

## 12.41+/- ACRE COMMERCIAL SITE



### PROPERTY DESCRIPTION

12.41+/- Acre Commercial Site (may be divided).  
SIGNALIZED intersection of Williamson Boulevard and Town West Boulevard.

Approximately 467' of frontage on Williamson Boulevard and 1,184' of frontage on Town West Boulevard.

All utilities available to site.

Across the street from The Pavilion, a 296,389 SF open-air Power Center including Belk, Marshalls/Home Goods, Michael's, Party City, PETCO, Ulta, Firestone, multiple restaurants, and Regal Theater.

Zoning allows: Assisted Living Facility, GAS/C-STORE, Retail, Restaurants, Banks, Business Services, Game/Recreation facilities, Health/Exercise clubs, Hotel/Motel, Medical Offices/Clinics, Motor Vehicle Sales and Service, Offices, Personal Services, Veterinary Clinic, etc.

Town West Boulevard is exploding with new residential growth including 306 unit Whitepalm Apartments, 360 unit Sanctuary at Westport Apartments, 292 unit Springs at Port Orange, 300 SFR lot Westport Reserve (Jones Homes), and 200 SFR lot Hawks Preserve (DR Horton).

### LOCATION ADDRESS

SWC of Williamson Blvd. and Town West Blvd.  
Port Orange, FL 32127

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#### CHRIS BUTERA

Principal

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### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,999,000
<b>LOT SIZE:</b>	12.41+/- Acres
<b>PARCEL NO:</b>	6213-00-00-0037
<b>TRAFFIC COUNT:</b>	Town West Boulevard 7,100 AADT Williamson Boulevard 19,000 AADT
<b>ZONING:</b>	PC-A, Planned Community - Agricultural - Workplace District

### DEMOGRAPHICS

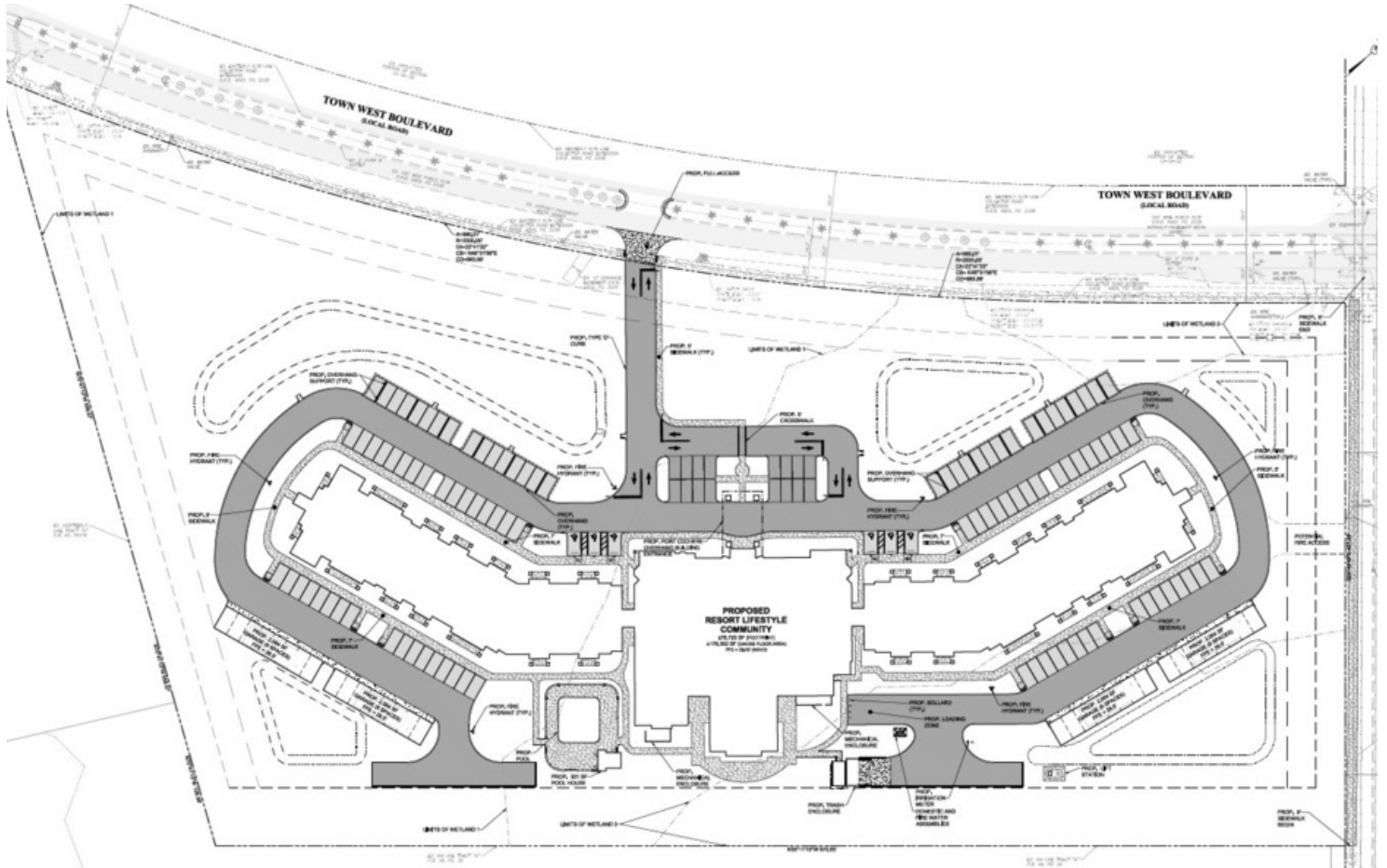
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,617	18,575	39,094
<b>TOTAL POPULATION</b>	9,096	47,498	95,831
<b>AVERAGE HH INCOME</b>	\$80,189	\$79,676	\$72,808

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# CONCEPTUAL ALF SITE PLAN



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RETAILER MAP



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