



Commercial
Real Estate FL

VACANT LAND - PRIME DEVELOPMENT SITE

Old County Road & W. Park Avenue
Edgewater, Florida 32132

Property Summary

Property: Old County Road & W. Park Avenue

Parcel No: 7452-01-00-0261

Status: For Sale

Size: 1.69+/- Acres

Price: **\$155,000**

Zoning: B-3 'Highway Commercial'

Population	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
(est.):	3,116	28,444	48,484

Average HHI	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
(est.):	\$43,052	\$55,227	\$57,319

Traffic Count: 7,040 vehicles per day - Park Avenue

- Property Highlights:
- Corner site at the entry of Parktowne Industrial Park
 - 223+/- feet of frontage on W. Park Avenue
 - Surrounded by Commercial and Industrial Uses
 - Approximately 4.8 miles to Interstate 95 and 0.2 miles to Ridgewood Avenue



Rock Solid in Commercial Real Estate

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