



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	5.2+/- Acres
PARCEL NO:	4242-16-00-0010
TRAFFIC COUNT:	20,700 AADT LPGA Boulevard
ZONING:	MPUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,849	29,829	51,776
TOTAL POPULATION	11,038	70,399	117,791
AVERAGE HH INCOME	\$69,970	\$66,587	\$72,442

PROPERTY DESCRIPTION

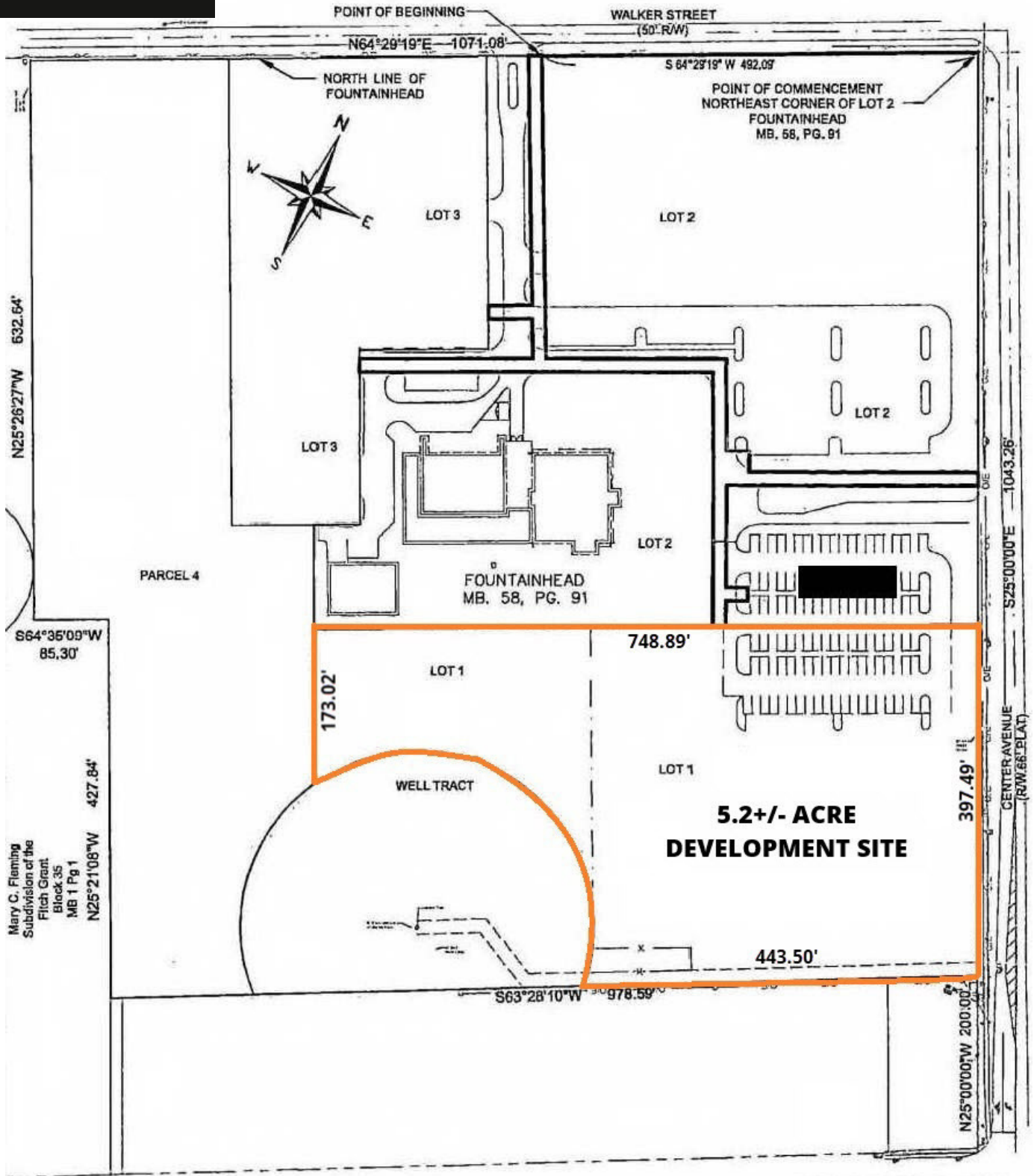
5.2+/- Acre Development Site For Sale. Located within the established Fountainhead complex on Center Avenue at LPGA Boulevard, offering easy access to LPGA Boulevard without the premium LPGA corridor pricing.

