

Choice Gas Station 303 N. Summit Ave. Lake Helen, FL 32744



303 N. Summit Ave.
Lake Helen, FL 32744

DEMOGRAPHICS

Radius	Population	Median HH Income
1 mile	2,255	\$ 62,892
3 miles	17,597	\$ 76,134
5 miles	76,789	\$ 59,853

OFFERING SUMMARY

.57 Acres

\$1,200,000

Property Highlights

- Volusia County Parcel ID
27-22-30-0000-00-070
- Business Acquisition with Real Estate
- Zoned C2/Retail
- Available 08/9/2022
- Surrounded by residential communities
- Owner user opportunity
- New A/C Unit & Beverages Coolers
- New Electrical & Plumbing
- Gas contract is month to month / Tenant is temporary
- Vacant land behind can be purchased separately



CAPITAL STACK
REAL ESTATE GROUP

1420 Celebration Blvd. Suite 200, Celebration, FL 34747
407 Wekiva Springs Rd. Suite 207, Longwood, FL 32779

For More Information

Louis Whitaker
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louis@gocapitalstack.com

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Traffic Count Map - Close Up

303 N Summit Ave, Lake Helen, Florida, 32744 2
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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.98863
Longitude: -81.23985



AADT

1,850 on N Summit Ave
800 on W New York Ave

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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