

# SUMMER TREES COMMERCIAL BUILDING SITES



## PROPERTY DESCRIPTION

Summer Trees Plaza - Port Orange Commercial Sites located across from a Publix anchored shopping center and 1/2 mile west of Interstate 95 with frontage on Taylor Road.

PCD Approved uses: Hotel, Retail, Offices, Day Care, Restaurant, Commercial, etc.

Central retention and utilities available.

**Site C** - 1.51+/- Acres For Sale \$1,294,040

**Site D** - 2.38+/- Acres For Sale \$2,266,000

## LOCATION DESCRIPTION

Located on the south side of Taylor Road 1/2 mile west of Interstate 95.

NEW 18,400 SF AdventHealth Port Orange ER located at the corner of Williamson Blvd and Taylor Road.

## LOCATION ADDRESS

1643 & 1647 Taylor Road  
Port Orange, FL 32128

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
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## OFFERING SUMMARY

**SALE PRICE:** Site C: \$1,294,040  
Site D: \$2,266,000

**LOT SIZE:** Site C: 1.51+/- Acres  
Site D: 2.38+/- Acres

**PARCEL NO:** 6319-00-00-0222  
6319-00-00-0220

**TRAFFIC COUNTS:** Taylor Road  
15,300 AADT  
Dunlawton Avenue  
52,000 AADT

**ZONING:** PCD, Planned Commercial District

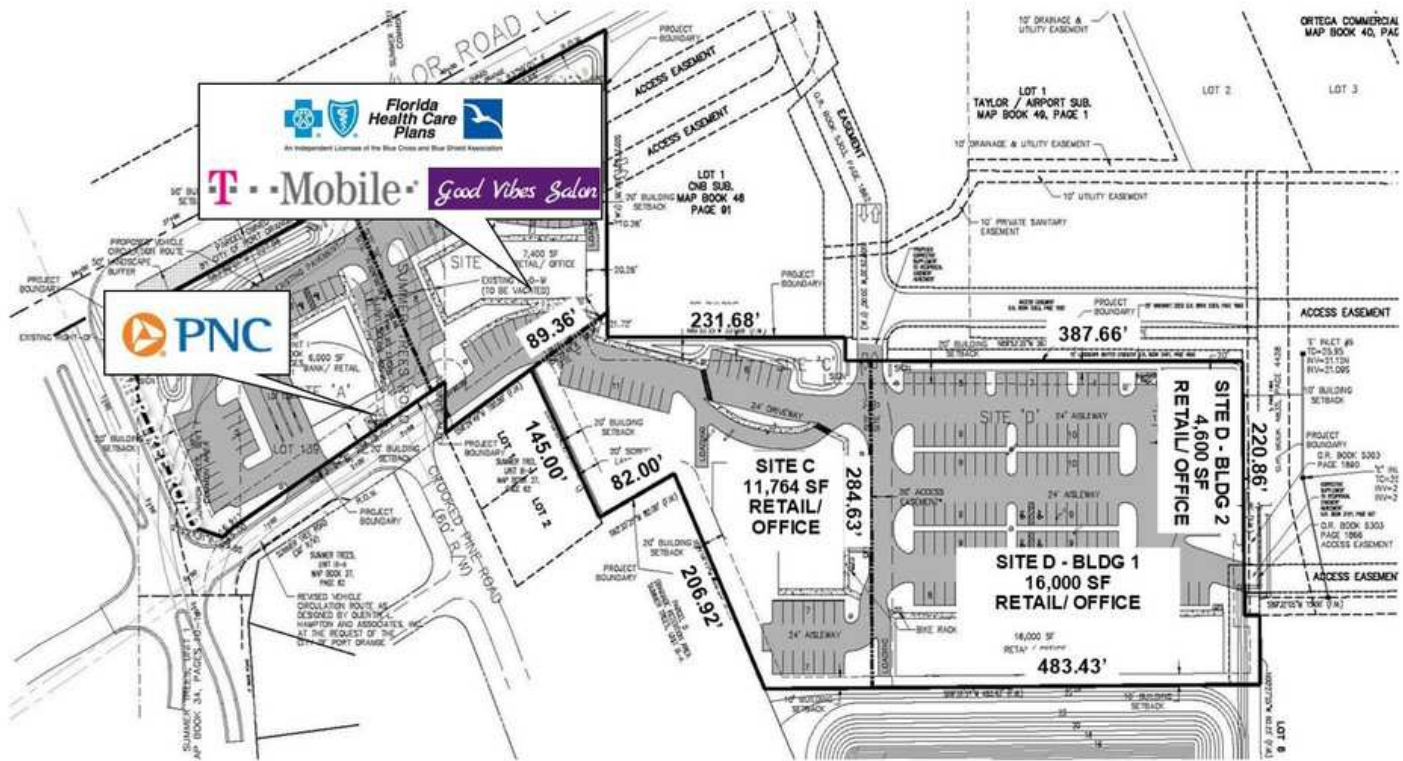
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,590	22,310	43,194
TOTAL POPULATION	7,646	51,286	95,298
AVERAGE HH INCOME	\$90,235	\$82,833	\$74,973

