

# Freestanding Retail Building On 1.88+/- Acres

1159 S. Highway 17

Satsuma, FL 32189



## OFFERING SUMMARY

**SALE PRICE:** \$259,900

**LOT SIZE:** 1.88+/- Acres

**BUILDING SIZE:** 9,180 SF

**YEAR BUILT:** 2008

**PARCEL NO:** 39-11-26-8470-0110-0300

**ZONING:** C-2 Intensive Commercial District

## PROPERTY OVERVIEW

Freestanding Building on 1.88+/- Acres.  
Bank motivated to sell!  
Offered For Sale for less than \$29 per SF. Could cost at least twice that to build.  
Metal building with block front.  
Former Family Dollar.  
200+/- front feet on Highway 17.  
31 parking spaces.  
Two ADA restrooms.  
Monument post in place.  
Zoning permitted uses include: retail outlets for sale of new and used automobiles and boats, service establishments such as bars or taverns, pawnshops, cabinet shops, home equipment rental, boat sales, etc.  
Ready for immediate occupancy.

## LOCATION OVERVIEW

Located on the west side of Highway 17 and approximately 0.4 miles north of County Road 309, 5.8 miles southwest of SR 100, and 10 miles south of the Memorial Bridge.

**John W. Trost, CCIM**  
Principal | Senior Advisor  
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Additional Photos

