



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

East Graves Avenue
Orange City, Florida 32763

COMMERCIAL LAND ON I-4 FOR SALE

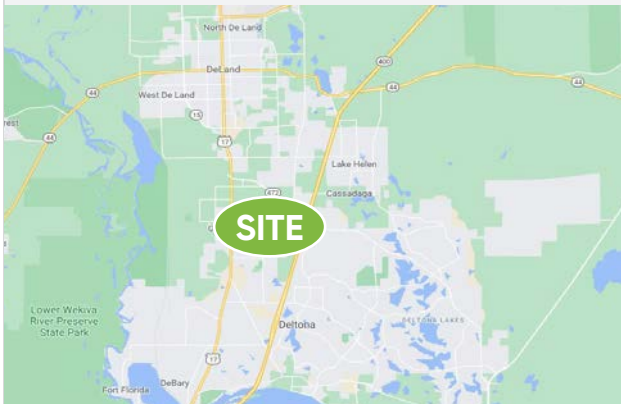


FOR SALE

- + Sale Price: \$500,000
- + Land Size: 2.68 Acres
- + Zoning: MX-2
- + Future Land Use: MX

Highlights

- Located off of Interstate 4 and East Graves Avenue with over 108,200 cars per day.
- Close proximity to Downtown Orange City, the new Halifax Health Campus, and Amazon's new fulfillment center.
- High growth corridor
- 90,000 + residents in Deltona
- 250 bed proposed hospital at Halifax
- Hospital and surgery center open February 2020



