



FOR SALE | LAND

11.92+/- ACRE INDUSTRIAL SITE

601 Oak Street, Port Orange, FL 32127



SALE OVERVIEW

SALE PRICE: \$575,000

LOT SIZE: 11.92 Acres

PARCEL NO:
6341-04-01-0340
6341-03-00-1060
6341-04-01-0343

ZONING: CI 'Commercial/
Industrial'

PROPERTY DESCRIPTION

11.92+/- Acre Industrial Site.

493+/- feet of frontage on Oak Street, 936+/- feet of frontage on FEC Railway.

Ready for Industrial Park Development large scale or individual sites.

Permitted Uses: Commercial/Industrial Services, Commercial/Industrial Warehouses, Mini-Warehouses, Motor Vehicle & Boat Storage Facilities, Motor Vehicle Repair Facilities, Offices, Wholesalers and Distributors, etc.

Approximately 3.4 miles to Interstate 95, 2 miles to Beaches, 98 miles to Jacksonville, 84 miles to Melbourne, and 141 miles to Tampa.

LOCATION OVERVIEW

Located on the north side of Oak Street just east of Spruce Creek Road.



JOHN W. TROST, CCIM

Principal | Senior Advisor
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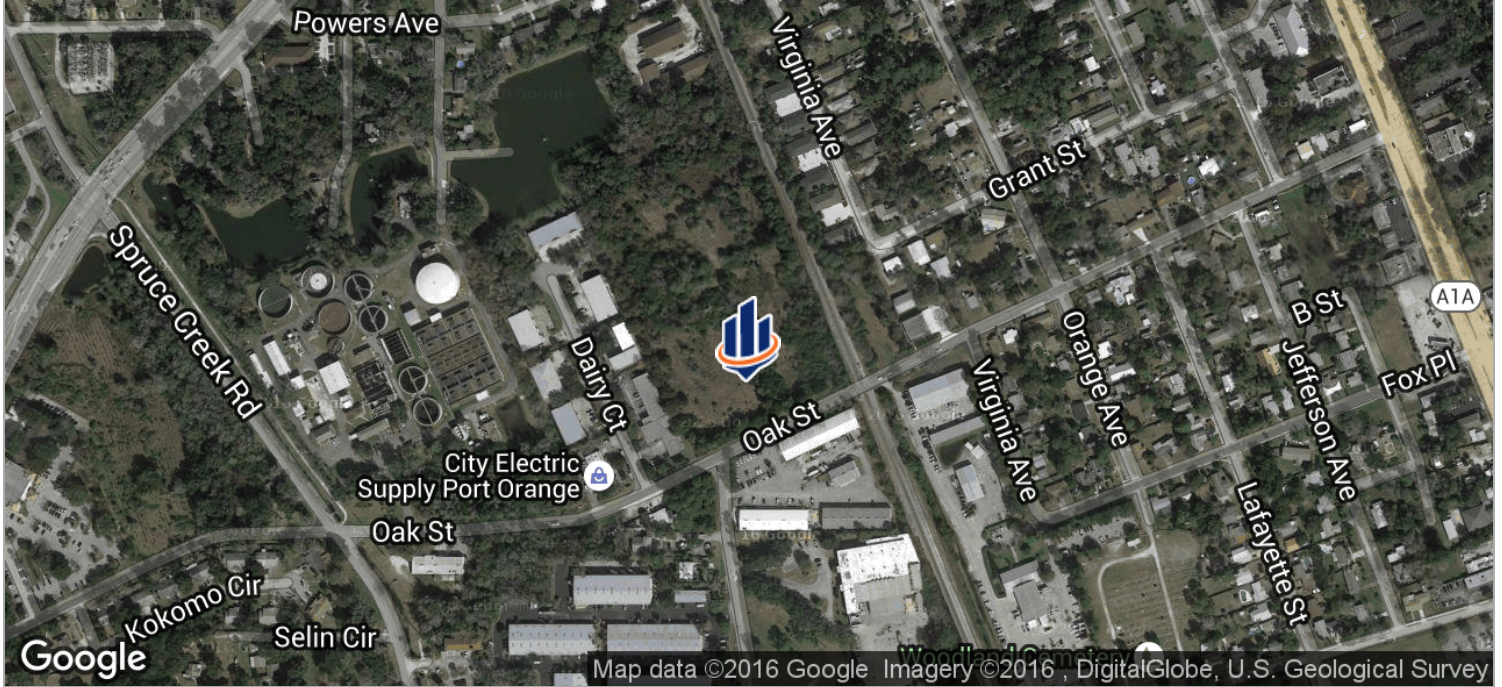
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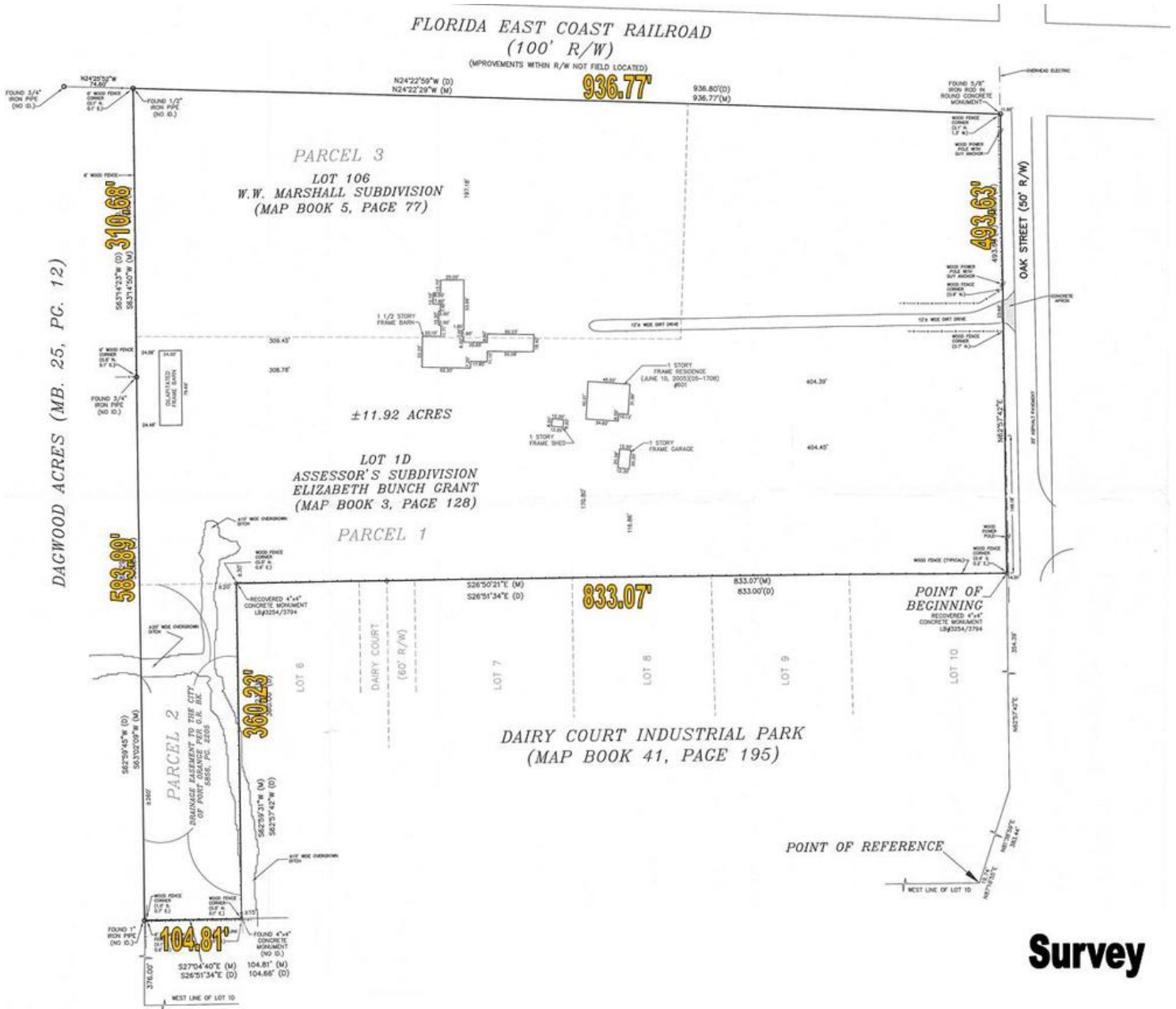
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Survey



