



FOR SALE | LAND

# 20.6+/- ACRE RECYCLING CENTER & SALVAGE YARD

2932 W. Park Avenue & 2966 Gateway Drive, Edgewater, FL 32132



**20.6+/- ACRE  
SITE**

## SALE OVERVIEW

**SALE PRICE:** \$499,000

**LOT SIZE:** 20.6 Acres

**PARCEL NO:** 7344-08-00-0141 &  
7344-08-00-0143

**ZONING:** Volusia County I-1  
'Light Industrial', RC  
'Resource Corridor' &  
A-3 'Agriculture'

## PROPERTY DESCRIPTION

20.6+/- Acre Recycling Center and Automotive Salvage Yard.  
6,820+/- SF block building with a small office, one 820 SF metal canopy,  
and one 1,200 SF metal canopy.  
Additional 3,800+/- SF and 2,400+/- SF metal canopies.  
Fenced yard.  
Estimated 200 cars remain in salvage inventory.  
The property is currently leased and being used as a recycling center and  
automotive salvage yard.  
The lease expires 7/15/2016.  
Massey Ranch Airpark and Skyway Industrial Park nearby.  
Approximately 3.2 miles to Interstate 95 and 1.5 miles to Ridgewood  
Avenue.  
Zoning: Volusia County 1-1 'Light Industrial, RC 'Resource Corridor' & A-3  
'Agriculture'.

## LOCATION OVERVIEW

Located between Old Mission Road and S. Air Park Road on the south side  
of W. Park Avenue.



**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
386.301.4581  
john.trost@svn.com

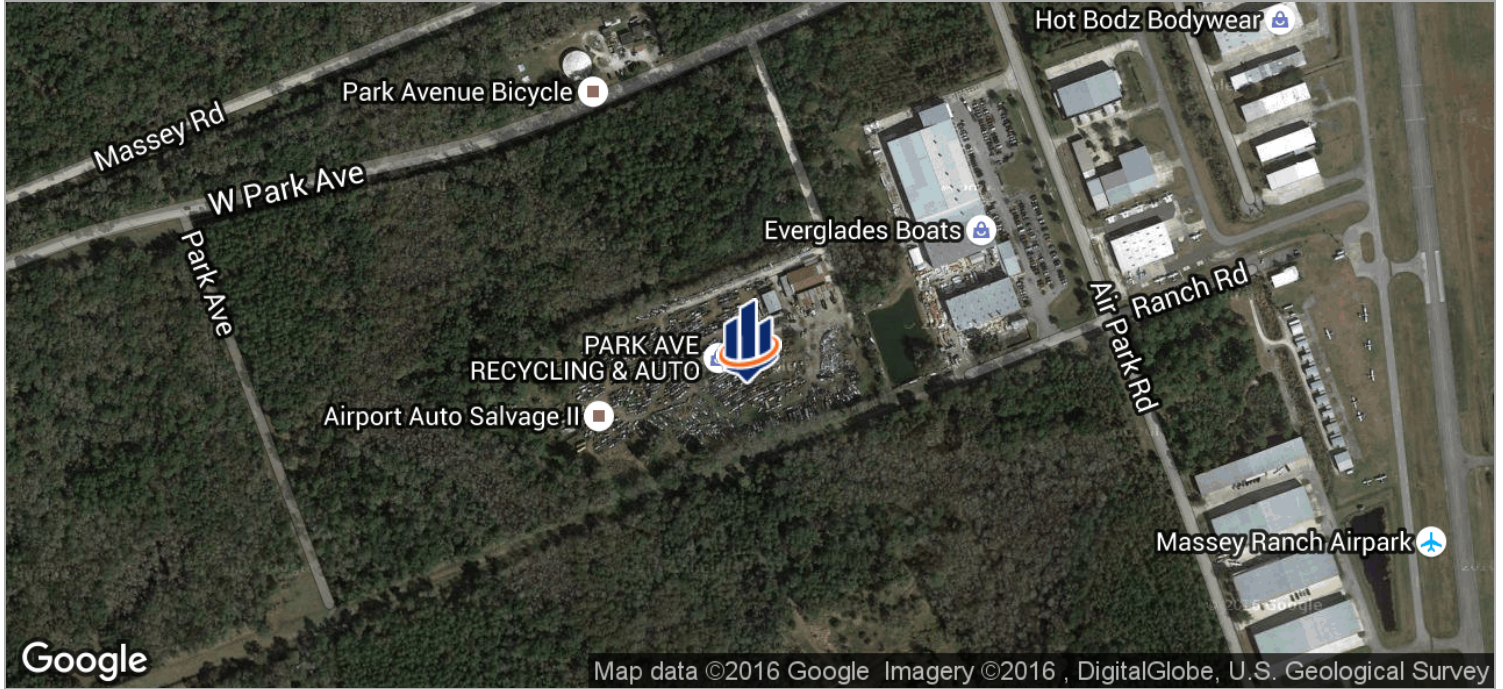
All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR SALE | LAND

