

1.9+/- ACRE COMMERCIAL SITE



PROPERTY DESCRIPTION

1.9+/- Acre Commercial Site located on busy Clyde Morris Boulevard.

Great exposure on Clyde Morris Boulevard with 737+/- FF.

Site is ready for rezoning. Currently does not have usable zoning. Most likely will need to be annexed into the City of Port Orange and rezoned.

Nearby retail includes: Walmart Neighborhood Market, Dairy Queen, Mister Car Wash, Great Clips, Cumberland Farms, McDonalds, Perrine's Produce, CVS, and others.

LOCATION DESCRIPTION

Located on the west side of Clyde Morris Boulevard just south of Madeline Avenue.

Approximately 3.5 miles to I-95 and I-4, 1.9 miles to Dunlawton Avenue, and 2 miles to Beville Road.

LOCATION ADDRESS

39XX S. Clyde Morris Boulevard
Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

CHRIS BUTERA

Principal

O: 386.453.4789

OFFERING SUMMARY

SALE PRICE: \$155,000

LOT SIZE: 1.9+/- Acres

PARCEL NO: 6306-00-00-0111
6306-00-00-0134

TRAFFIC COUNT: 25,000 AADT

ZONING: Volusia County MH-1

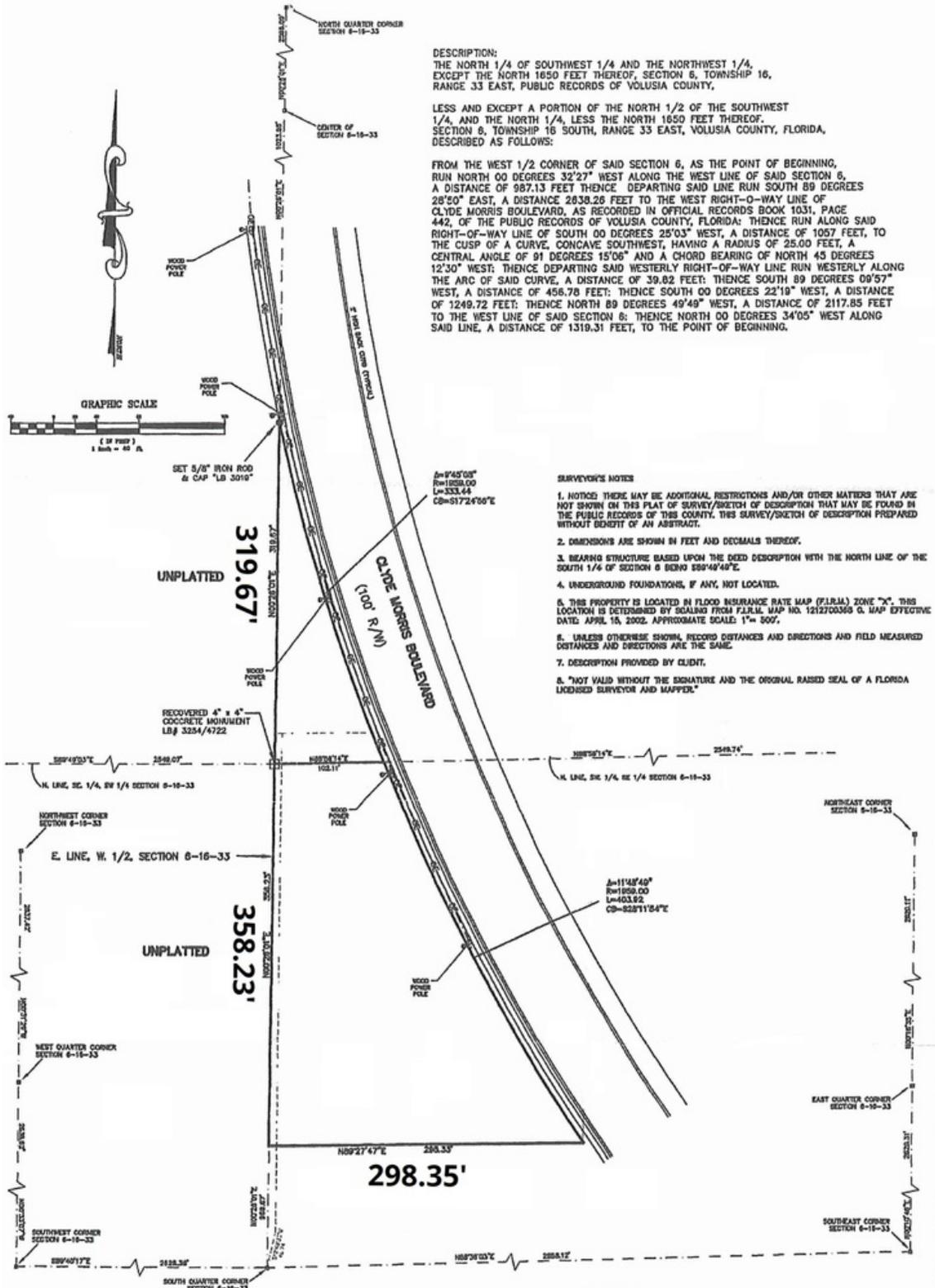
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,081	29,330	55,036
TOTAL POPULATION	8,879	61,843	120,810
AVERAGE HH INCOME	\$63,930	\$62,694	\$65,931

