

## 1.78+/- ACRE OFFICE DEVELOPMENT SITE



### PROPERTY DESCRIPTION

343+/- feet of frontage on Floral Springs Boulevard.  
Great Port Orange location for quick access to Clyde Morris Boulevard.

Located behind SouthState Bank, Premier Eye Clinic, Borland Groover, and Surgery Center of Volusia and just down the street from Dunkin' Donuts, Jimmy John's, Trustco Bank, Subway, Walmart Neighborhood Center, and The Atlantic a new 310 luxury apartment complex.

Zoning Permitted Uses: Business Services, Financial Services, Medical offices/clinics, Offices, etc.

Off Site Retention and Utilities to the site.

May be divided into two lots.

### LOCATION DESCRIPTION

Located just east of Clyde Morris Boulevard on the north side of Floral Springs Boulevard.

Approximately 4 miles to Interstate 4 and Interstate 95, and 3.6 miles to International Speedway Blvd.

### LOCATION ADDRESS

Floral Sprigs Boulevard  
Port Orange, FL 32129

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$459,000
<b>LOT SIZE:</b>	1.78+/- Acres
<b>PARCEL NO:</b>	5331-13-00-0060 5331-13-00-0070 5331-13-00-0080
<b>ZONING:</b>	Crystal Lake PUD

### DEMOGRAPHICS

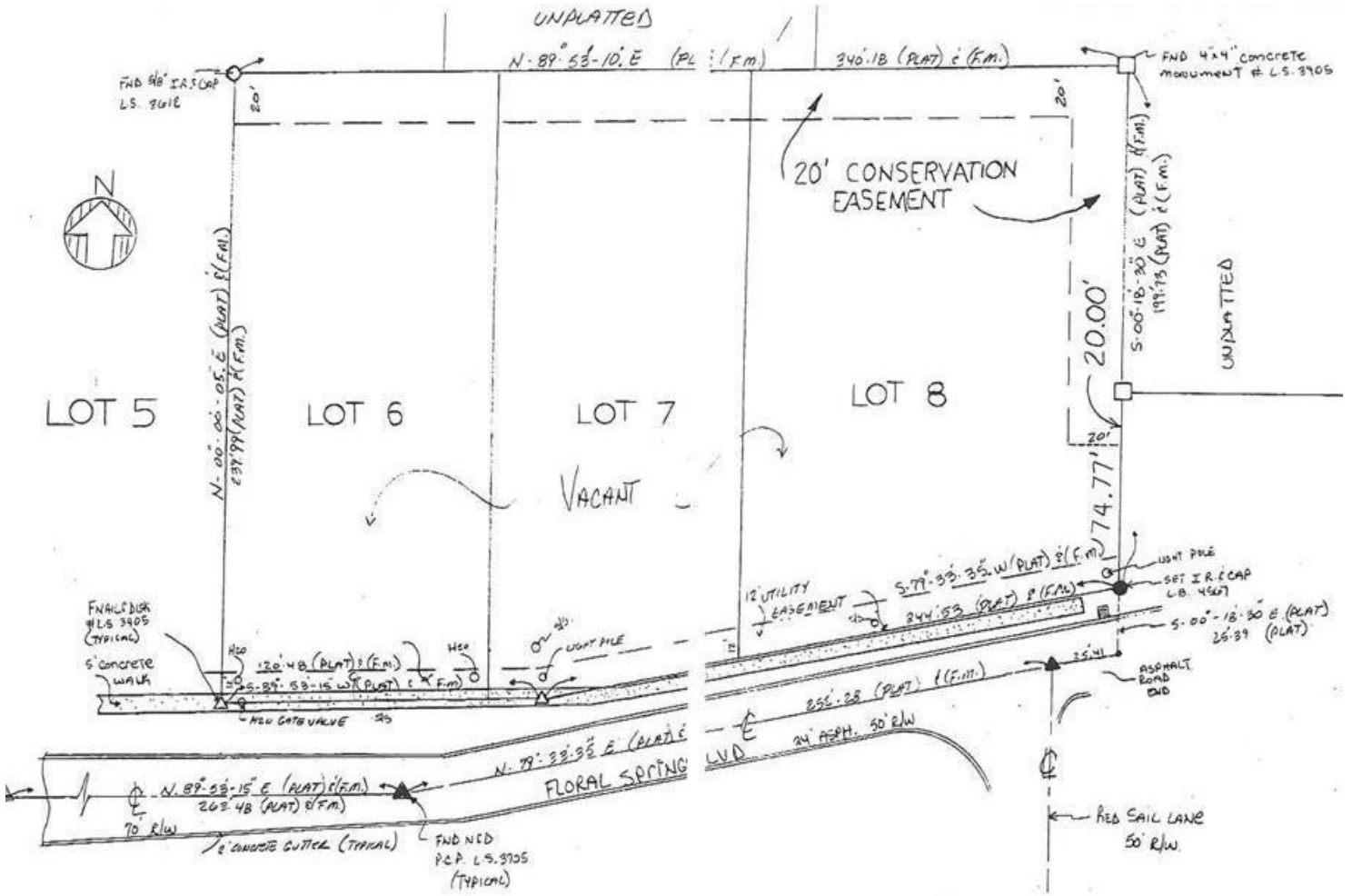
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,504	28,145	57,773
<b>TOTAL POPULATION</b>	8,932	59,795	128,602
<b>AVERAGE HH INCOME</b>	\$56,769	\$59,757	\$63,100