# 20.6+/- ACRE RECYCLING CENTER & SALVAGE YARD

2932 W. Park Avenue & 2966 Gateway Drive, Edgewater, FL 32132



**JOHN W. TROST, CCIM**

Principal | Senior Advisor  
386.301.4581  
john.trost@svn.com

All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR SALE | LAND

# 20.6+/- ACRE RECYCLING CENTER & SALVAGE YARD

2932 W. Park Avenue & 2966 Gateway Drive, Edgewater, FL 32132



**JOHN W. TROST, CCIM**

Principal | Senior Advisor  
386.301.4581  
john.trost@svn.com

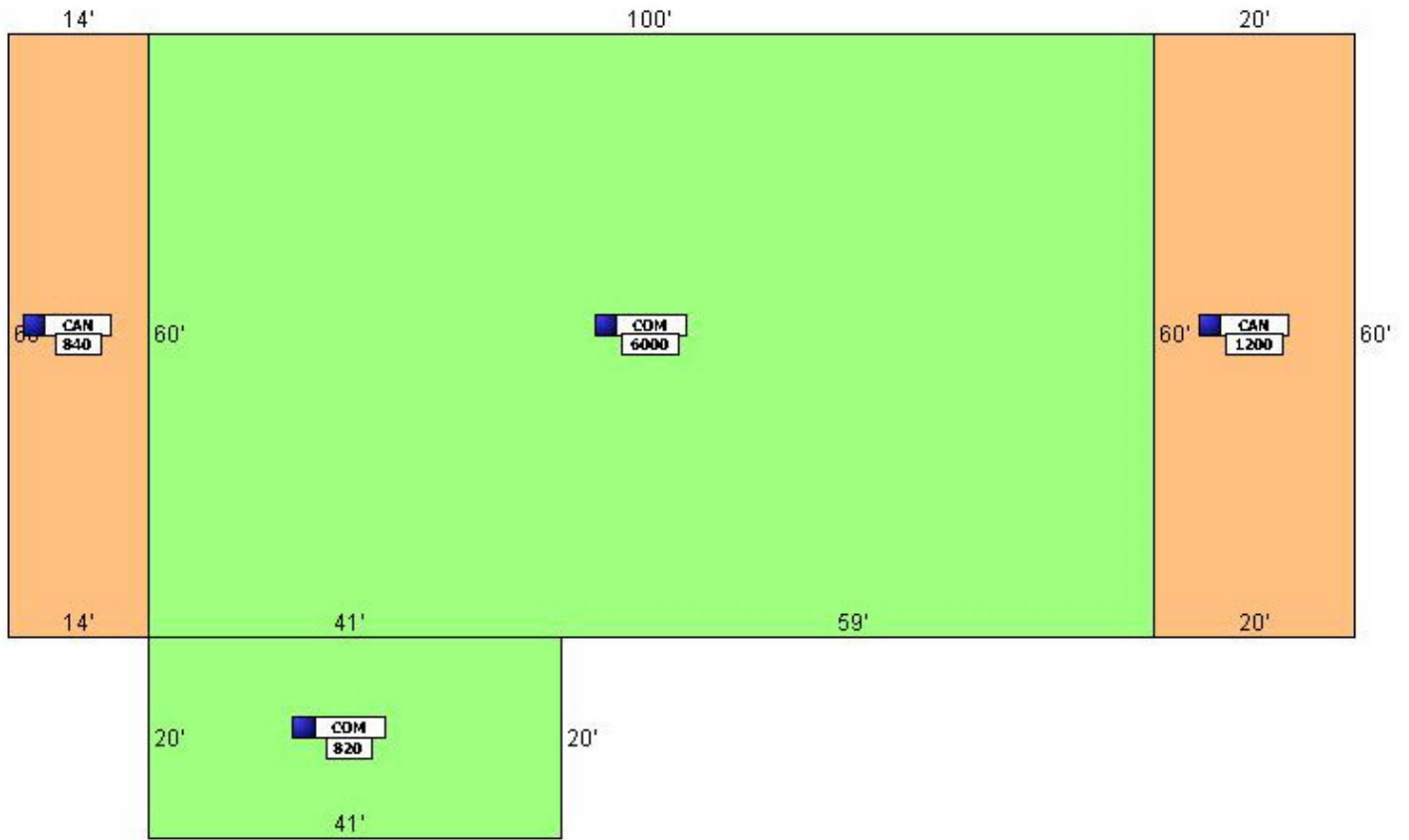
All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



