

Executive Summary



SALE OVERVIEW

SALE PRICE: \$190,000

LOT SIZE: 0.49 Acres

APN #: 3815330B000250

ZONING: Office Professional

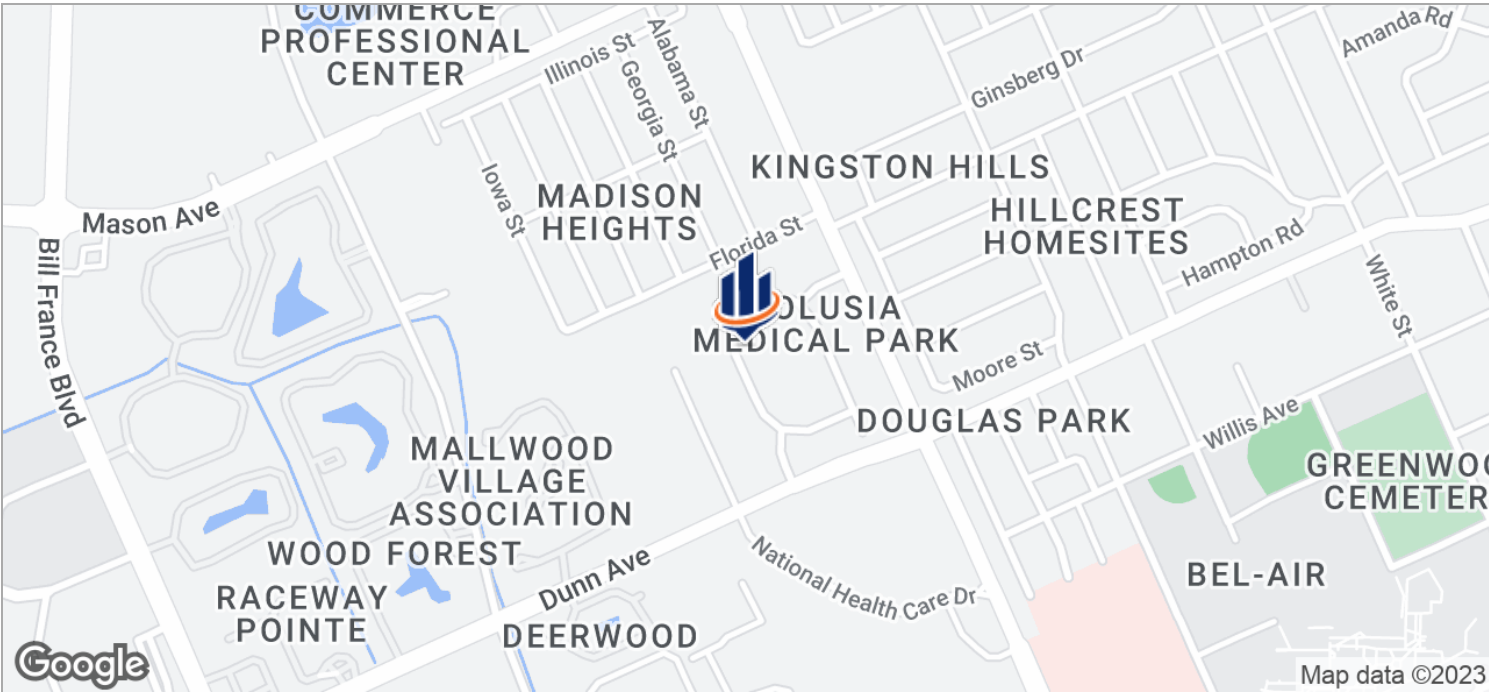
PROPERTY DESCRIPTION

This is a 0.49ac parcel ideal for a medical office development. Attached is a conceptual site plan showing the ability to develop a 3,800 SF building on the site, with 15 parking spaces. All utilities are available to the site. The park has shared water retention, and monument signs on the entrances at both Clyde Morris and Dunn Ave.

LOCATION OVERVIEW

Located in Volusia Medical Park, on Clyde Morris Blvd, just a half mile north of Halifax Hospital.

