Miles	5 Miles	10 Miles	
Total Households	11,751	36,519	72,032	
Total Population	19,592	84,833	179,934	
Average HH Income	\$51,822	\$72,391	\$75,883	

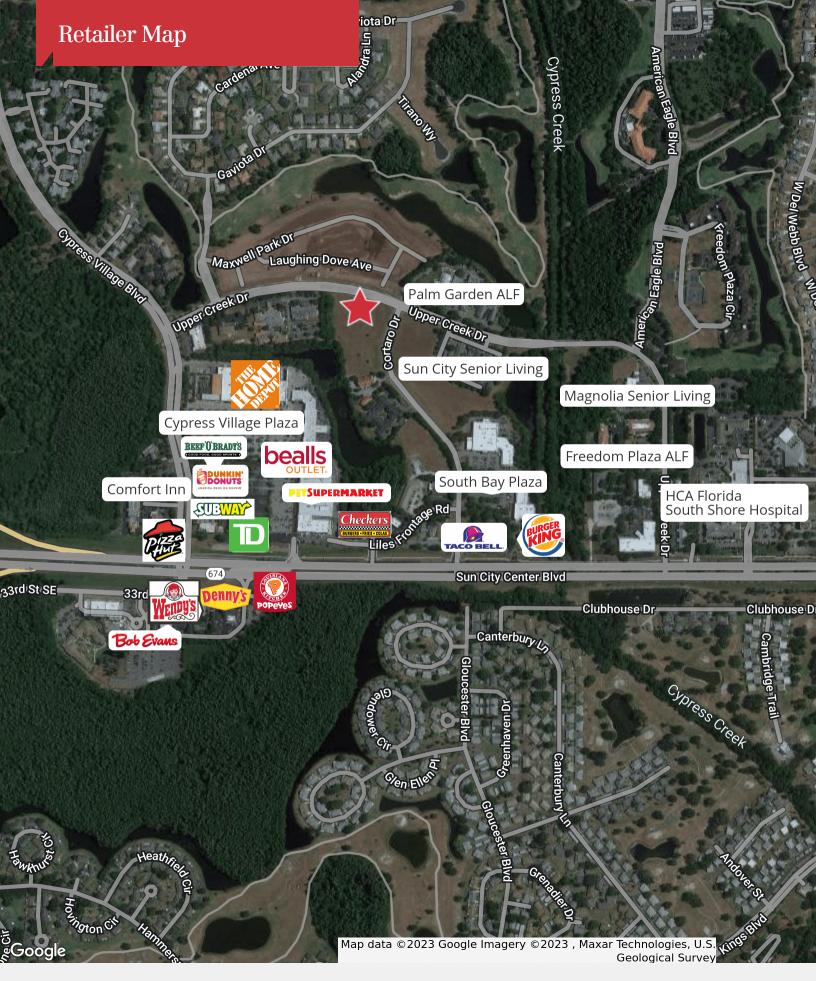
For more information Brian Adair 0: 386 506 0025

0: 386 506 0025 badair@realvest.com



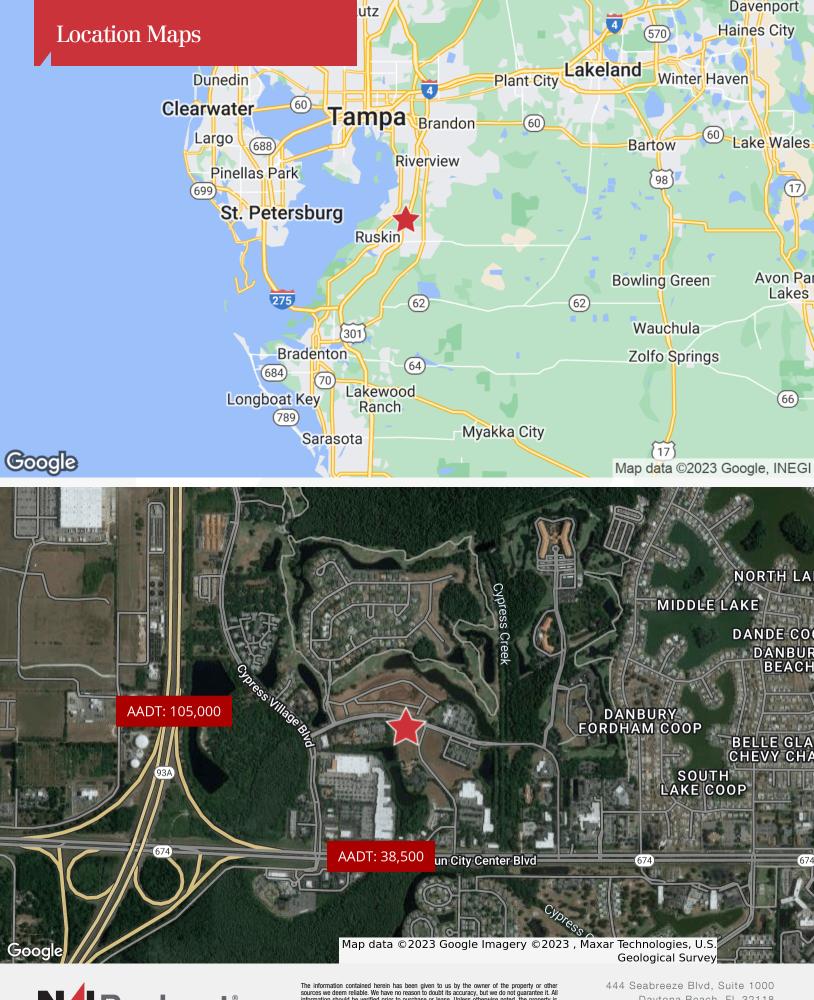
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubl its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.