# 20.6+/- ACRE RECYCLING CENTER & SALVAGE YARD

2932 W. Park Avenue & 2966 Gateway Drive, Edgewater, FL 32132

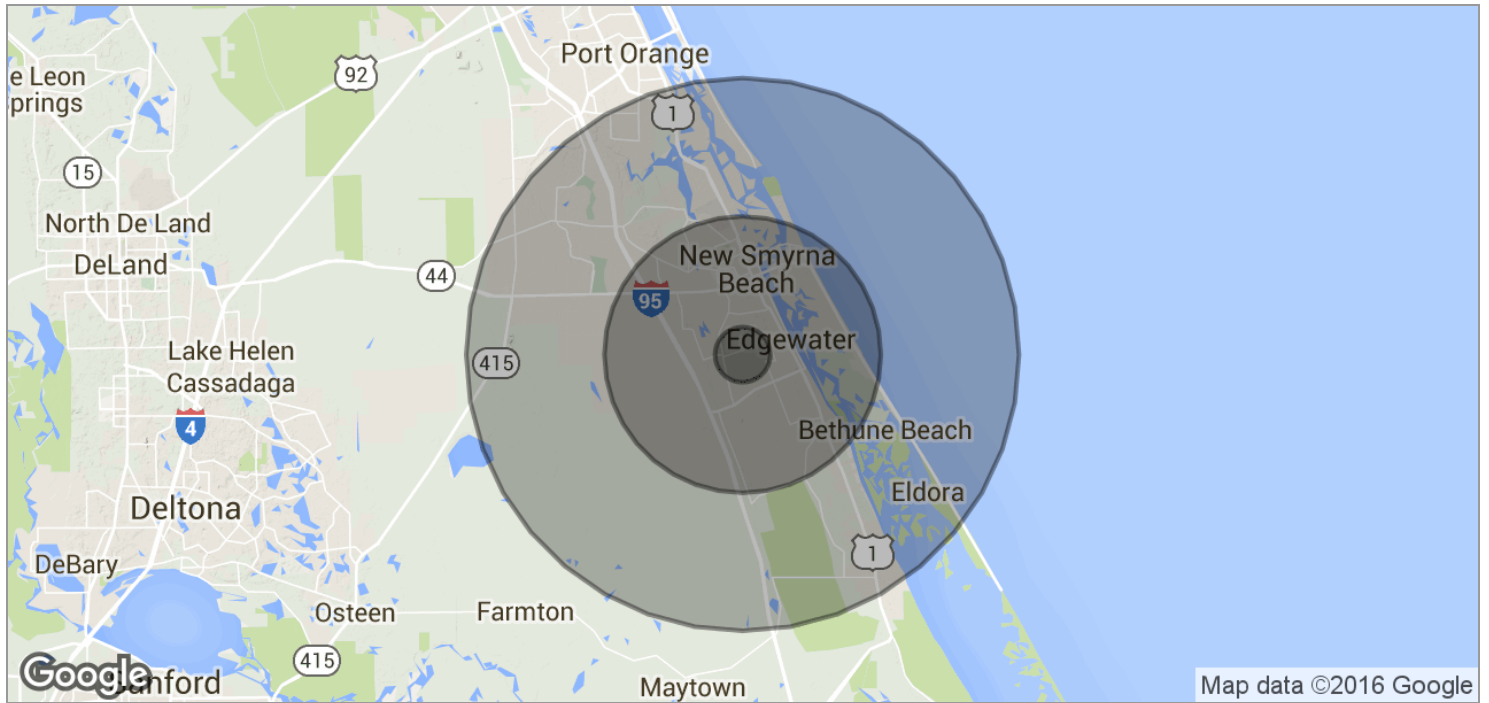
## Building Sketch





# 20.6+/- ACRE RECYCLING CENTER & SALVAGE YARD

2932 W. Park Avenue & 2966 Gateway Drive, Edgewater, FL 32132



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,305	45,918	85,306
MEDIAN AGE	46.1	48.3	49.6
MEDIAN AGE (MALE)	48.4	47.2	48.9
MEDIAN AGE (FEMALE)	43.6	48.5	50.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	925	19,979	36,825
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$53,720	\$54,937	\$63,385
AVERAGE HOUSE VALUE		\$212,101	\$263,108



**JOHN W. TROST, CCIM**  
 Principal | Senior Advisor  
 386.301.4581  
 john.trost@svn.com