

SUMMER TREES COMMERCIAL BUILDING SITES



PROPERTY DESCRIPTION

Summer Trees Plaza - Port Orange Commercial Sites located across from a Publix anchored shopping center and 1/2 mile west of Interstate 95 with frontage on Taylor Road.

PCD Approved uses: Bank, Hotel, Retail, Offices, Day Care, Restaurant, Commercial, etc.

Central retention and utilities available.

Site C - 1.51+/- Acres For Sale \$1,294,040

Site D - 2.38+/- Acres For Sale \$2,266,000

LOCATION DESCRIPTION

Located on the south side of Taylor Road 1/2 mile west of Interstate 95.

NEW 18,400 SF AdventHealth Port Orange ER located at the corner of Williamson Blvd and Taylor Road.

LOCATION ADDRESS

1643 & 1647 Taylor Road
Port Orange, FL 32128

JOHN W. TROST, CCIM

Principal | Senior Advisor
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OFFERING SUMMARY

SALE PRICE: Site C: \$1,294,040
Site D: \$2,266,000

LOT SIZE: Site C: 1.51+/- Acres
Site D: 2.38+/- Acres

PARCEL NO: 6319-00-00-0222
6319-00-00-0220

TRAFFIC COUNTS: Taylor Road
15,300 AADT
Dunlawton Avenue
52,000 AADT

ZONING: PCD, Planned Commercial District

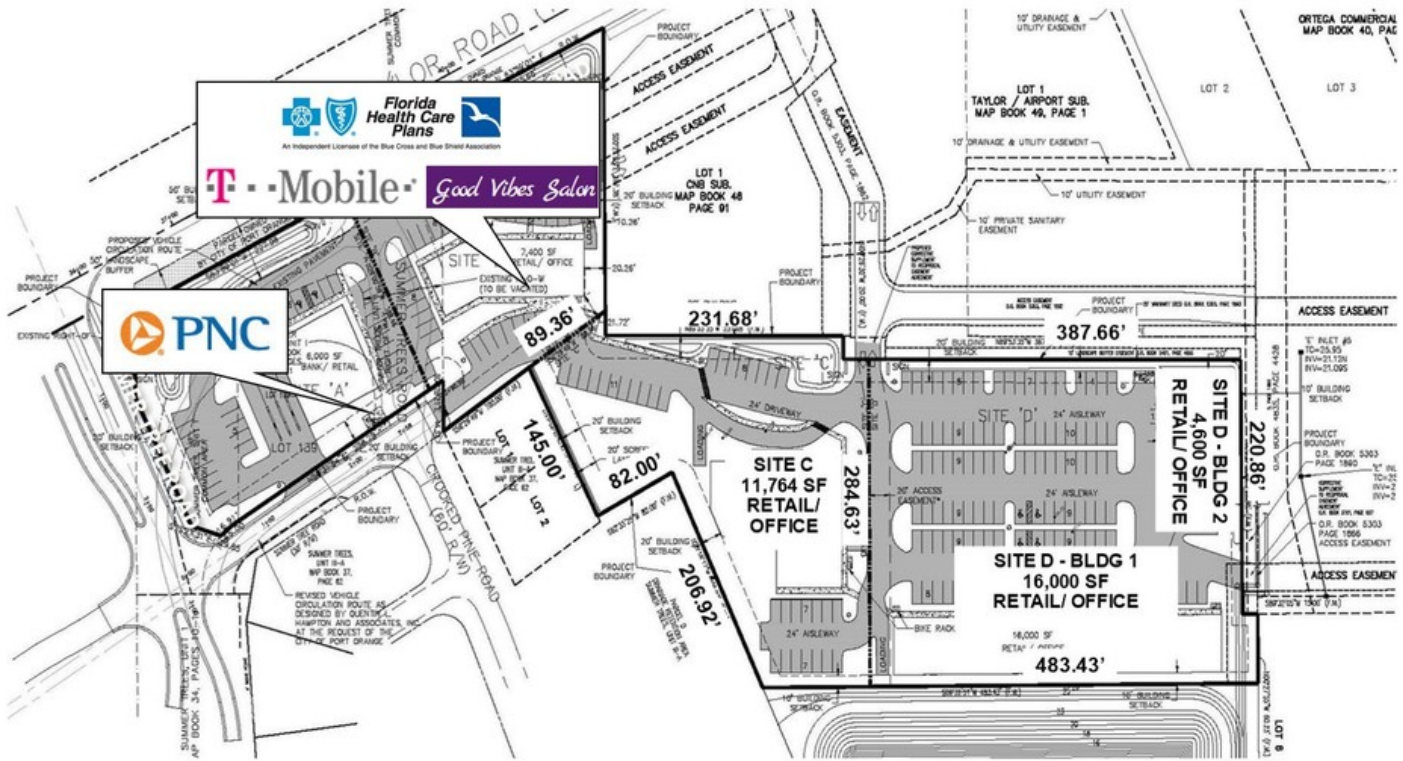
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,590	22,310	43,194
TOTAL POPULATION	7,646	51,286	95,298

