

1.88+/- ACRE COMMERCIAL SITE



PROPERTY DESCRIPTION

1.88+/- Acre Commercial Site.

SIGNALIZED intersection of Williamson Boulevard and Town West Boulevard.

Approximately 278' of frontage on Williamson Boulevard and 194' of frontage on Town West Boulevard.

Off-site retention and shared driveway included, 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: GAS/C-STORE, Car Wash, 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), 200 SFR lot Hawks Reserve (DR Horton), and adjacent to 114 Senior Living Units.

OFFERING SUMMARY

SALE PRICE: \$1,500,000

LOT SIZE: 1.88+/- Acres

PARCEL NO: 6213-14-00-0010

TRAFFIC COUNT: Town West Boulevard
8,000 AADT
Williamson Boulevard
17,900 AADT

ZONING: PC-A, Planned
Community - Agricultural
- Workplace District

LOCATION ADDRESS

5350 S. Williamson Boulevard
Port Orange, FL 32128

JOHN W. TROST, CCIM

Principal | Senior Advisor

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CHRIS BUTERA

Principal

O: 386.453.4789

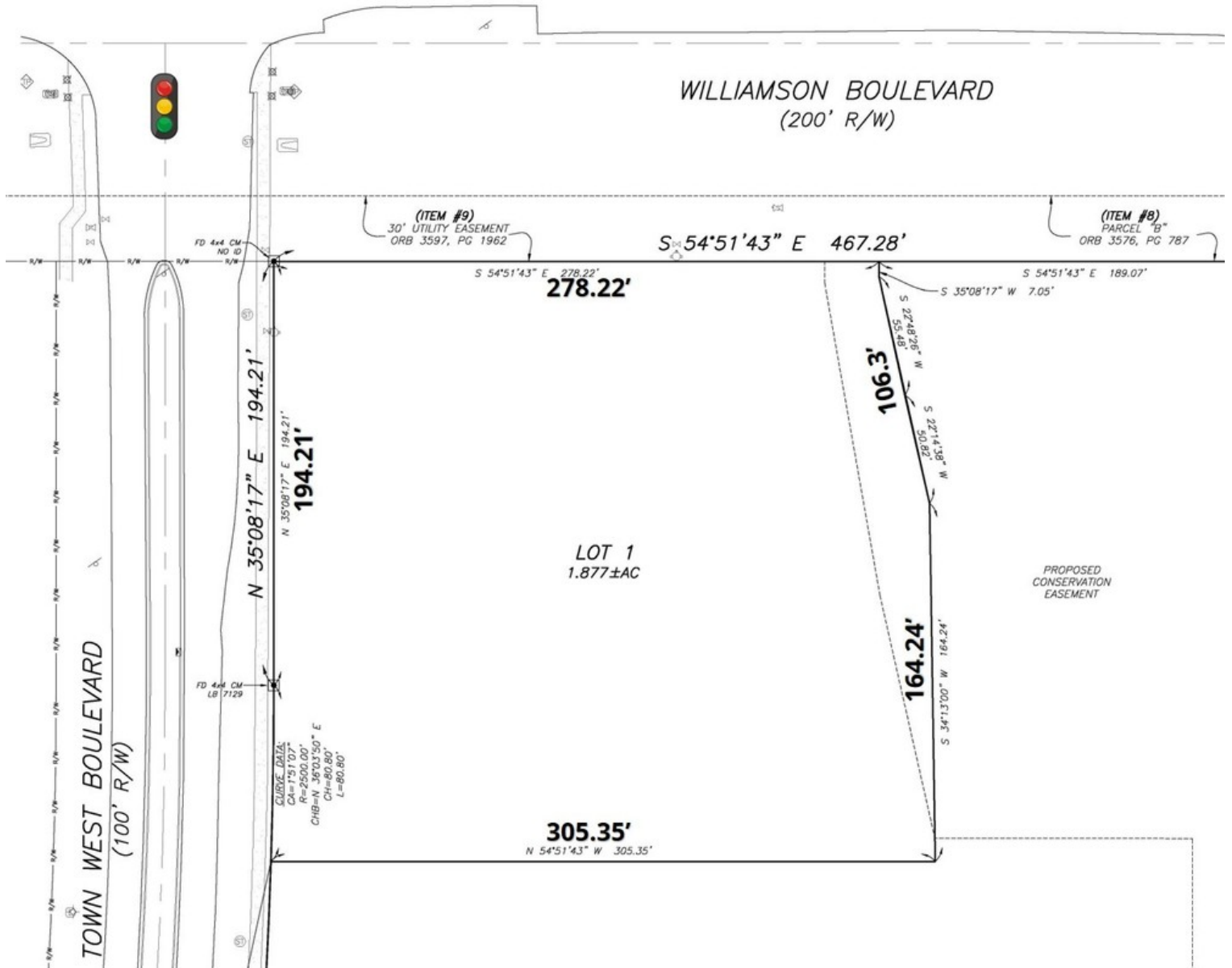
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SURVEY



