

# 1.88+/- ACRE COMMERCIAL SITE



## PROPERTY DESCRIPTION

1.88+/- Acre Commercial Site.  
 SIGNALIZED intersection of Williamson Boulevard and Town West Boulevard.  
 Approximately 278' of frontage on Williamson Boulevard and 194' of frontage on Town West Boulevard.  
 Off-site retention and shared driveway included, all utilities available to site.  
 Across the street from The Pavilion, a 296,389 SF open-air Power Center including Belk, Marshalls/Home Goods, Michael's, Party City, PETCO, Ulta, Firestone, multiple restaurants, and Regal Theater.  
 Zoning allows: GAS/C-STORE, Car Wash, Retail, Restaurants, Banks, Business Services, Game/Recreation facilities, Health/Exercise clubs, Hotel/Motel, Medical Offices/Clinics, Motor Vehicle Sales and Service, Offices, Personal Services, Veterinary Clinic, etc.  
 Town West Boulevard is exploding with new residential growth including 306 unit Whitepalm Apartments, 360 unit Sanctuary at Westport Apartments, 292 unit Springs at Port Orange, 300 SFR lot Westport Reserve (Jones Homes), 200 SFR lot Hawks Reserve (DR Horton), and adjacent to 114 Senior Living Units.

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LOT SIZE:</b>	1.88+/- Acres
<b>PARCEL NO:</b>	6213-14-00-0010
<b>TRAFFIC COUNT:</b>	Town West Boulevard 8,400 AADT Williamson Boulevard 17,000 AADT
<b>ZONING:</b>	PC-A, Planned Community - Agricultural - Workplace District

## LOCATION ADDRESS

1500 Town West Boulevard  
 Port Orange, FL 32128

### JOHN W. TROST, CCIM

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### CHRIS BUTERA

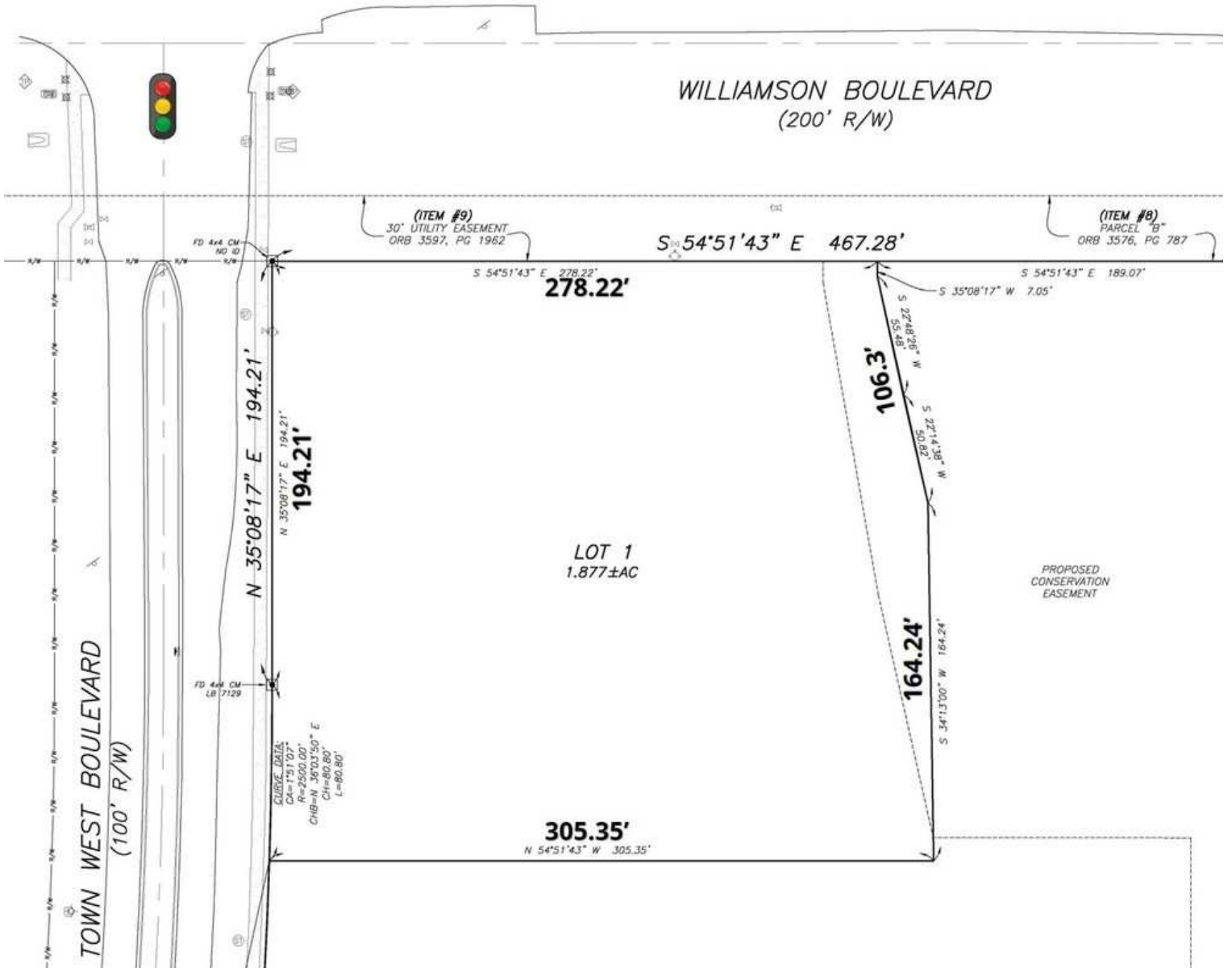
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# SURVEY