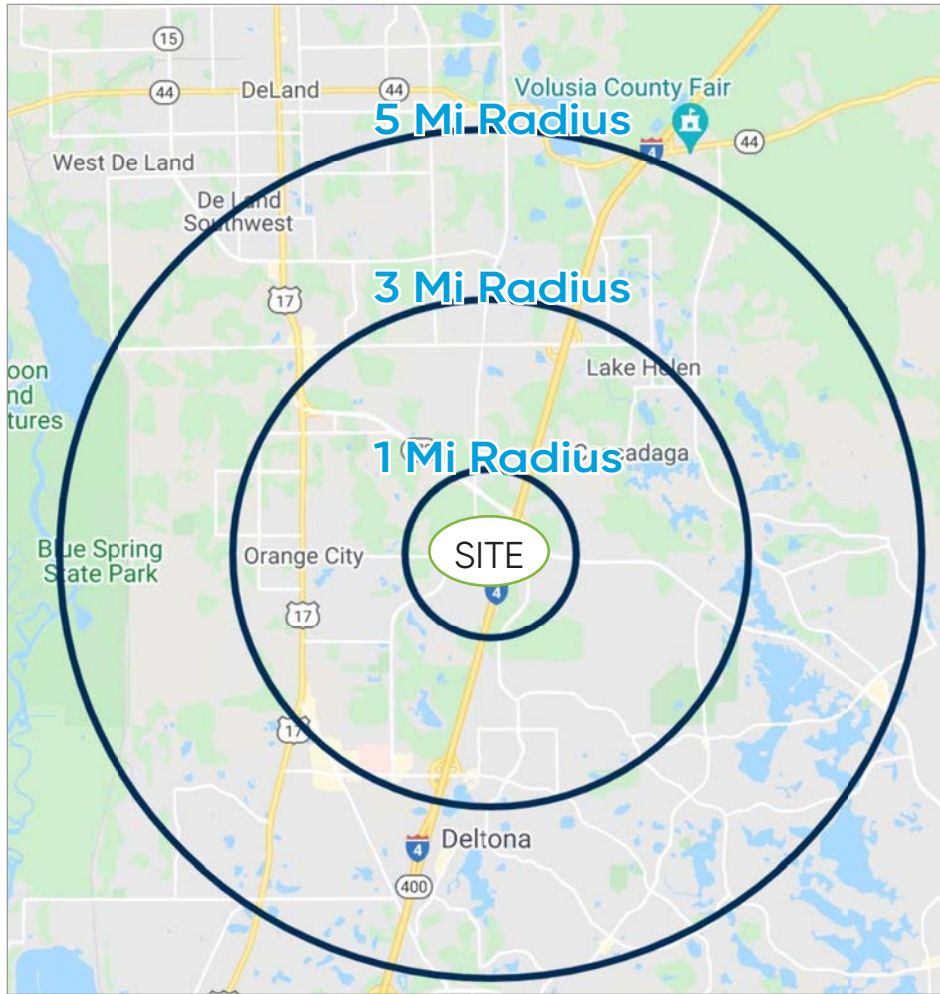
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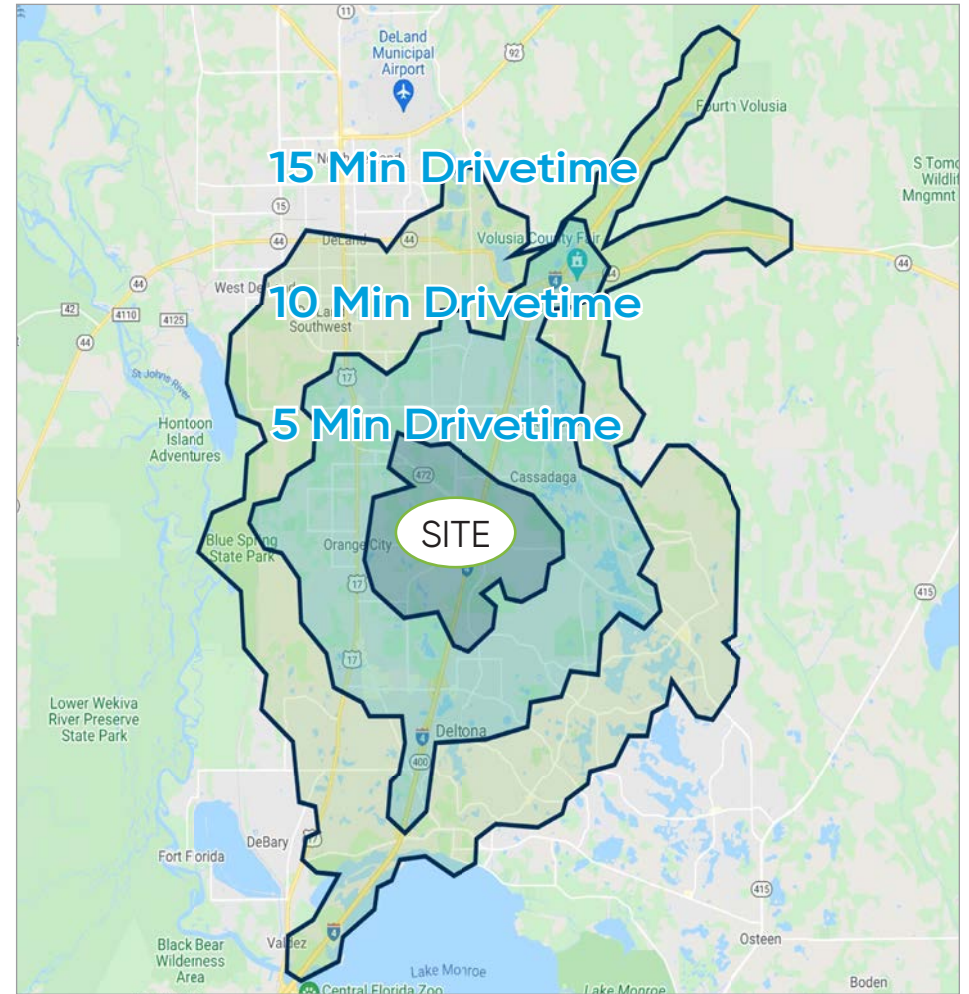
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Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	1,671	\$53,683	119	1,072
3-Mile	39,620	\$59,665	1,1728	11,901
5-Mile	116,277	\$58,502	4,134	26,211



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	12,540	\$64,546	378	3,113
10-Minutes	61,637	\$66,757	2,798	19,032
15-Minutes	145,900	\$66,245	5,240	34,550



Merchant Aerial

