RETAIL FOR SALE

626 Walker Street, Holly Hill, FL 32117

SALE PRICE:	$110,000
LOT SIZE:	0.18 Acres
BUILDING SIZE:	896 SF
YEAR BUILT:	1952
RENOVATED:	1997
CROSS STREETS:	Center Avenue

PROPERTY OVERVIEW

This unique property offers an excellent location for either traditional or web based sales. Possibilities include convenience store, thrift shop or small business needing office and some storage. Front building offers ~900sf of office and storage space, whilst an additional building provides an additional ~1000sf.

Adjacent home is available for sale. Provides perfect live/work option.

PROPERTY FEATURES

- Two Buildings
- 2 Grade Level Roller Doors
- Great Frontage
- 73' x 107' Lot
- Multiple Use Options

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3510 S. Nova Road, Suite 112
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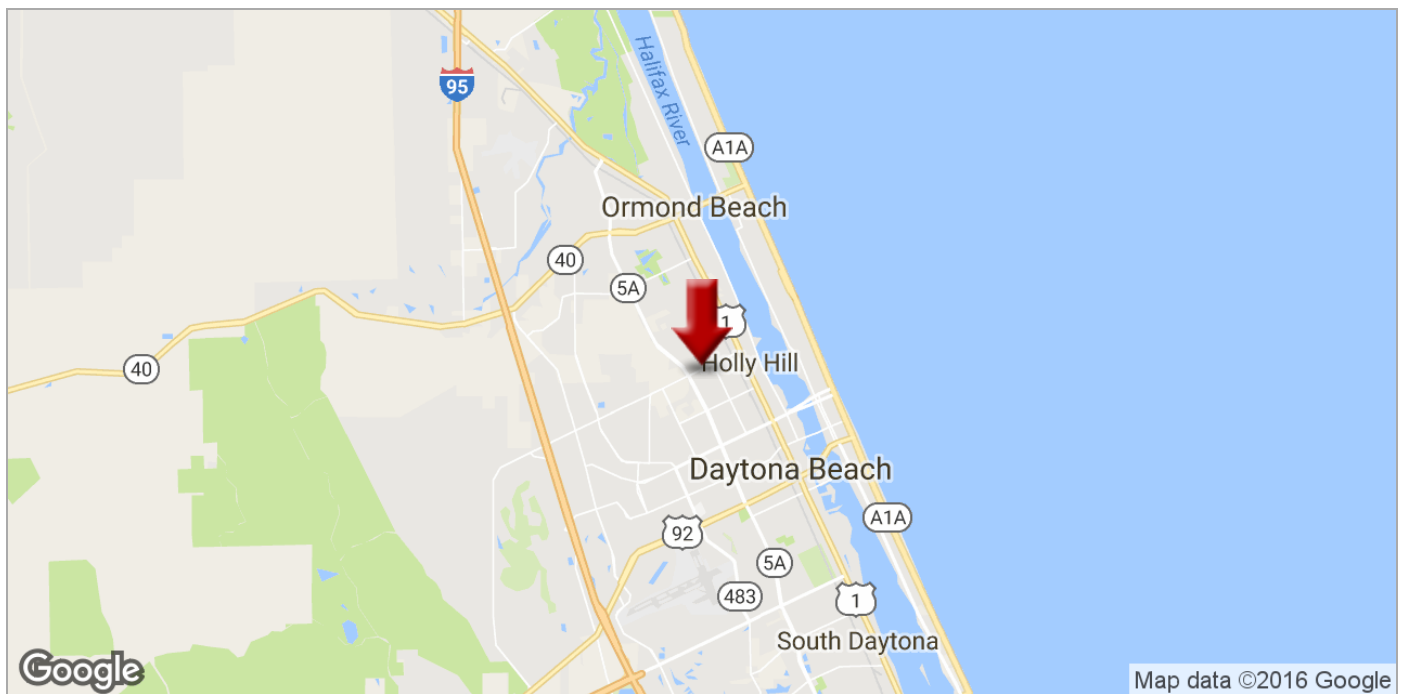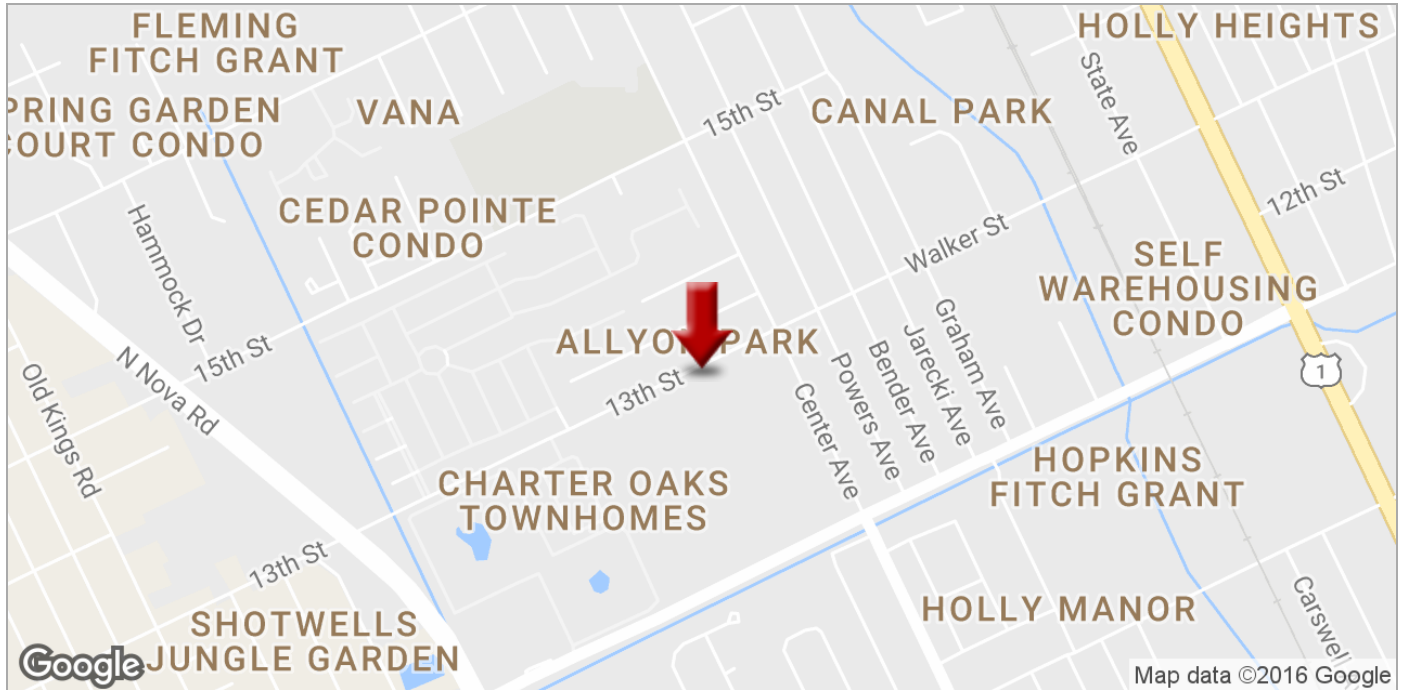**SEAN KERR**