CHARLES WAYNE

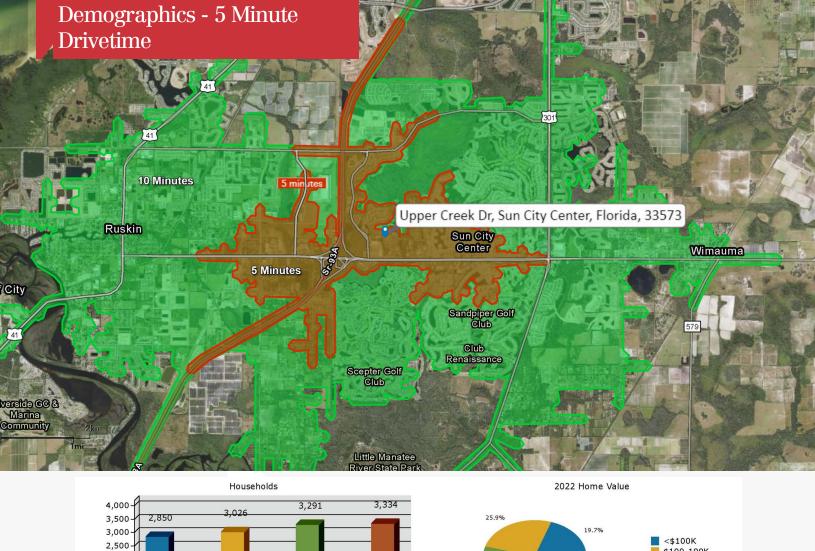
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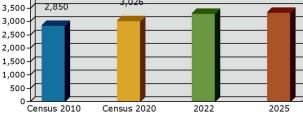


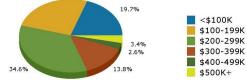
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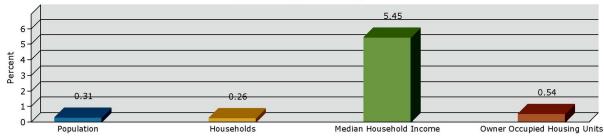
Daytona Beach, FL 32118 386 238 3600 tel nairealvest.com

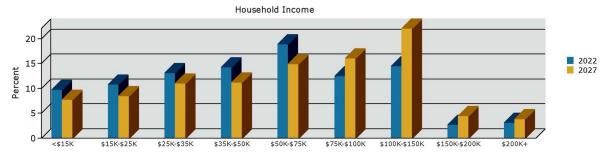






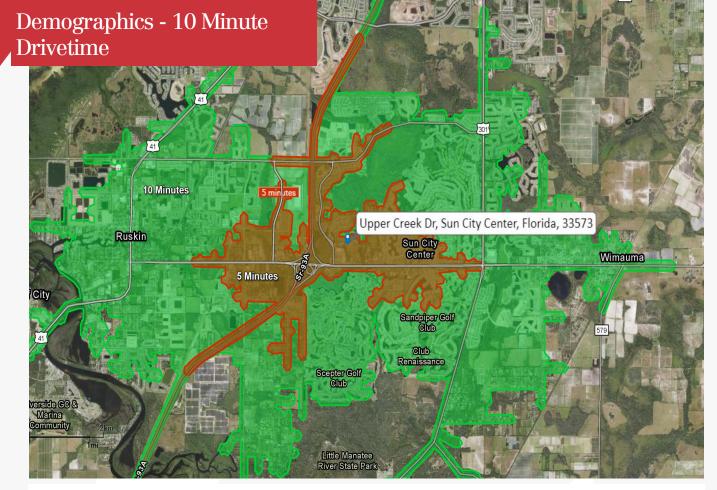
2022-2027 Annual Growth Rate





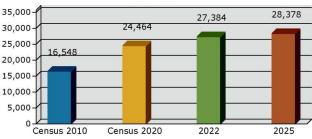
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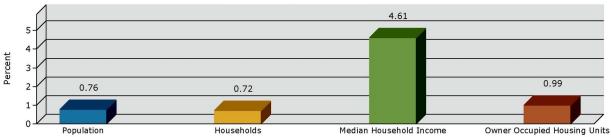


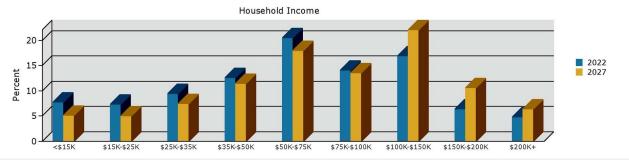
Households





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