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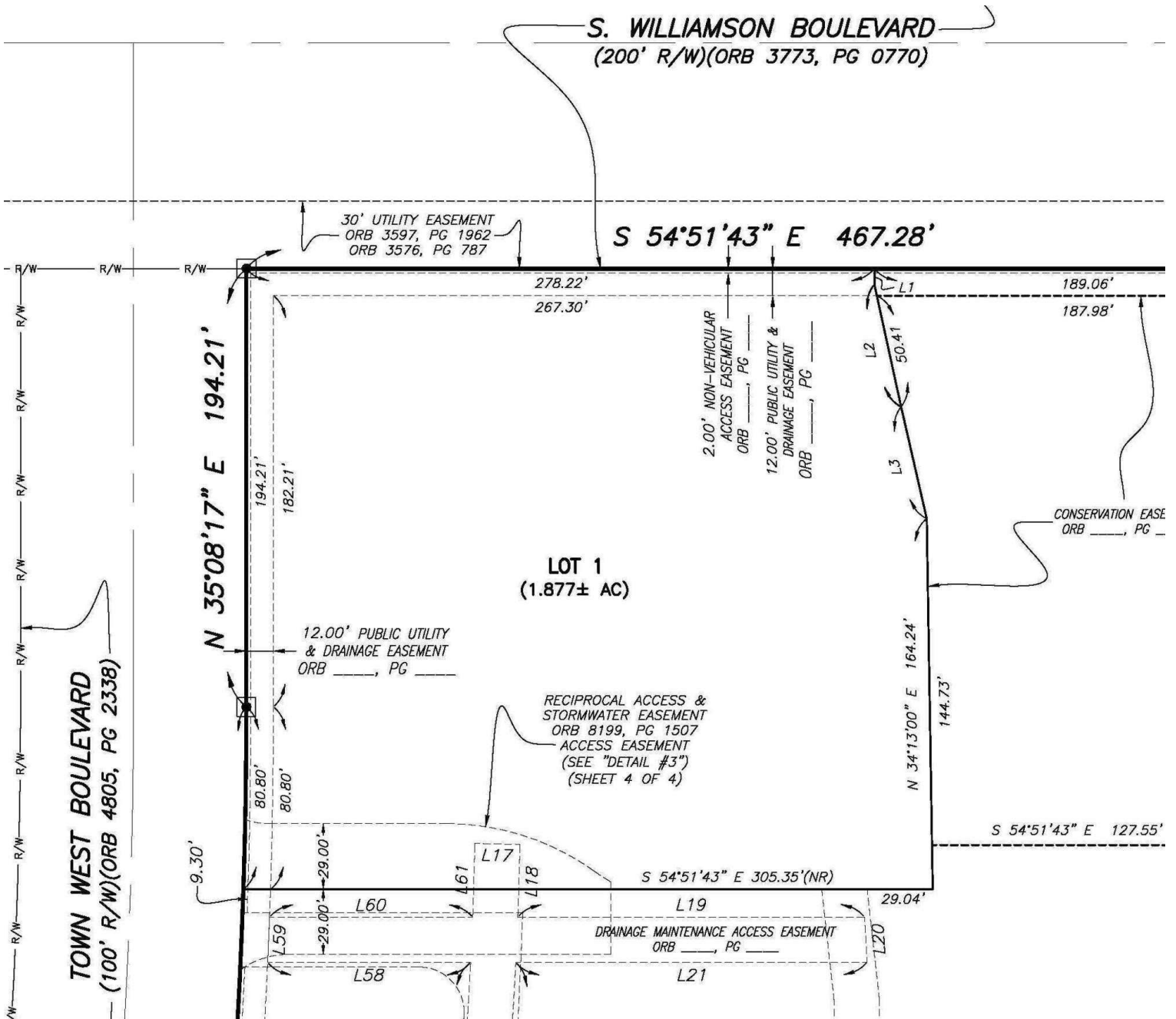
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**PRELIMINARY PLAT**