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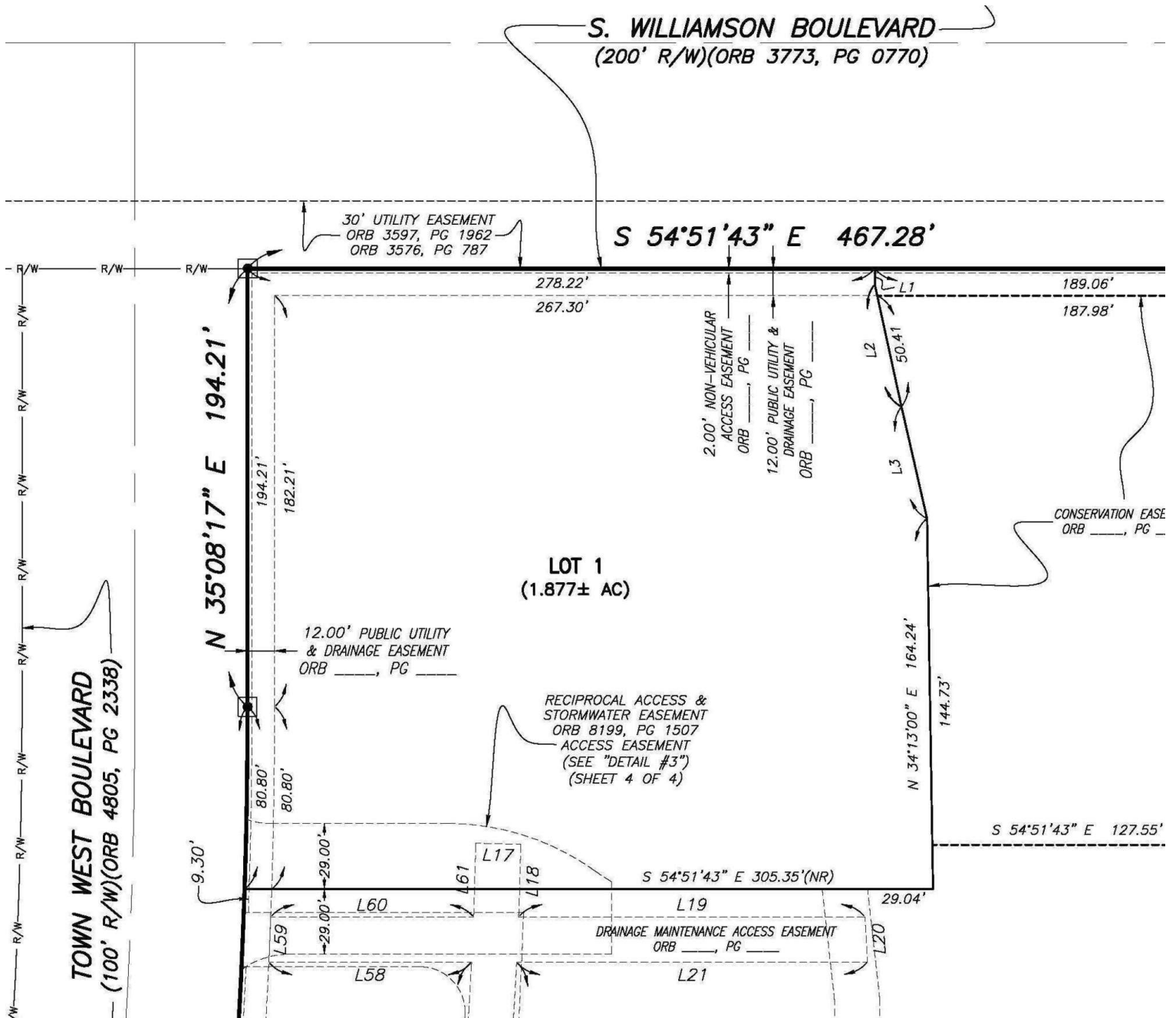
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PRELIMINARY PLAT



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 5,290 | 46,058 | 96,368 |
| AVERAGE AGE | 43.8 | 47.2 | 47.4 |
| AVERAGE AGE (MALE) | 39.1 | 44.9 | 45.3 |
| AVERAGE AGE (FEMALE) | 46.5 | 48.4 | 48.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,293 | 21,653 | 47,046 |
| # OF PERSONS PER HH | 2.3 | 2.1 | 2.0 |
| AVERAGE HH INCOME | \$65,682 | \$62,599 | \$58,899 |
| AVERAGE HOUSE VALUE | \$208,210 | \$219,244 | \$192,604 |

* Demographic data derived from 2020 ACS - US Census

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