

## 2.2+/- ACRE OUTPARCEL | PORT ORANGE



### PROPERTY DESCRIPTION

2.2+/- Acre Outparcel available For Sale.  
 SIGNALIZED intersection of Madeline Avenue and Nova Road.  
 361+/- feet of frontage on Nova Road.  
 Outparcel to Proposed 3-Story 109,939 SF Self Storage and RV Boat Storage.  
 Proposed Outparcel to be delivered cleared and rough graded with utilities stubbed, shared driveway off Nova Road, and stormwater on site.  
 CC Zoning permitted uses include: Convenience Store with or without fuel, Offices, Restaurants, Retail, Veterinary Clinics, etc.

### LOCATION DESCRIPTION

Located at the signalized southeast corner of Madeline Avenue and Nova Road.  
 Approximately 2.4 miles to Beville Road and 1.4 miles to Dunlawton Avenue.

### LOCATION ADDRESS

950 Madeline Avenue, Lot 2  
 Port Orange, FL 32129

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### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>LOT SIZE:</b>	2.2+/- Acres
<b>PARCEL NO:</b>	A portion of 6337-01-16-0020
<b>TRAFFIC COUNT:</b>	18,000 AADT Nova Road
<b>ZONING:</b>	CC, Community Commercial

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,813	29,818	48,307
<b>TOTAL POPULATION</b>	8,608	66,752	115,495
<b>AVERAGE HH INCOME</b>	\$49,099	\$49,709	\$52,228

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# LOCATION MAPS



Map data © 2022 Imagery © 2022, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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