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# PROPOSED SITE PLAN



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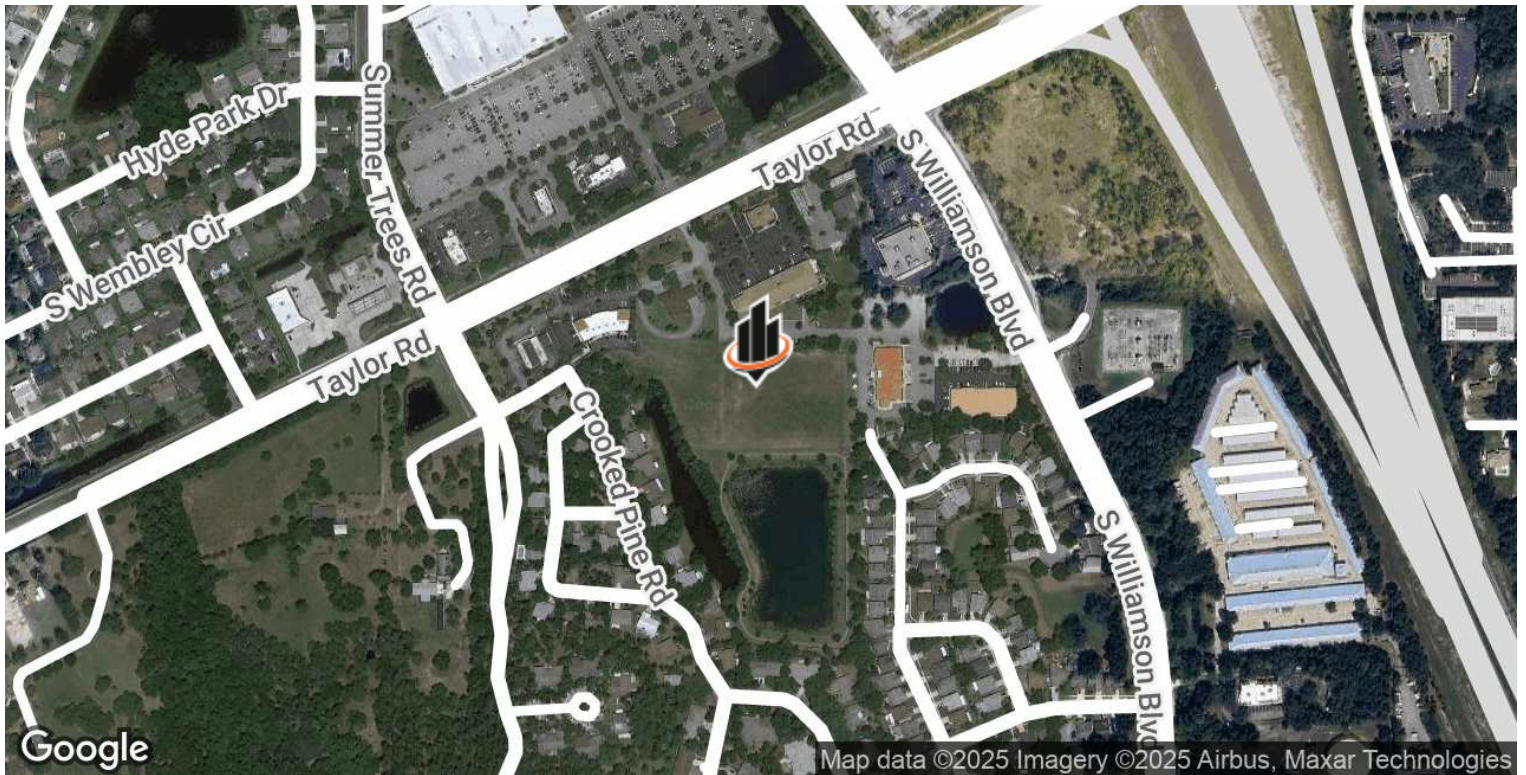
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## LOCATION MAPS



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