

# VACANT COMMERCIAL LOT



## PROPERTY DESCRIPTION

One acre vacant commercial lot.  
Great Medical/Professional site.  
Located just one block south of Granada Boulevard; the main business corridor with Publix, Lowe's, Peach Valley Café, Petco, Panera Bread, Chipotle Mexican Grill, J Grill, Starbucks, and more.  
Less than 2 miles to Interstate 95 and approximately 3.3 miles to AdventHealth Daytona Beach.  
Manne & Borer Endodontics and Micro Surgery next door.

## LOCATION DESCRIPTION

Located just south of the Granada Boulevard/S. Forty Trail intersection on Sage Brush Trail.

## LOCATION ADDRESS

140 Sage Brush Trail  
Ormond Beach, FL 32174

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$699,000
<b>LOT SIZE:</b>	1+/- Acre
<b>PARCEL NO:</b>	4220-28-00-0040
<b>ZONING:</b>	B-10, Suburban Boulevard

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,157	13,919	34,019
<b>TOTAL POPULATION</b>	4,670	31,425	78,919
<b>AVERAGE HH INCOME</b>	\$67,833	\$56,593	\$56,419

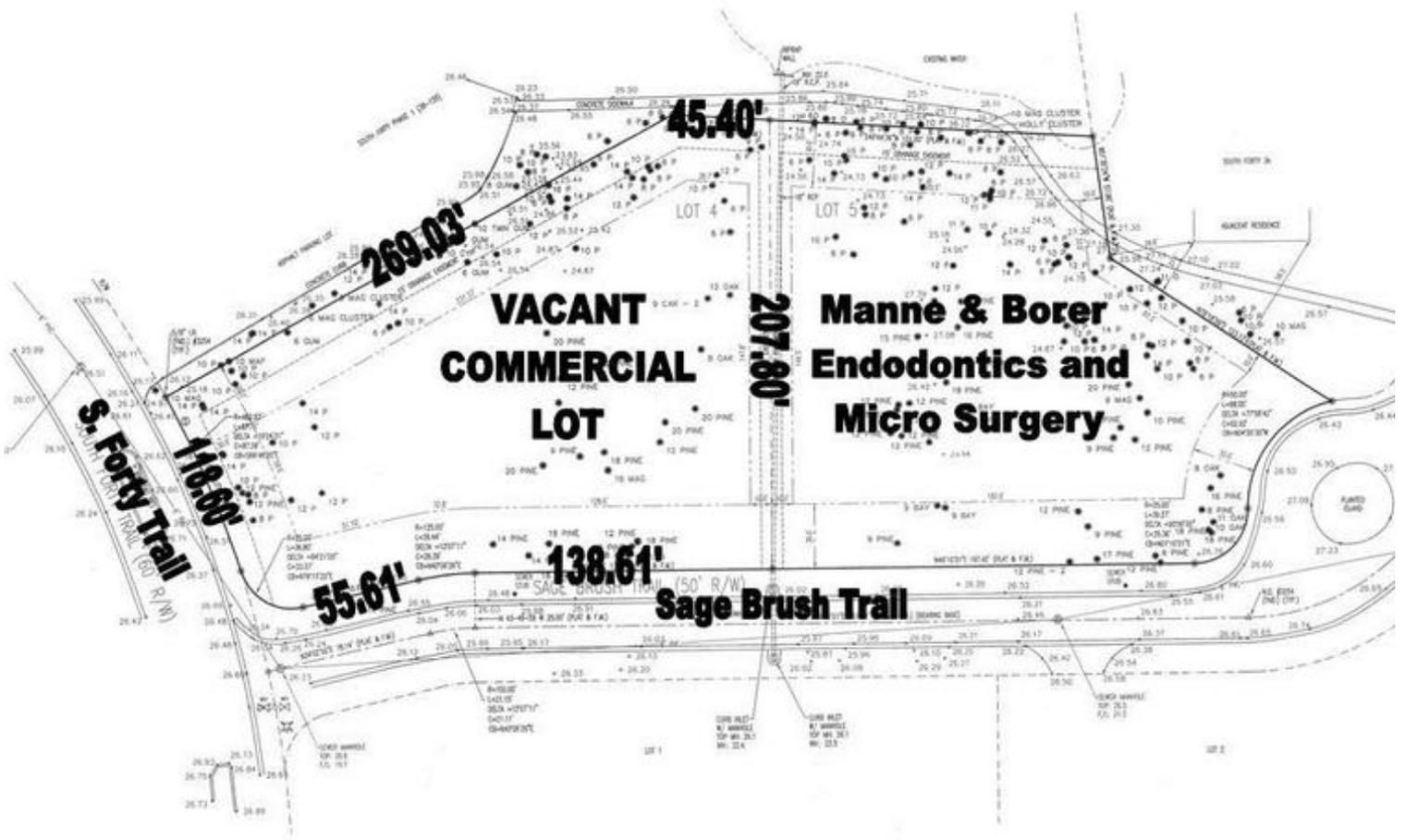
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# SURVEY

LEGAL DESCRIPTION:  
LOTS 4 AND 5, THE  
BUSINESS PARK, AS  
SHOWN ON PAGES 159-160  
OF VOLUSIA COUNTY,



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# LOCATION MAPS



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