

**FOR
SALE**

CORNER DEVELOPMENT SITE

**CORNER OF S. PEARL LAKE CAUSEWAY
& WEST TOWN PARKWAY, ALTAMONTE SPRINGS**



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PROPERTY HIGHLIGHTS

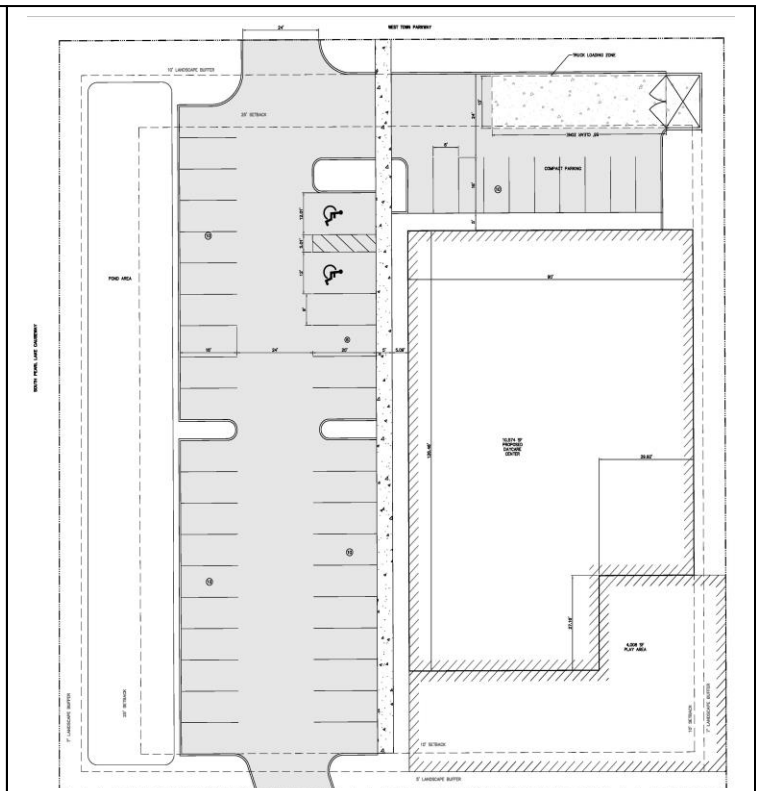
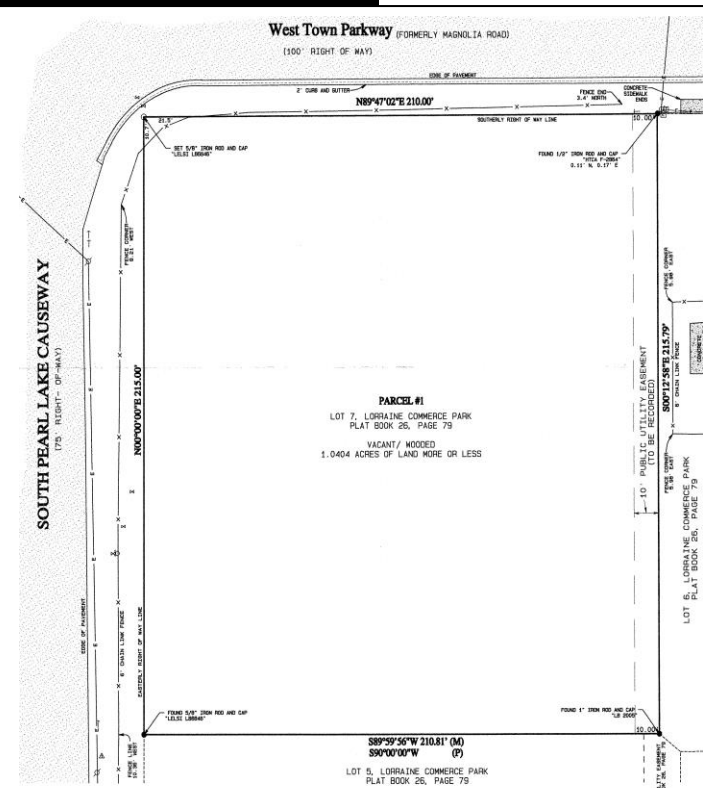
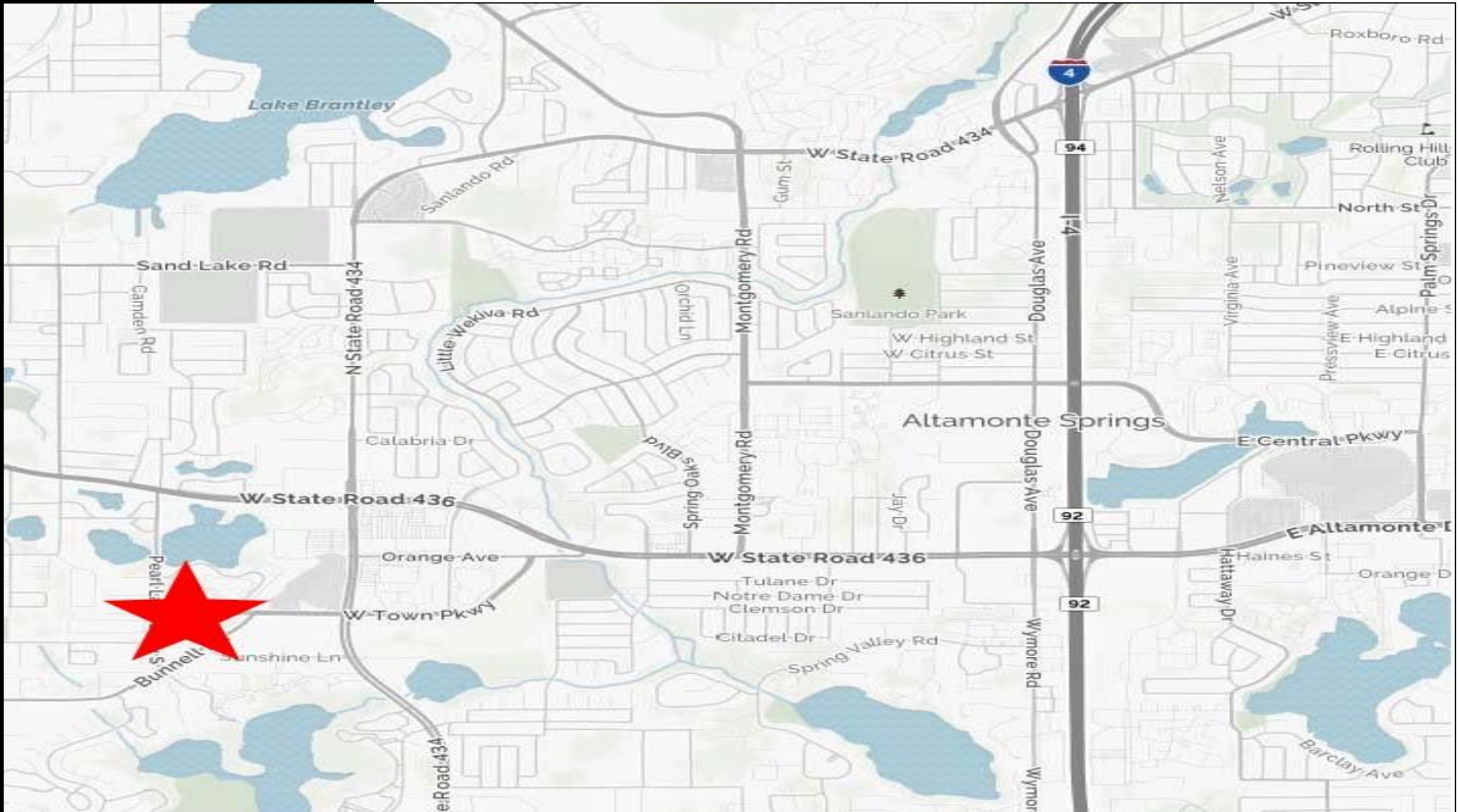
- 1.04 Acre Corner Site Zoned MOC-1 (Altamonte Springs)
- 215' x 210' corner lite site beside Z88.3 and behind Walmart
- Great daycare facility with site-plan attached (10,574 SF Facility)
- Water, sewer, & fire hydrant at the site, 2022 Clean Phase 1 on-file
- 2 curb cut access from both roads
- Located in a strong retail/demographic corridor with major retailers in the ½ mile ring from the subject property. Property is in the path of progress and close to the New Seminole State Campus
- Strong Demographics with 242,346 Population in a 5-mile radius
- **Sales Price: \$545,000 (\$12.51 PSF)**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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