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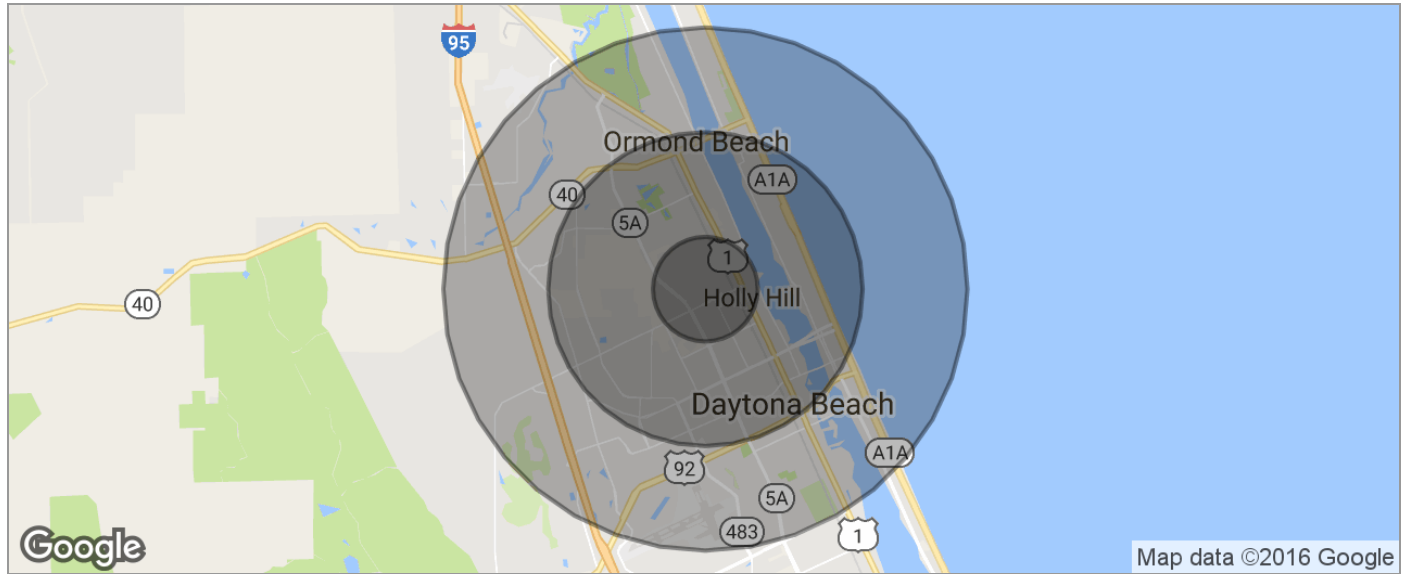
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RETAIL FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,062	62,508	107,310
MEDIAN AGE	41.6	41.7	40.7
MEDIAN AGE (MALE)	37.4	39.7	39.3
MEDIAN AGE (FEMALE)	45.3	43.2	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,350	26,279	44,499
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	$40,458	$43,398	$46,663
AVERAGE HOUSE VALUE	$131,412	$169,811	$192,552

RACE	1 MILE	3 MILES	5 MILES
% WHITE	78.6%	69.3%	68.8%
% BLACK	16.4%	25.7%	25.3%
% ASIAN	0.7%	1.5%	2.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.4%	0.3%
% OTHER	1.6%	1.5%	1.5%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.7%	4.5%	5.3%

Demographic data derived from 2010 US Census

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