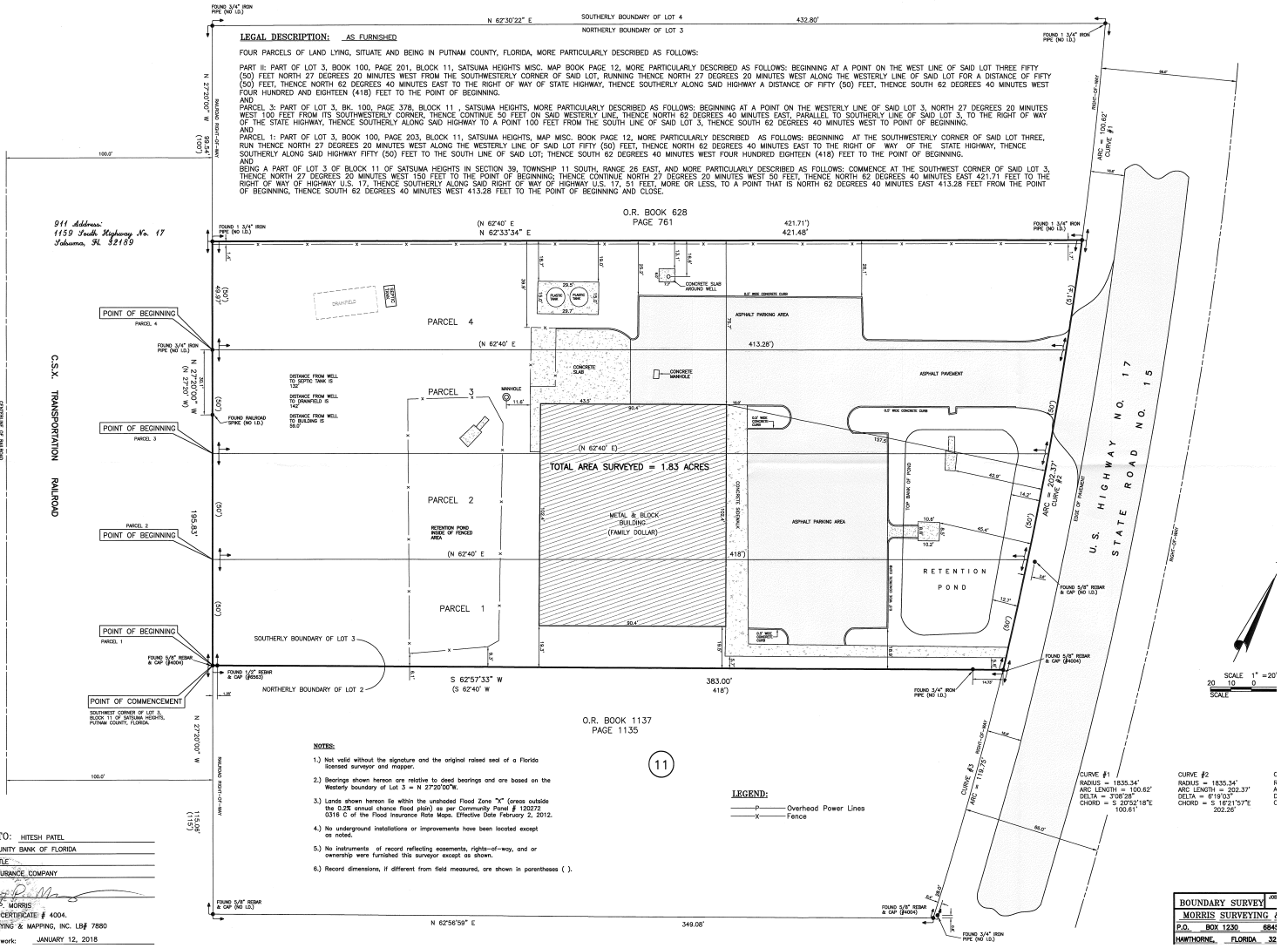


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# Survey



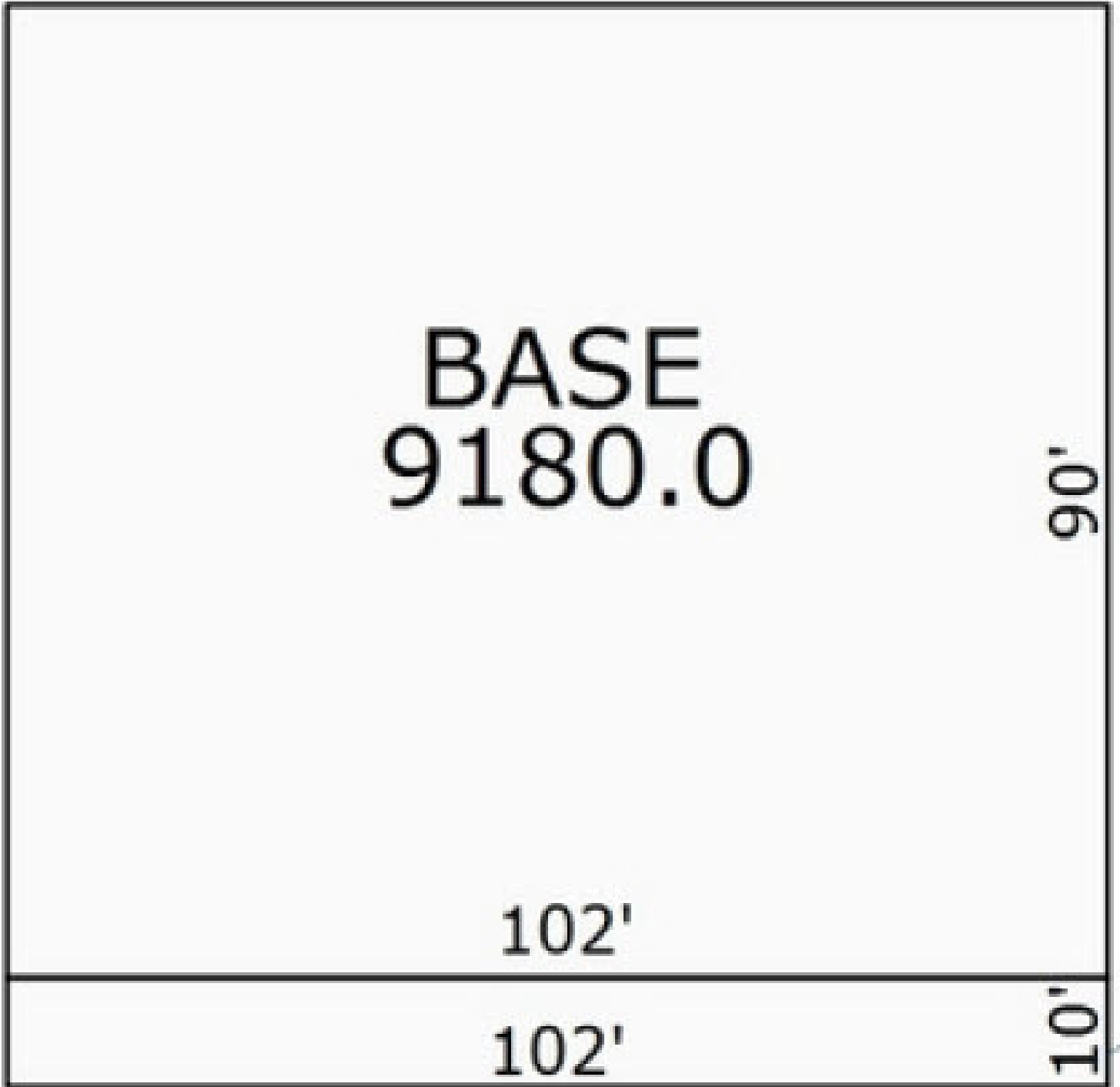
TO: HITESH PATEL  
 MUNITY BANK OF FLORIDA  
 TITLE:  
 INSURANCE COMPANY  
 R. P. MORRIS  
 IN CERTIFICATE # 4004  
 SURVEYING & MAPPING, INC. LBN 7880  
 4 WORKS JANUARY 12, 2018

