

For Sale

6.7 +/- Acre Site at I-95 Port Orange, Florida



Visible from the Interstate I-95

Location: Off Taylor Road/Dunlawton Ave (CR 421) interchange (#256) of I-95 on Journey's End Drive (formerly Peterson Lane), Port Orange, Florida.

Size: ±6.7 acres; will divide; ± 7.575' fronting I-95 (will divide)

Zoning: PCD (Planned Commercial Development, City of Port Orange)

Entitlements: 36,000 sf office facility; numerous other commercial uses. Retention pond.

2009 Traffic Counts:

52,500 – I-95

33,660 – Taylor Road

Price: \$1,990,000

Exclusively Listed by:

MARGERY JOHNSON, CCIM, CIPS

Senior Director, Land Brokerage Services

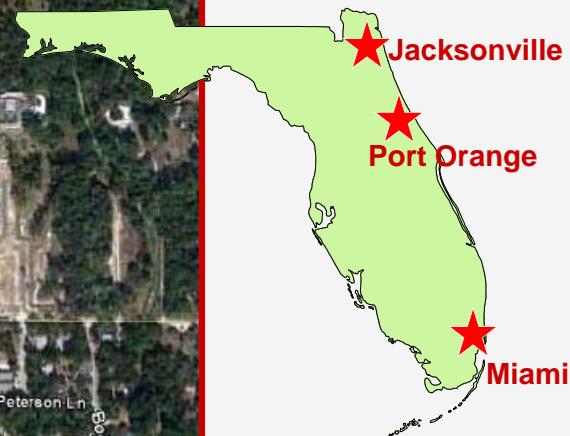
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800 N. Magnolia Avenue, Suite 450 Orlando, FL 32803

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Nearby:

Restaurants: Panera Bread, Bob Evans, Denny's, Chick-fil-A, Starbucks, Red Robin Gourmet Burgers, Wendy's, MacDonald's, Subways.

Retail: Publix, Kohl's, Target, The Pavilion at Port Orange (Belk, Marshall's, Michael's, PETCO), Walgreens, Movie Theatre.

Permitted uses (PCD):

Banks, business personal services, offices, office supplies, retail home building materials, retail garden, Retail sales & services. **Discretionary Uses:** Adult/vocational education, games/recreation, restaurants, health/exercise clubs, retail, grocery, drug store.

Parcel ID:

20-16-33-00-00-0461

2010 Demographics:

	<u>3 mile</u>	<u>5 mile</u>	<u>10 mile</u>	<u>25 mile</u>
Population	51,339	92,488	196,907	523,852
Avg. Household Income	\$68,551	\$65,327	\$57,457	\$59,213

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



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