



FOR SALE | LAND

EASTPORT BUSINESS PARK - LOT 6

4500 Eastport Park Way, Port Orange, FL 32127



SALE OVERVIEW

SALE PRICE: *\$112,000

LOT SIZE: 1.09+/- Acres

PARCEL NO: 6310-30-00-0060

ZONING: LI 'Light Industrial'

PROPERTY DESCRIPTION

Lot 6 in Eastport Business Park.
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.
All offers subject to final approval by the City Council.

LOCATION OVERVIEW

From Dunlawton Avenue travel south on Spruce Creek Road to Eastport Park Way.

*Subject to final approval by the City Council.



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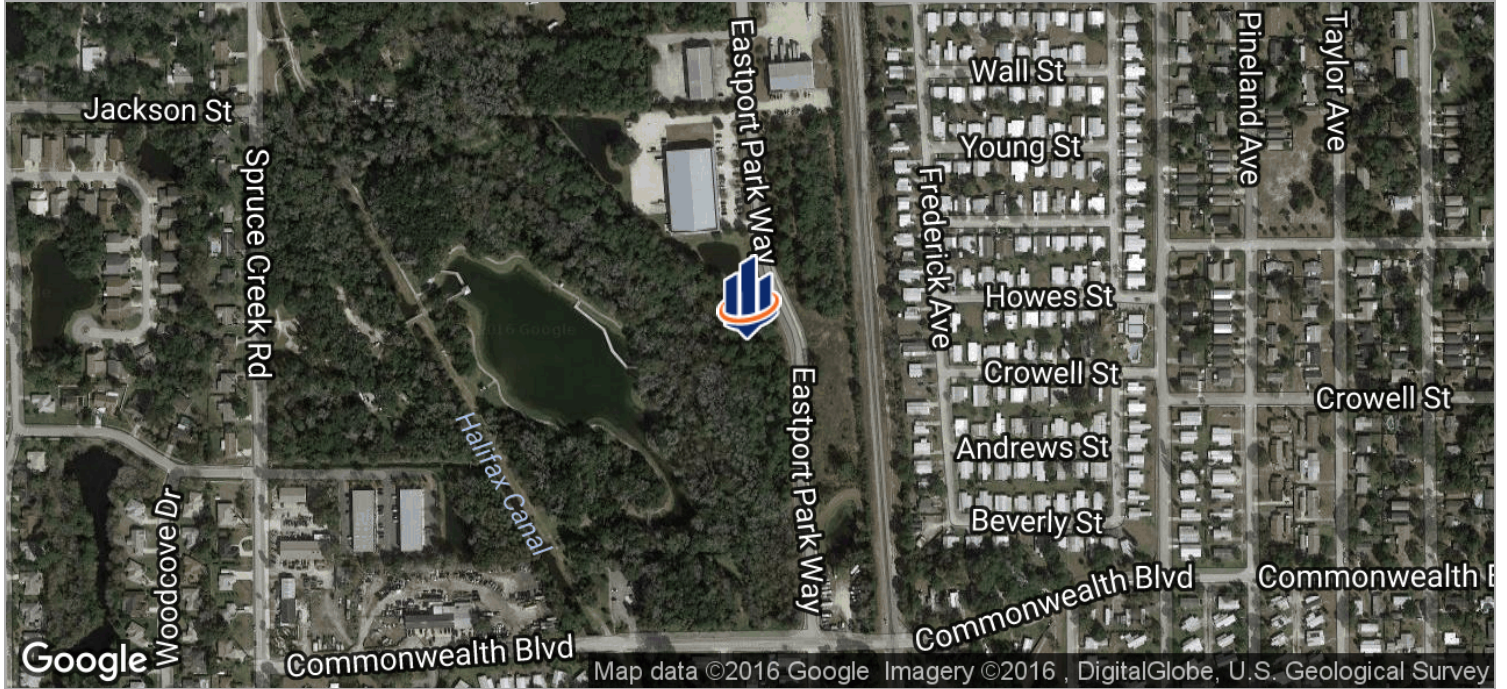
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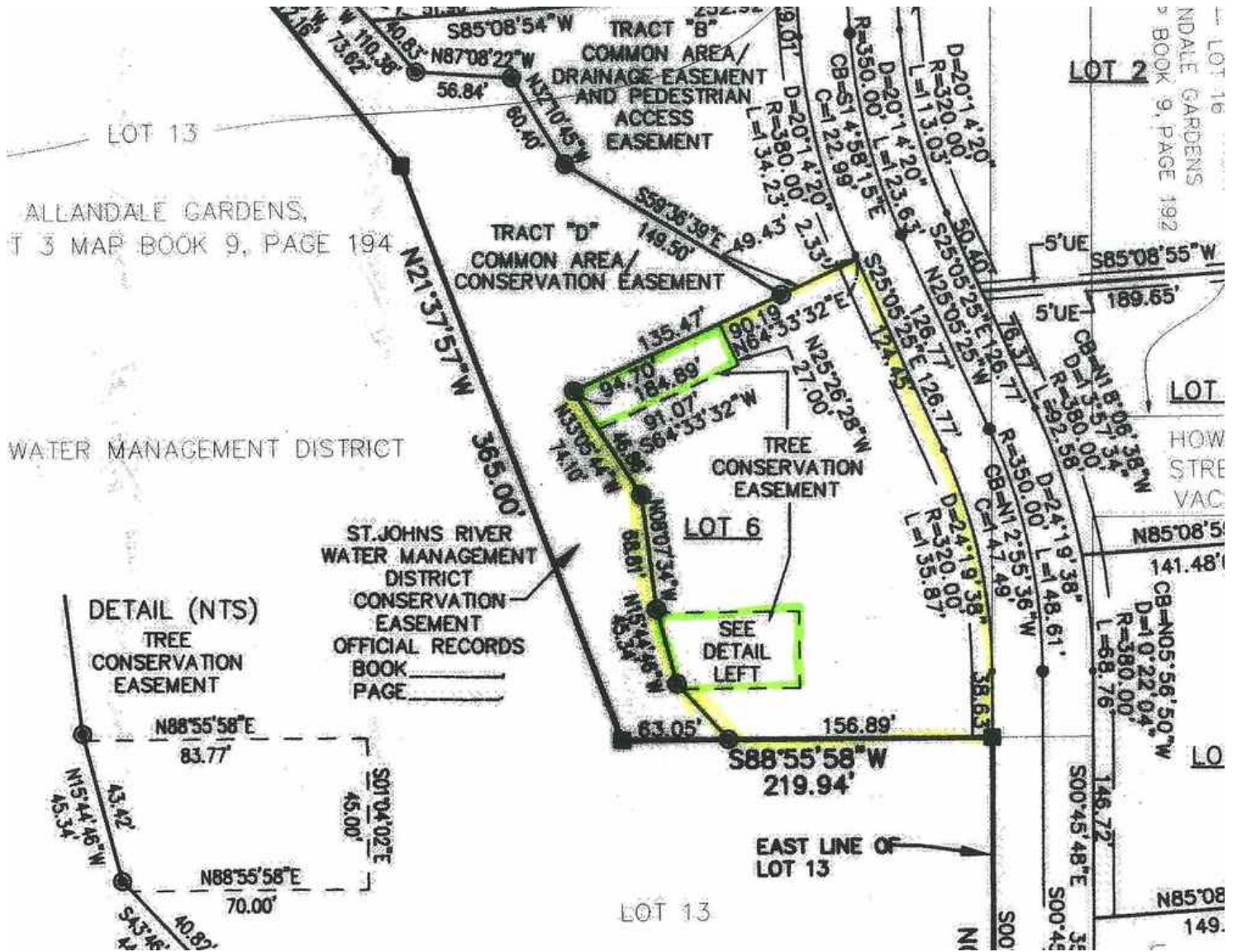
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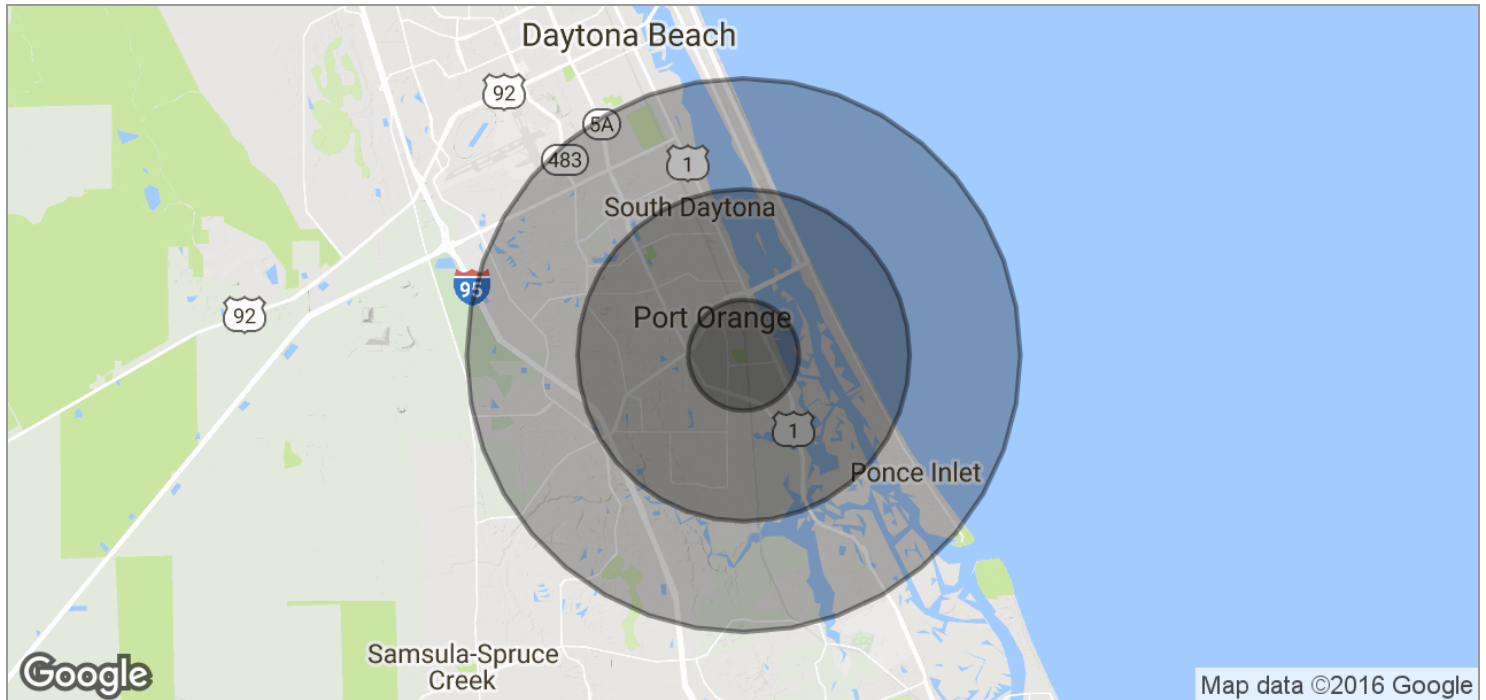
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,370	49,186	97,820
MEDIAN AGE	47.7	48.2	48.1
MEDIAN AGE (MALE)	43.2	45.3	45.8
MEDIAN AGE (FEMALE)	51.0	50.1	49.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,947	21,581	43,374
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$44,560	\$54,807	\$56,579
AVERAGE HOUSE VALUE	\$98,413	\$249,827	\$259,280



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