Survey



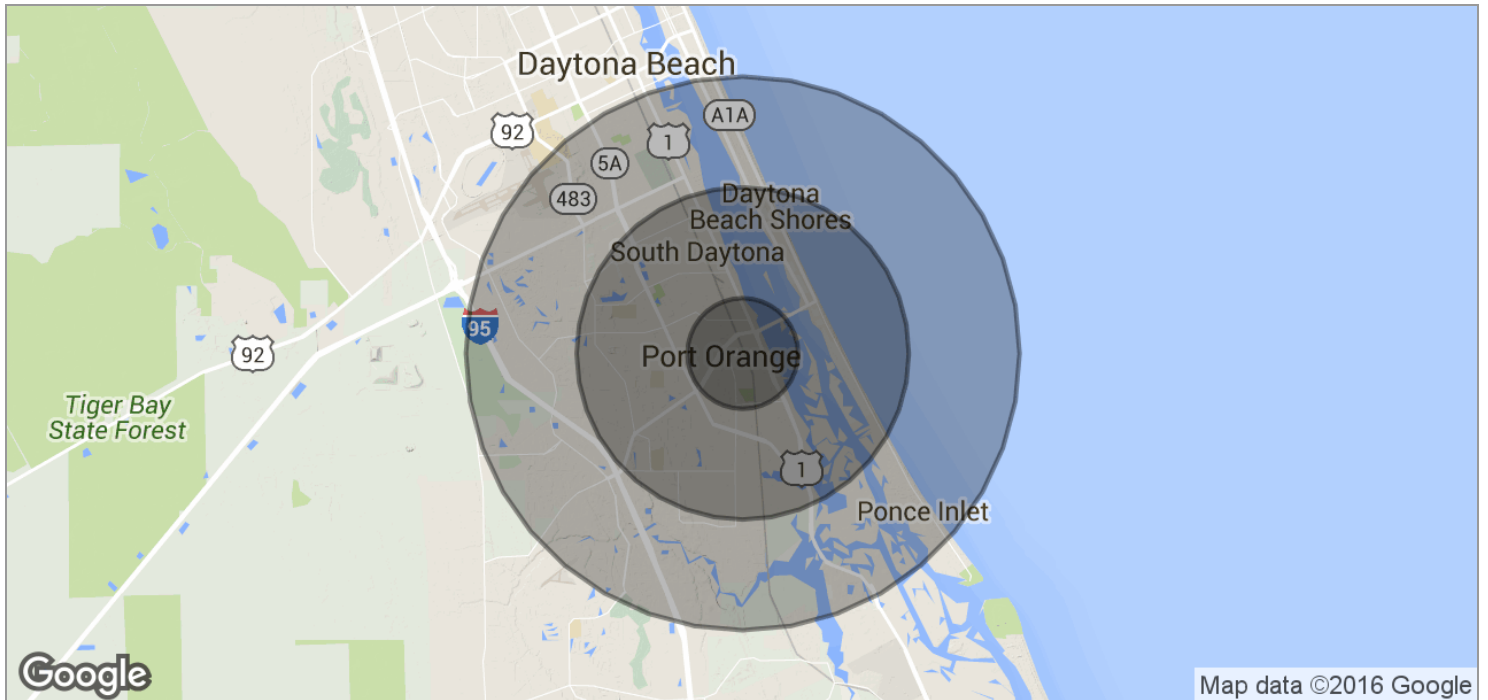
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| TOTAL POPULATION | 5,902 | 52,259 | 102,551 |
| MEDIAN AGE | 47.1 | 48.7 | 46.9 |
| MEDIAN AGE (MALE) | 42.8 | 45.4 | 44.5 |
| MEDIAN AGE (FEMALE) | 50.7 | 50.8 | 48.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 2,732 | 23,557 | 45,137 |
| # OF PERSONS PER HH | 2.2 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$43,561 | \$50,937 | \$53,996 |
| AVERAGE HOUSE VALUE | \$98,517 | \$227,625 | \$253,001 |



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