The site benefits from established campus infrastructure, internal drive access, and proximity to major thoroughfares, providing both accessibility and a professional campus setting.

Permitted Uses include corporate headquarters, professional and medical office, outpatient clinic, adult care/PACE services, vocational academy, fitness center, child day care, and specialty food/restaurant. An ALF may be considered.

LOCATION DESCRIPTION

Located on Center Avenue just north of LPGA Boulevard between Ridgewood Avenue and Nova Road. Approximately 3.5 miles to Interstate 95.

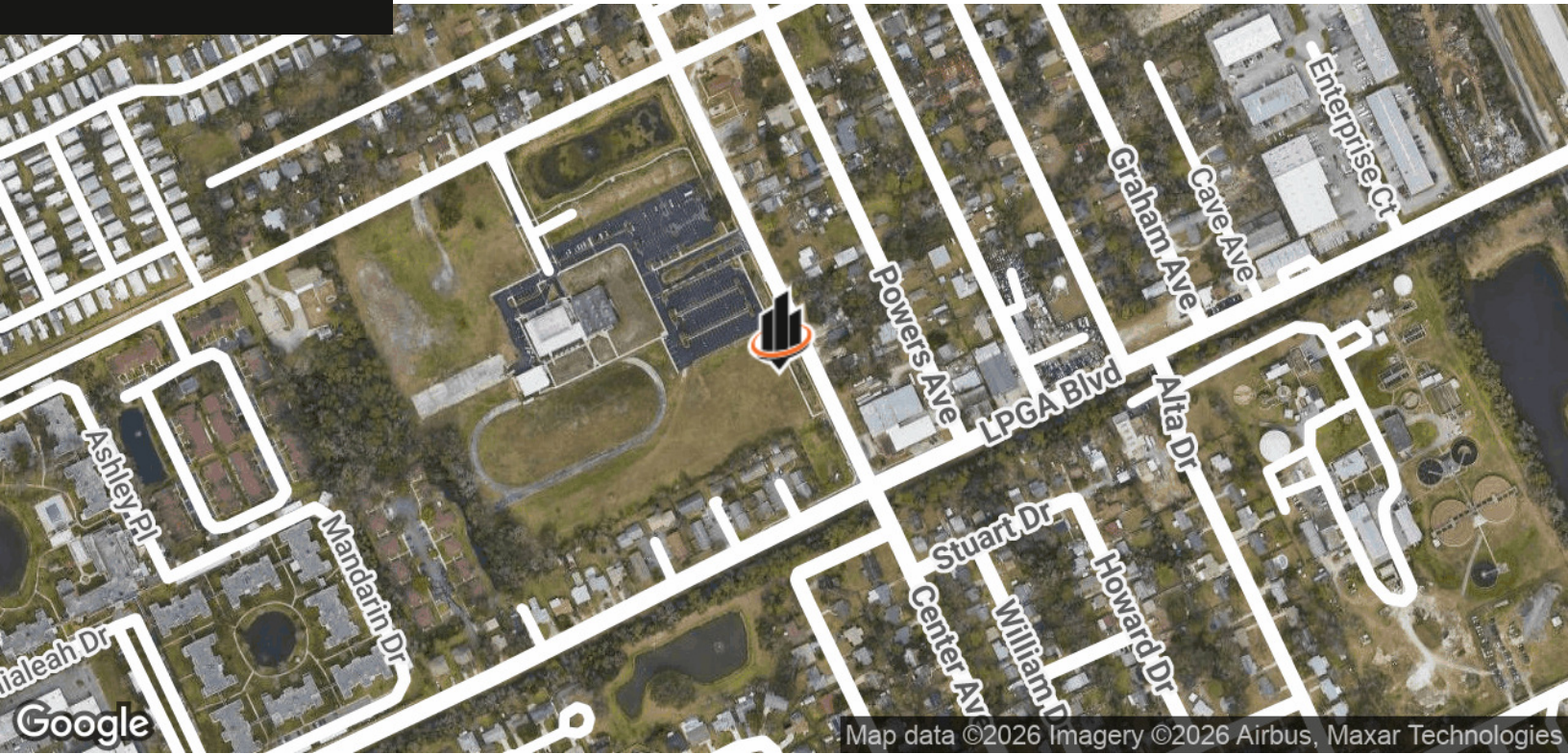


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Location Maps

5.2+/- Acre Development Site

Center Avenue, Holly Hill, FL 32117



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