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PROPOSED SITE PLAN



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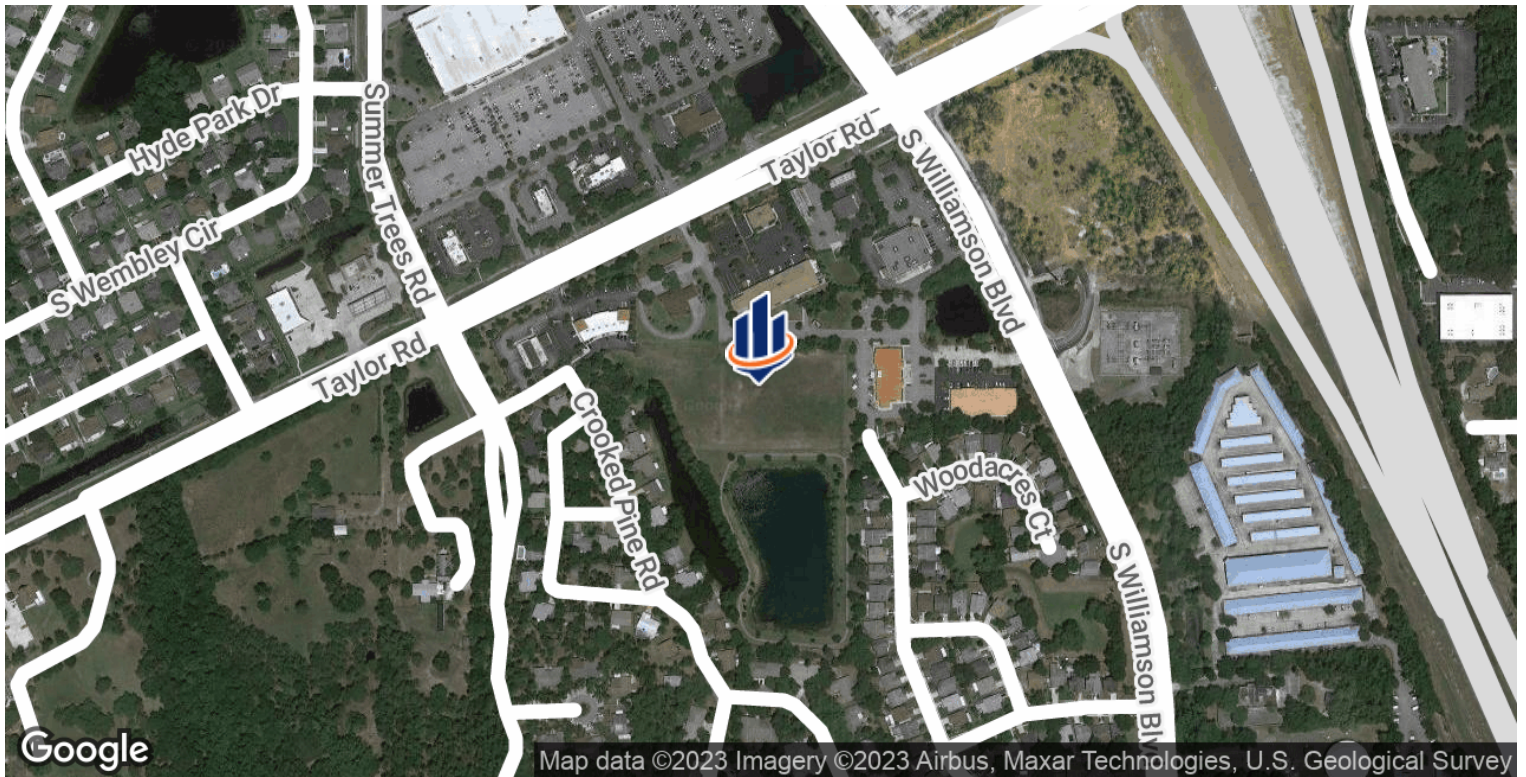
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LOCATION MAPS



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