

## US Hwy 17 & Dundee Avenue

De Leon Springs, Florida 32130

## **Property Highlights**

- 1.2± acres, nearly completely cleared; Zoned B-4 (General Commercial) (Lot 2)
- 250 feet of frontage on US Hwy 17; average daily FDOT traffic count: 21,000
- Located at the northeast corner of US Hwy 17 and Dundee Avenue in De Leon Springs
- · Electricity, water and sewer available at site
- Additional 2.1± acre parcel available to the north facing Retta Street (Lot 1)
- Minutes from De Leon Springs State Park

Demographics	10 Miles	15 Miles	20 Miles
Total Households	32,231	62,008	155,240
Total Population	77,725	151,212	371,200
Average HH Income	\$63,410	\$64,722	\$63,668

LAND LOTS SUMMARY				
Lot #	Price	Size		
2	\$750,000	1.2 Acres		
1	\$185,000	2.1 Acres		



## For more information

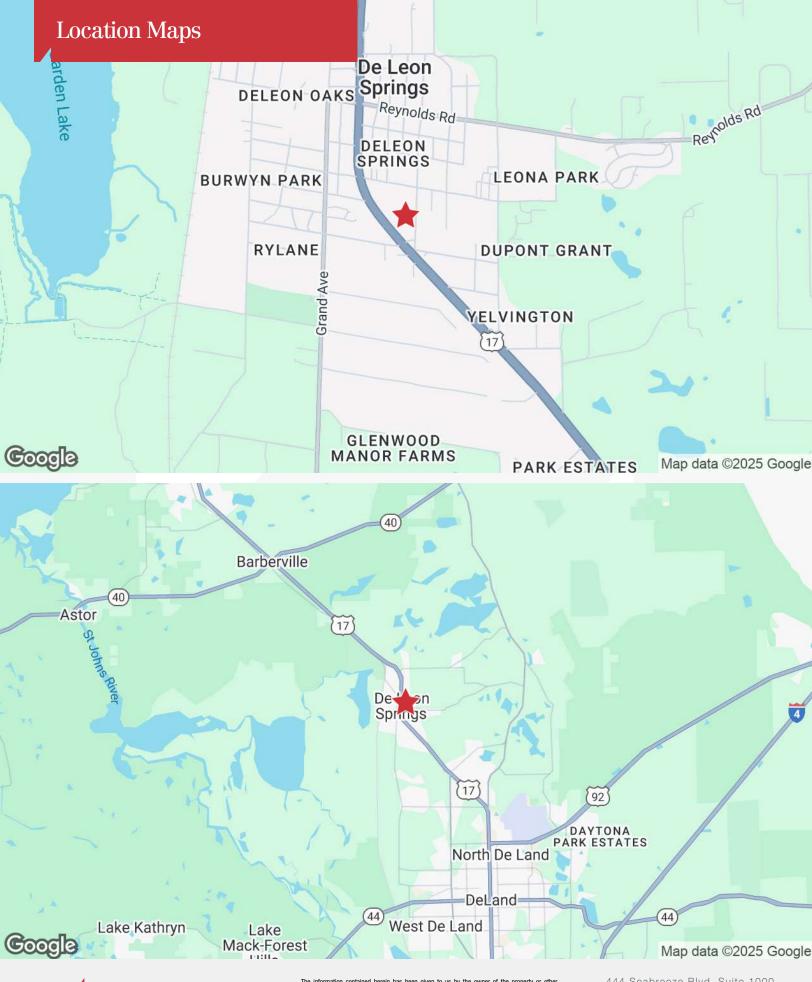
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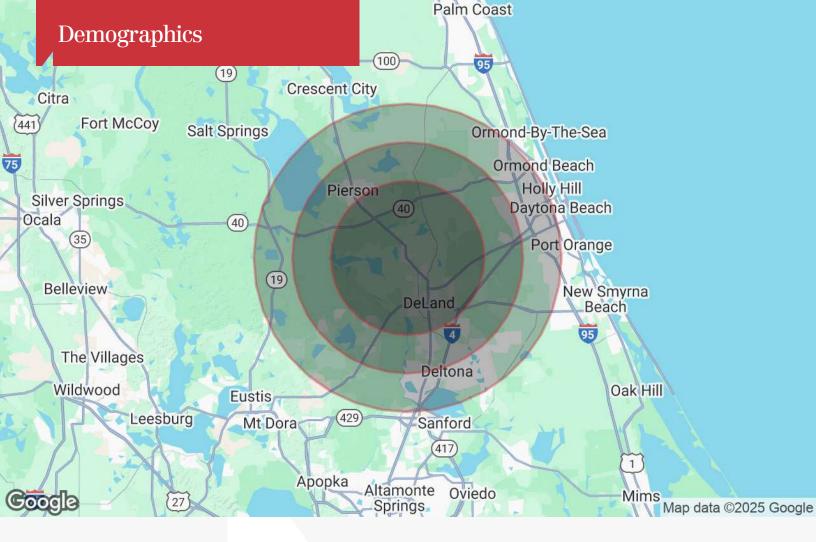








The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.



Population	10 Miles	15 Miles	20 Miles	
TOTAL POPULATION	77,725	151,212	371,200	
MEDIAN AGE	42.6	42.6	43.2	
MEDIAN AGE (MALE)	39.9	40.7	41.3	
MEDIAN AGE (FEMALE)	45.0	44.6	44.7	
Households & Income	10 Miles	15 Miles	20 Miles	
Households & Income TOTAL HOUSEHOLDS	10 Miles 32,231	15 Miles 62,008	20 Miles 155,240	
TOTAL HOUSEHOLDS	32,231	62,008	155,240	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	32,231 2.4	62,008 2.4	155,240 2.4	

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

