



# Prudential

## Commercial Real Estate FL

### WILLIAMSON BOULEVARD VACANT LAND

240 Williamson Boulevard  
Ormond Beach, Florida 32174

#### Property Summary

Property: Williamson Boulevard Land

Parcel No: 4230-13-00-0020

Status: For Sale

Price: **\$999,500**

Size: 1.90+/- Usable Acres

Zoning: Volusia County  
B-4 'General Commercial'



Population (est.):	<u>1 MILE</u> 4,117	<u>3 MILES</u> 30,226	<u>5 MILES</u> 76,847
Average Household Income (est.):	<u>1 MILE</u> \$69,205	<u>3 MILES</u> \$63,945	<u>5 MILES</u> \$54,056

Traffic Count: 20,240 vehicles per day - Williamson Boulevard

- Property Highlights:
- Just 0.68 miles south of Granada Boulevard Commercial Core
  - Interstate 95 Exposure
  - Central Retention
  - 228+/- Front Feet
  - Next to Takeya Japanese Steak House, Chili's, Applebee's, Steak 'n Shake and Taco Bell
  - 12 Screen Regal Theater across the street
  - Wal-Mart, Lowe's, Publix and Sleep Inn nearby
  - Just minutes to the NEW Florida Hospital Memorial Medical Center
  - 22 Parking Spaces on Lot 1 are usable by Lot 2 and 3
  - Zoning Permitted uses: Bars and Liquor Stores, Convenience Stores, Day Care Centers, Financial Institutions, General Offices, Restaurants, Retail Sales and Service, etc.

Rock Solid in Commercial Real Estate

John W. Trost, PA, CCIM  
 (386) 253-8565 Ext. 115 Office  
 (386) 295-5723 Mobile  
 JTROST@CCIM.NET

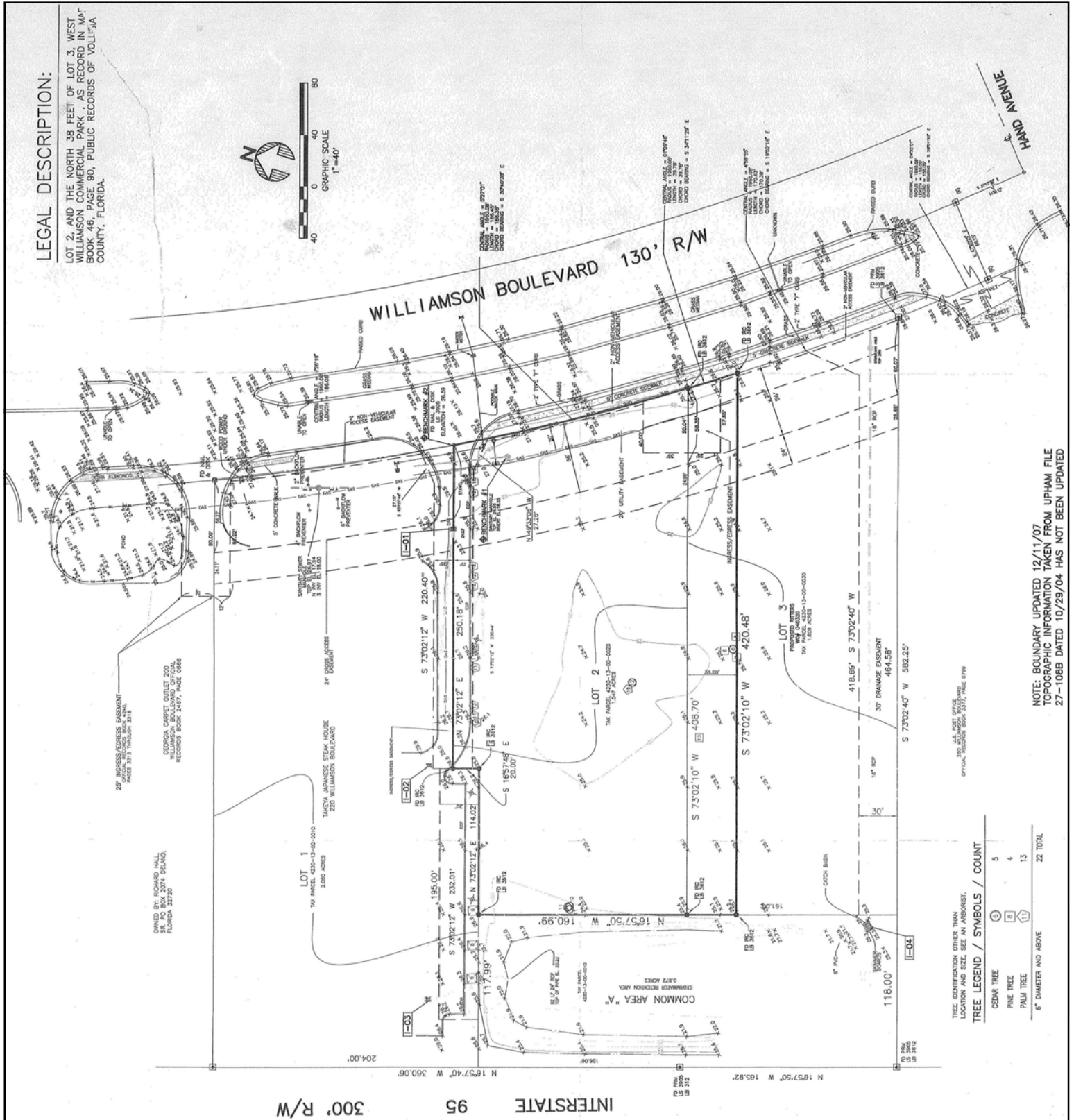
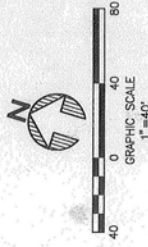
[www.JohnTrost.com](http://www.JohnTrost.com)

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

# SURVEY

**LEGAL DESCRIPTION:**

LOT 2, AND THE NORTH 38 FEET OF LOT 3, WEST WILLIAMSON COMMERCIAL PARK AS RECORDED IN MAP BOOK 46, PAGE 90, PUBLIC RECORDS OF VOL. 1, 51A COUNTY, FLORIDA.



TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE SEE AN ARBORIST.

TREE LEGEND / SYMBOLS / COUNT	
CEDAR TREE	5
PINE TREE	4
PALM TREE	13
6" DIAMETER AND ABOVE	22 TOTAL

NOTE: BOUNDARY UPDATED 12/11/07  
 TOPOGRAPHIC INFORMATION TAKEN FROM UPHAM FILE  
 27-108B DATED 10/29/04 HAS NOT BEEN UPDATED

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