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# Building Sketch

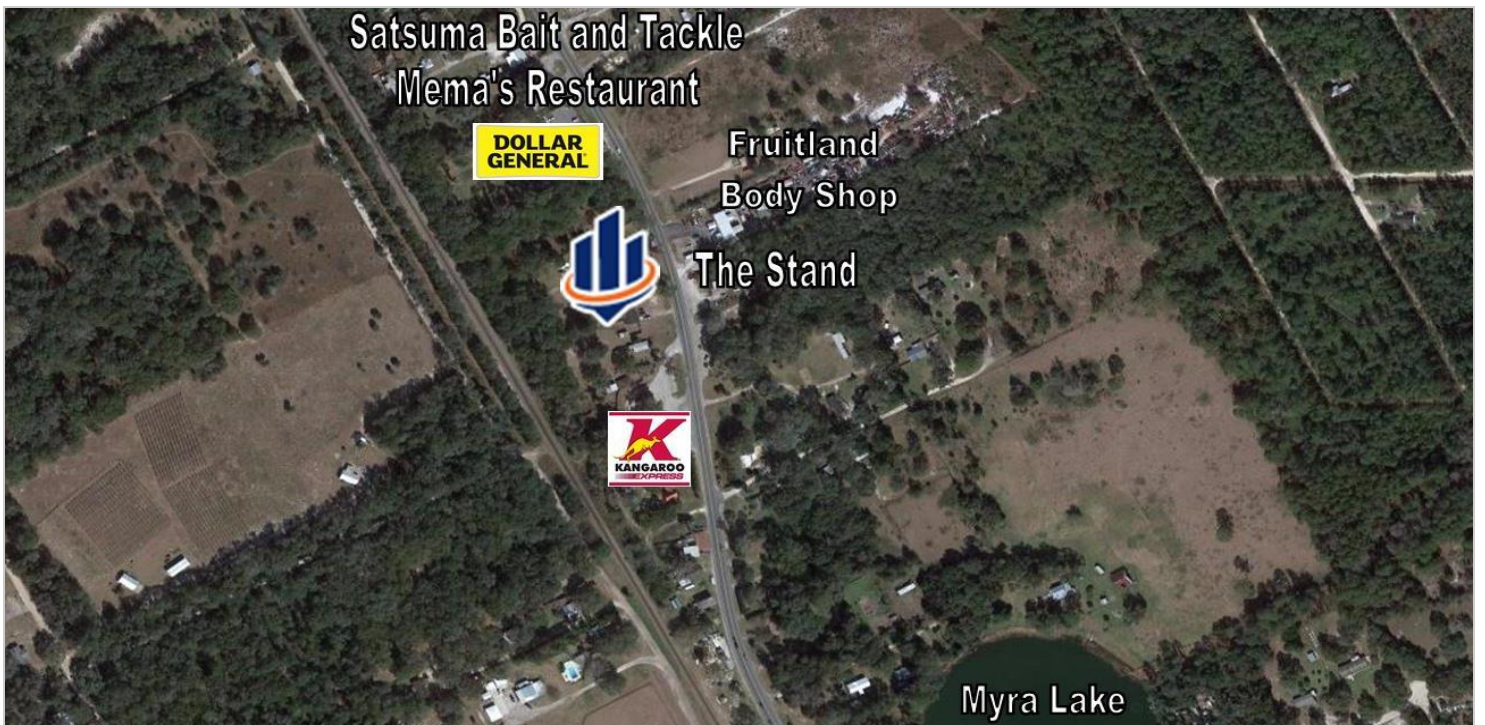
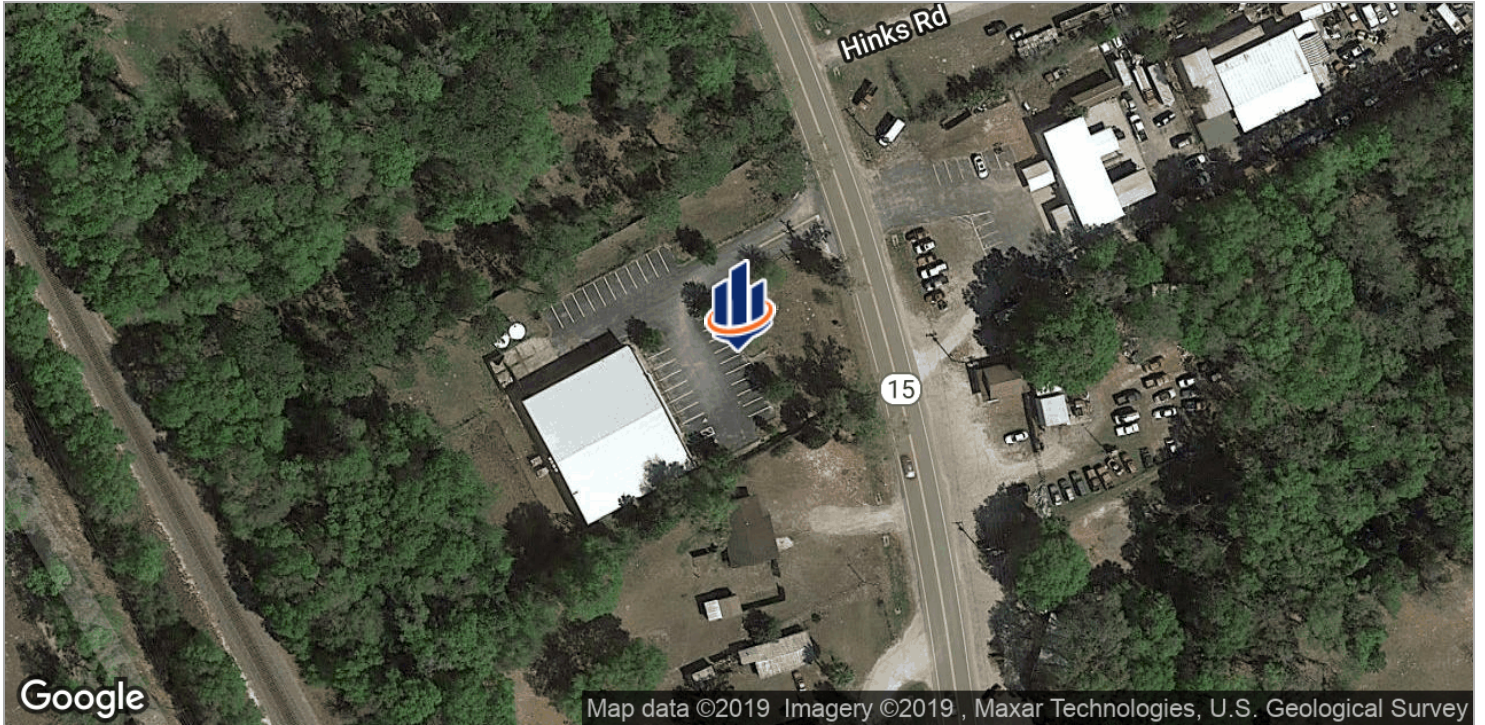