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SURVEY



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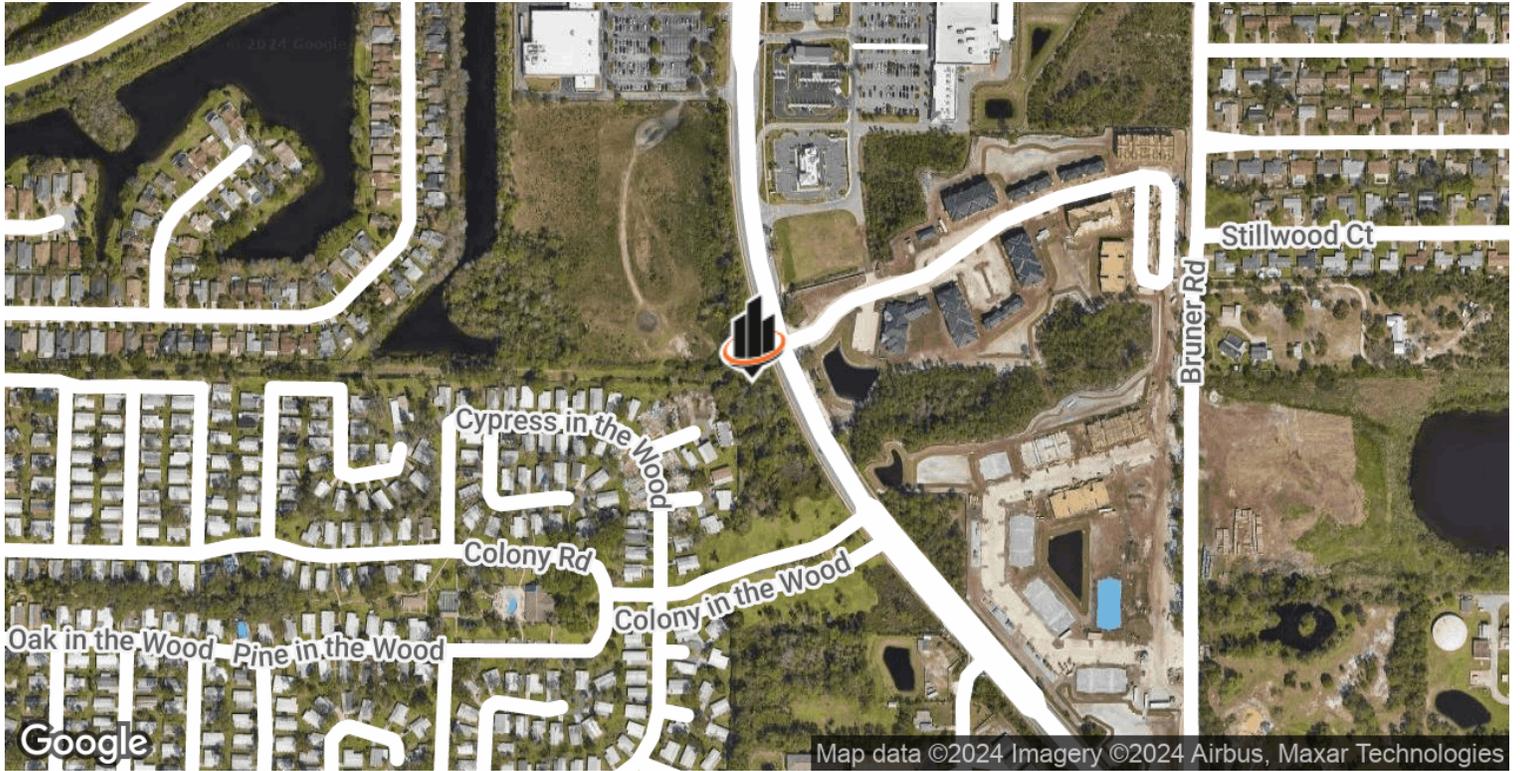
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LOCATION MAPS



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