

EASTPORT BUSINESS PARK - LOT 5

4460 Eastport Park Way
Port Orange, FL 32127

Property Summary

Property: 4460 Eastport Park Way
Lot 5

Parcel No: 6310-25-00-0050

Status: For Sale

Size: 1.93+/- Acres

Price: ***\$198,000**

Zoning: LI 'Light Industrial'

Population (est):	<u>1 MILE</u> 6,860	<u>3 MILES</u> 50,967	<u>5 MILES</u> 97,009
Average HHI (est.):	<u>1 MILE</u> \$41,128	<u>3 MILES</u> \$52,549	<u>5 MILES</u> \$55,503

Traffic Count: 26,000 vehicles per day - Dunlawton Avenue
6,700 vehicles per day - Spruce Creek Road



Property Highlights:

- Deed restricted industrial park
- City of Port Orange owns the lot and is anxious for it to be developed
- Level site with utilities and central retention
- Conveniently located off Dunlawton Avenue and Spruce Creek Road
- Approximately 3.8 miles to Interstate 95

*Subject to final approval by the City Council.

Rock Solid in Commercial Real Estate

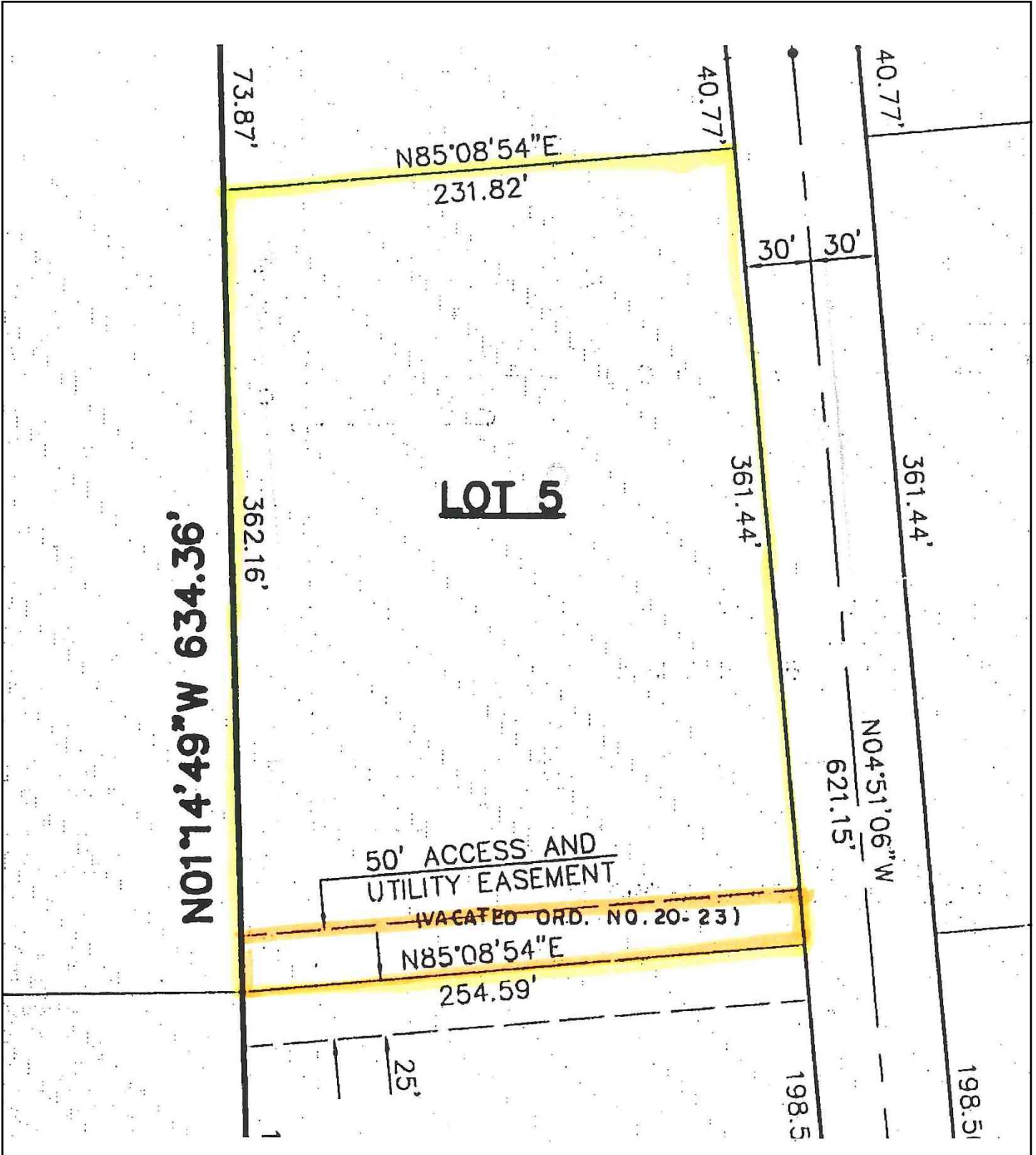
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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

LOT 5

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