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# Location Maps

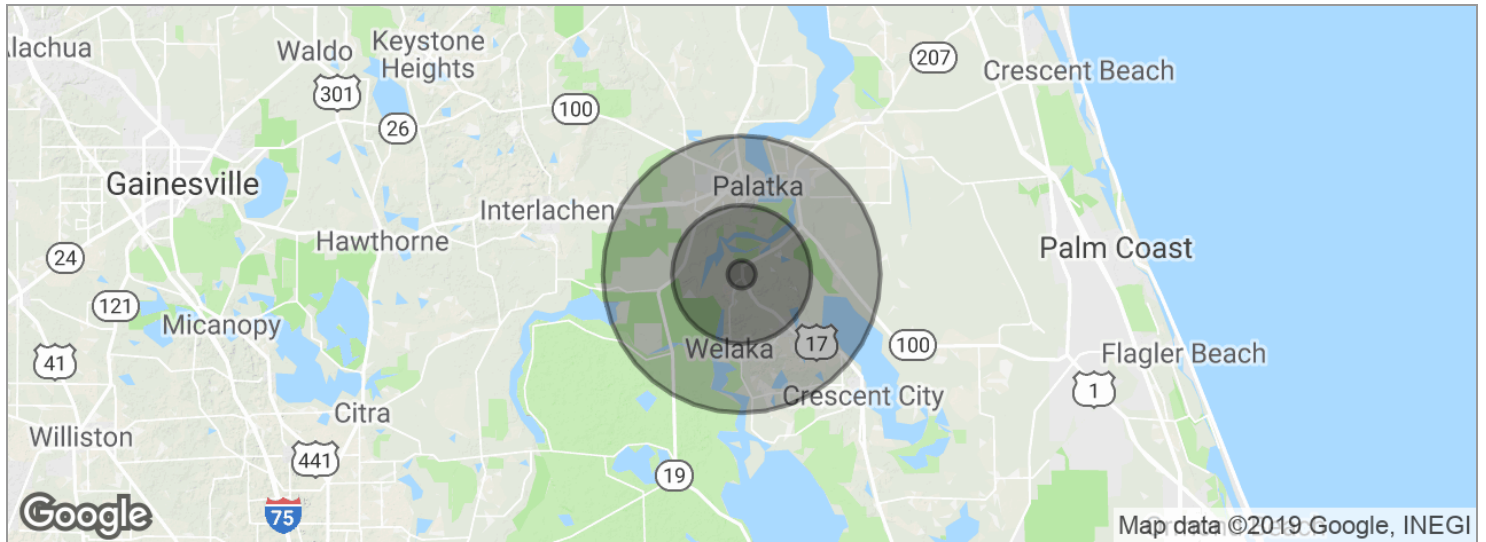


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# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	397	12,849	44,799
Median age	46.7	39.7	40.2
Median age (Male)	45.2	39.2	39.4
Median age (Female)	47.7	42.2	41.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	172	5,061	17,398
# of persons per HH	2.3	2.5	2.6
Average HH income	\$35,845	\$43,785	\$45,153
Average house value		\$170,424	\$169,515

\* Demographic data derived from 2010 US Census

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