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# RETAILER MAP



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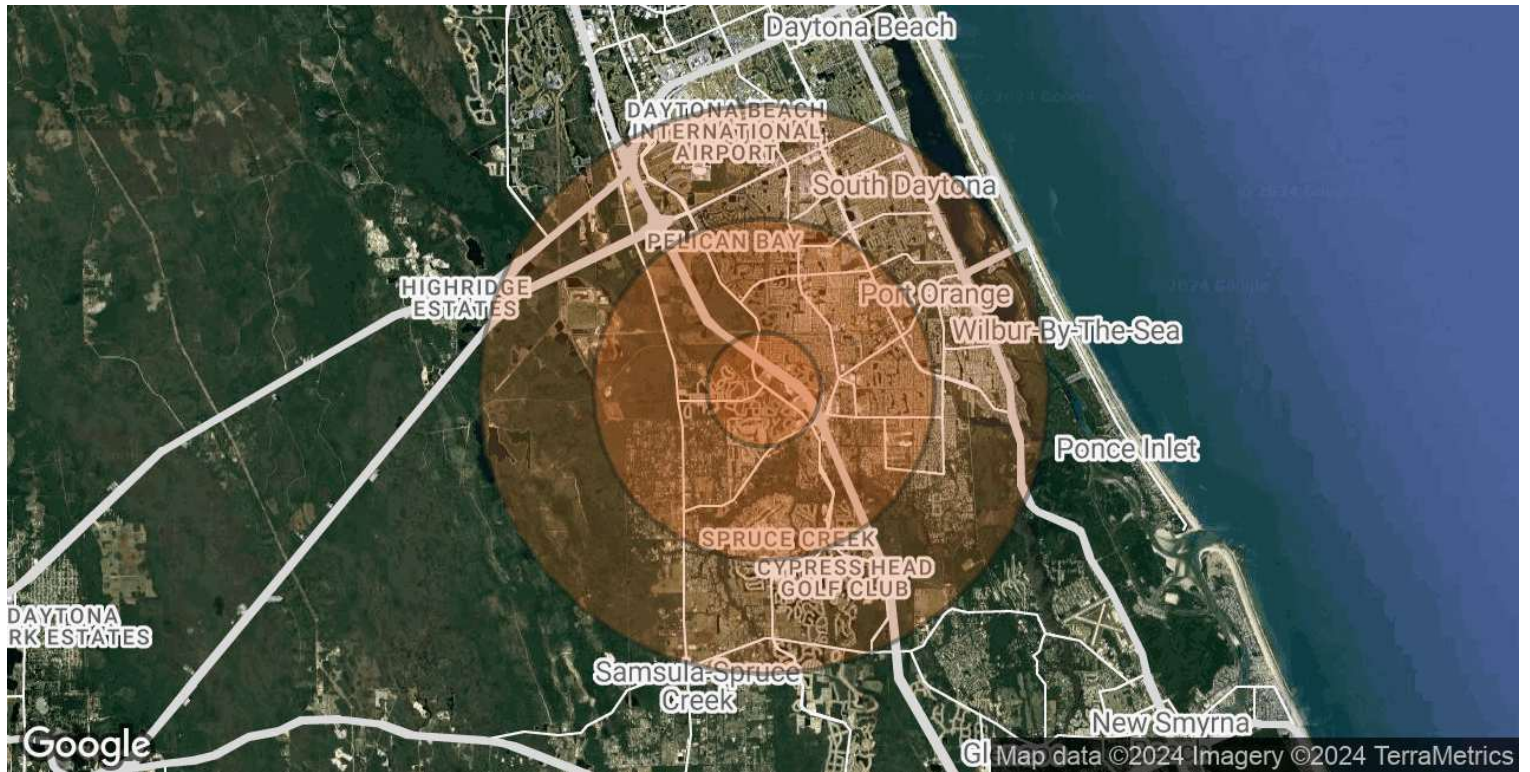
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,290	46,058	96,368
AVERAGE AGE	43.8	47.2	47.4
AVERAGE AGE (MALE)	39.1	44.9	45.3
AVERAGE AGE (FEMALE)	46.5	48.4	48.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,293	21,653	47,046
# OF PERSONS PER HH	2.3	2.1	2.0
AVERAGE HH INCOME	\$65,682	\$62,599	\$58,899
AVERAGE HOUSE VALUE	\$208,210	\$219,244	\$192,604

\* Demographic data derived from 2020 ACS - US Census

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