

OPPORTUNITY ZONE | 0.71+/- ACRE CORNER SITE



PROPERTY DESCRIPTION

Commercial Land for Sale on Mason Avenue.
0.71+/- Acre corner site with 200+/- feet of frontage on Mason Avenue.
Eight parcels.
Permitted Uses include: Offices, Convenience/Gas (with special exception per code), Child Day Care, Restaurants, Retail, Motor Vehicle Sales and Service, etc. Just west of the Halifax River and Seabreeze Boulevard Business Corridor.
Two blocks east of Ridgewood Avenue (US Highway 1) and approximately 6 miles to Interstate 95.
Located in an OPPORTUNITY ZONE.

LOCATION DESCRIPTION

Located at the northeast corner of Mason Avenue and Daytona Avenue two blocks east of Ridgewood Avenue.

LOCATION ADDRESS

148 Mason Avenue
Holly Hill, FL 32117

JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$338,000
LOT SIZE:	0.71+/- Acres
PARCEL NO:	5337-23-00-0041 5337-23-00-0050 5337-23-00-0061 5337-23-00-0070 5337-23-00-0080 5337-22-01-0010 5337-22-01-0011 5337-22-01-0020
TRAFFIC COUNT:	22,000 AADT
ZONING:	CC-1, Commercial Corridor District

SURVEY



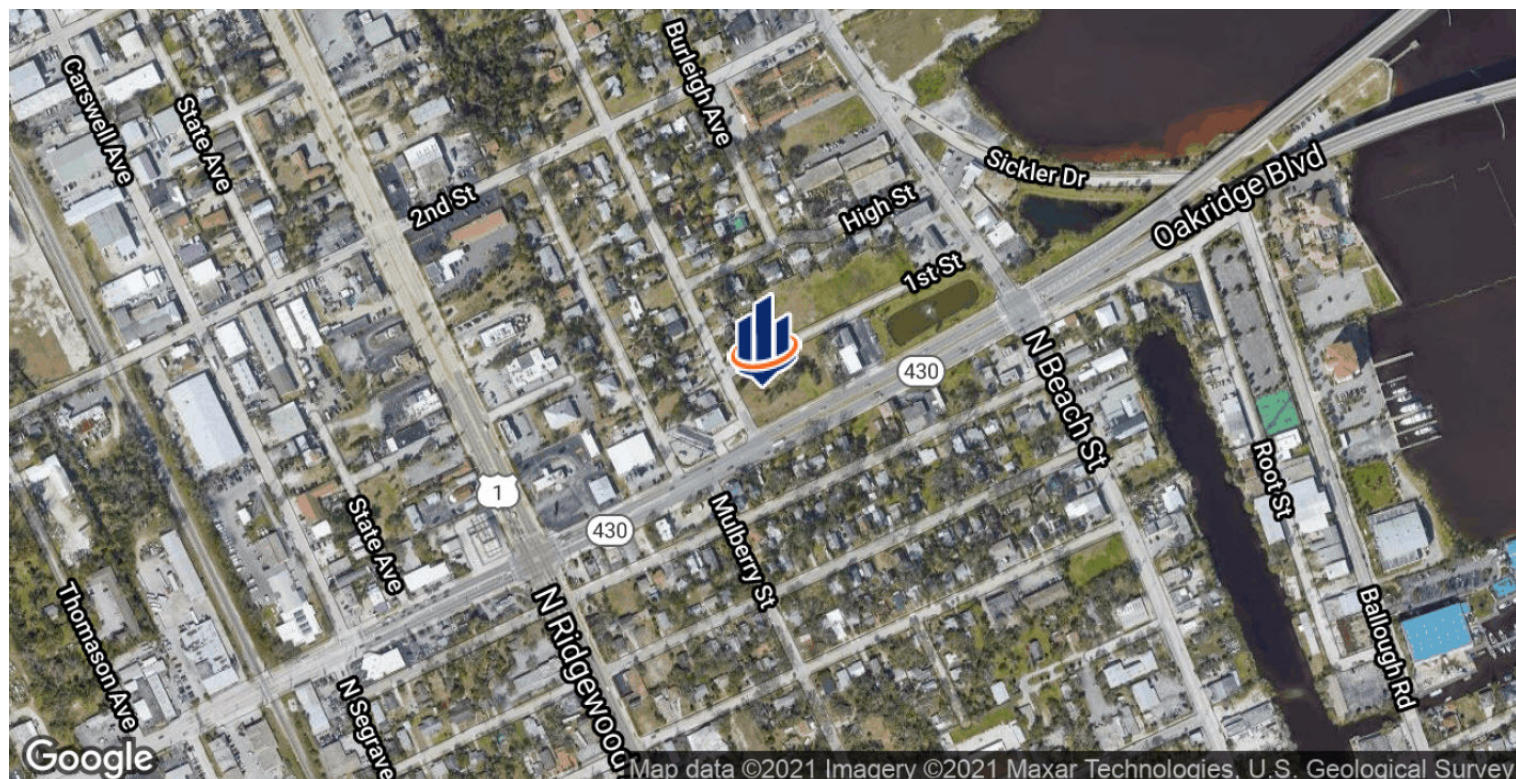
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OPPORTUNITY ZONE | 0.71+/- ACRE CORNER SITE | 148 Mason Avenue Holly Hill, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OPPORTUNITY ZONE | 0.71+/- ACRE CORNER SITE | 148 Mason Avenue Holly Hill, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,643	67,046	118,745
AVERAGE AGE	38.6	38.6	40.4
AVERAGE AGE (MALE)	37.8	37.0	38.7
AVERAGE AGE (FEMALE)	38.7	40.3	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,795	28,689	54,011
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$45,418	\$49,423	\$55,736
AVERAGE HOUSE VALUE	\$178,757	\$164,985	\$171,906

* Demographic data derived from 2010 US Census

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OPPORTUNITY ZONE | 0.71+/- ACRE CORNER SITE | 148 Mason Avenue Holly Hill, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