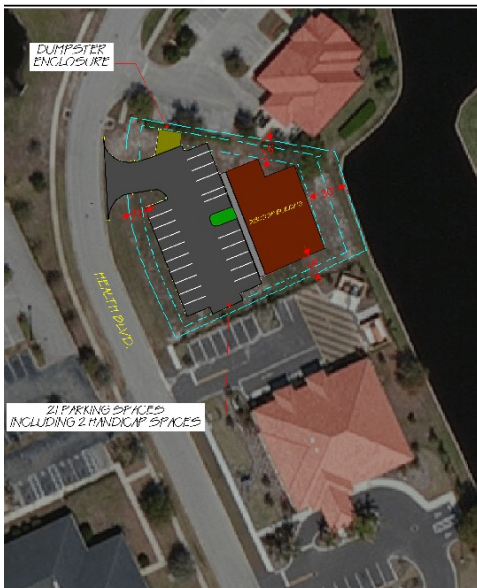
Location Maps



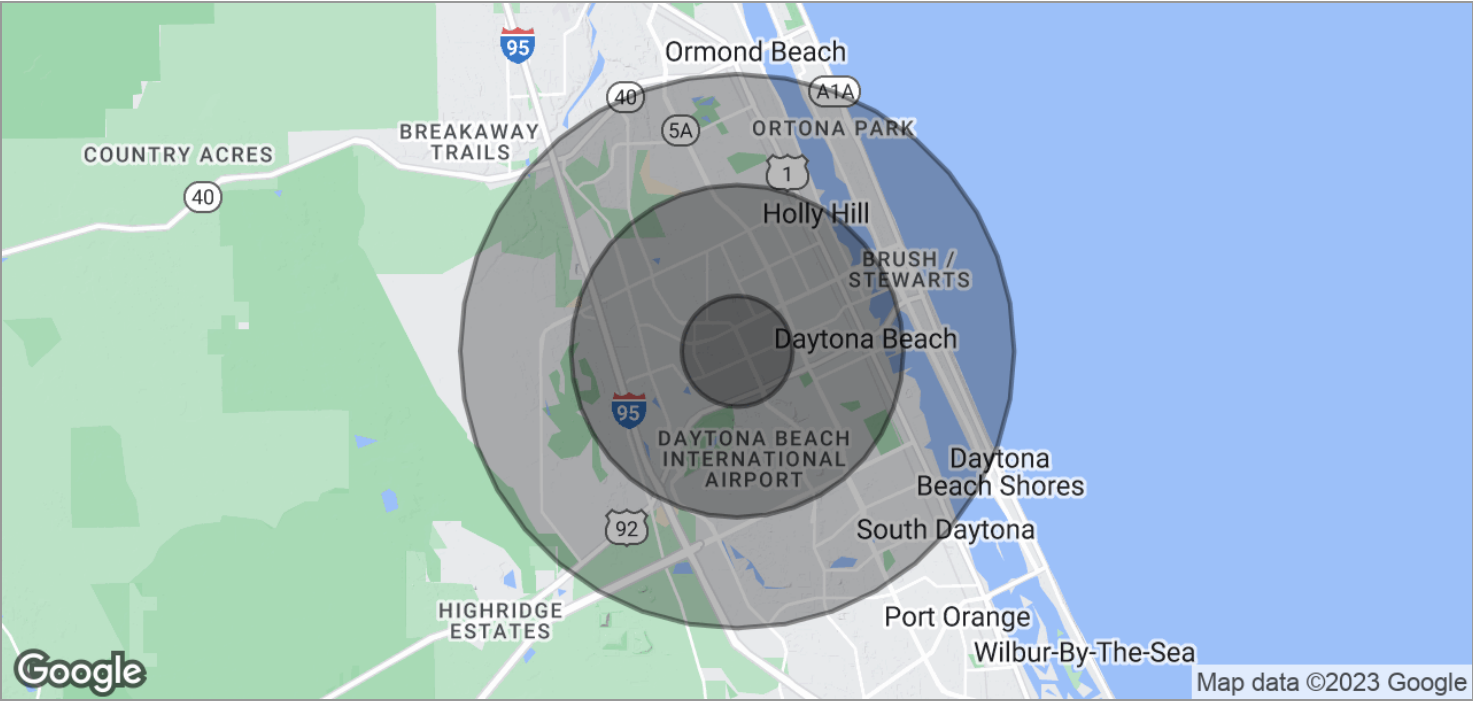
Additional Photos



HEALTH BLVD. LOTS - PARCEL #2
CONCEPTUAL SITE PLAN
(05-26-2017)



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,055	57,930	123,649
MEDIAN AGE	33.3	33.2	40.4
MEDIAN AGE (MALE)	33.5	32.2	38.4
MEDIAN AGE (FEMALE)	33.8	35.8	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,541	21,039	51,271
# OF PERSONS PER HH	2.8	2.8	2.4
AVERAGE HH INCOME	\$35,214	\$35,751	\$43,472
AVERAGE HOUSE VALUE		\$148,444	\$179,577