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**SURVEY**



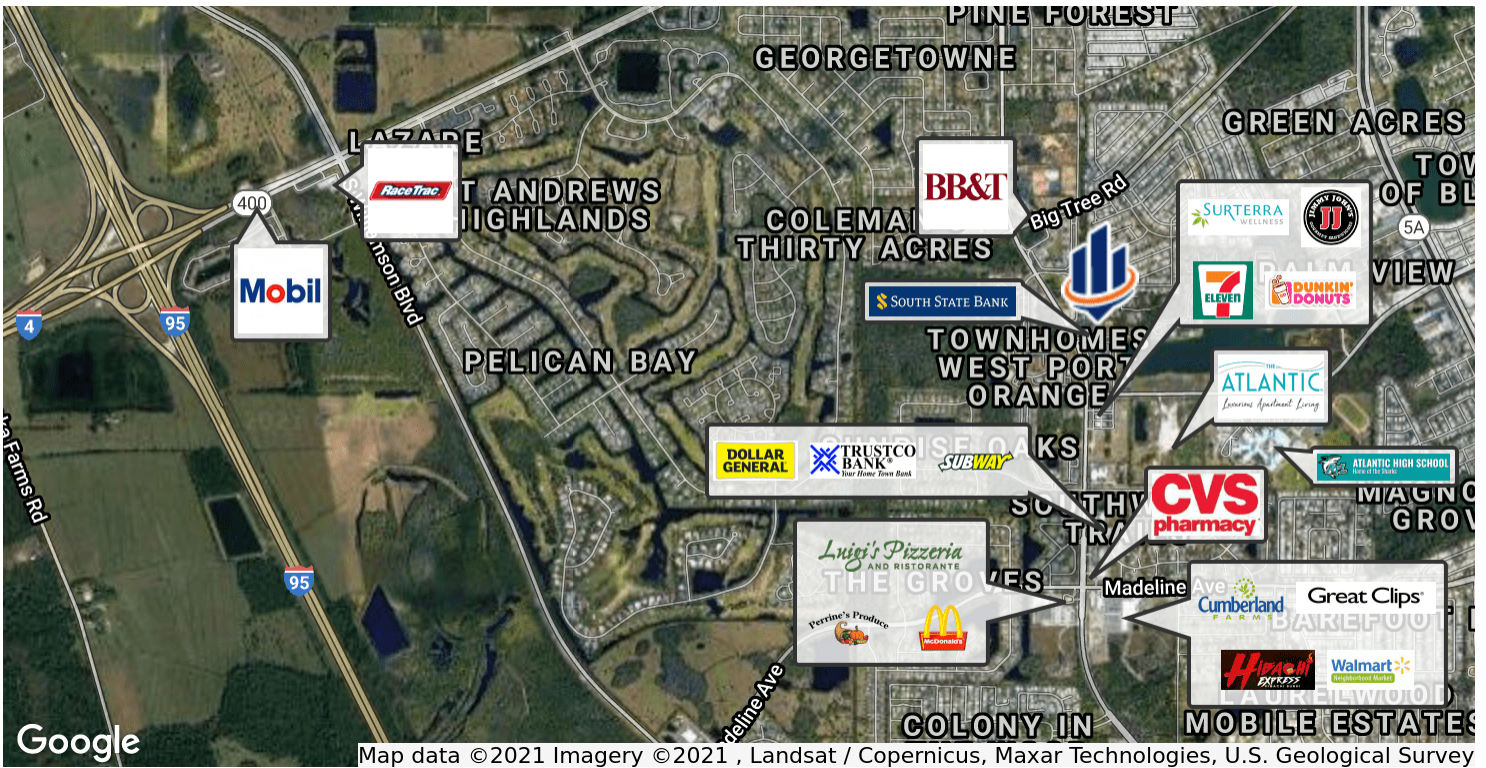
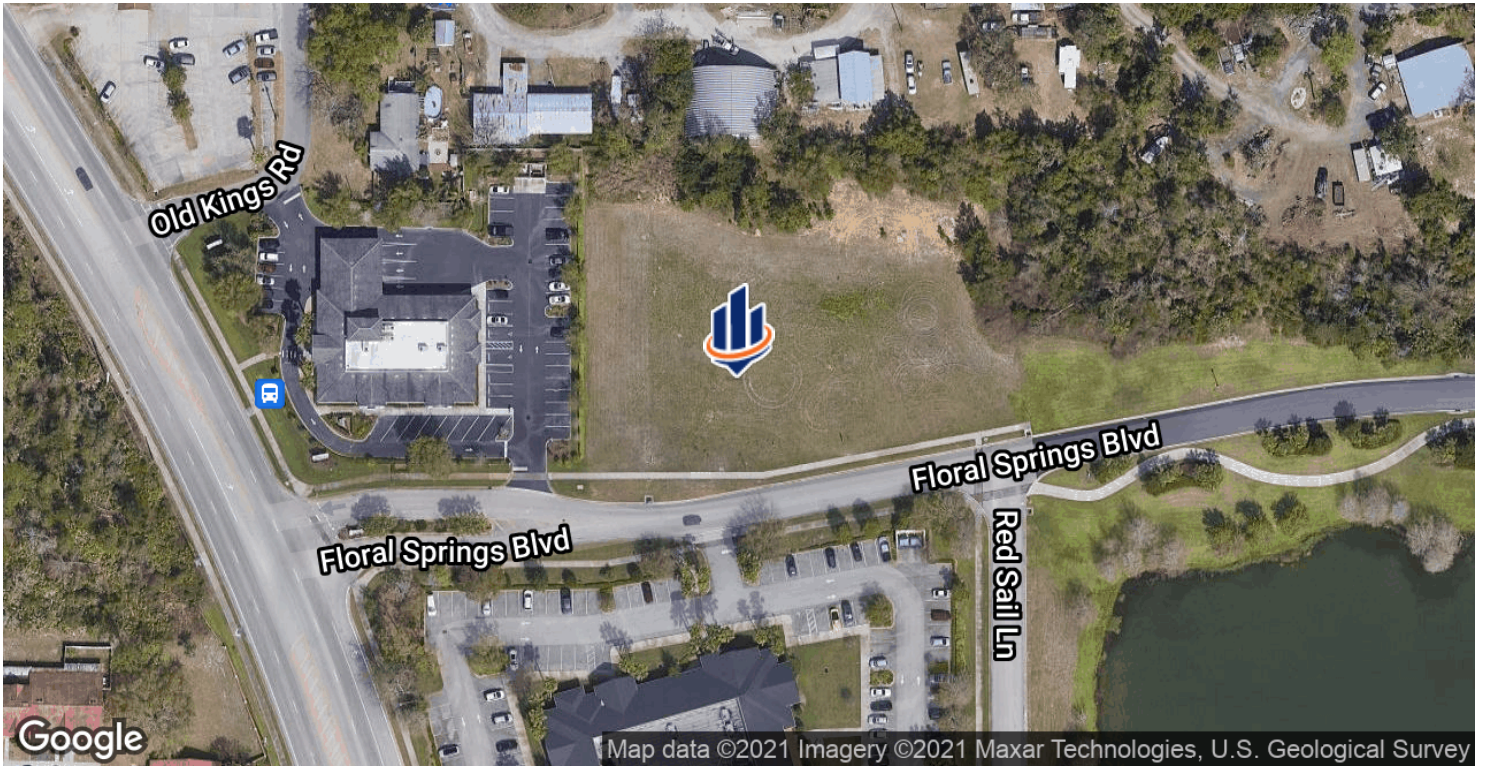
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LOCATION MAP



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