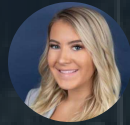




LEGACY

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In Association with ParaSell, Inc.
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RETAIL

FOR SALE/LEASE \$300,000 | INQUIRE WITH BROKER |

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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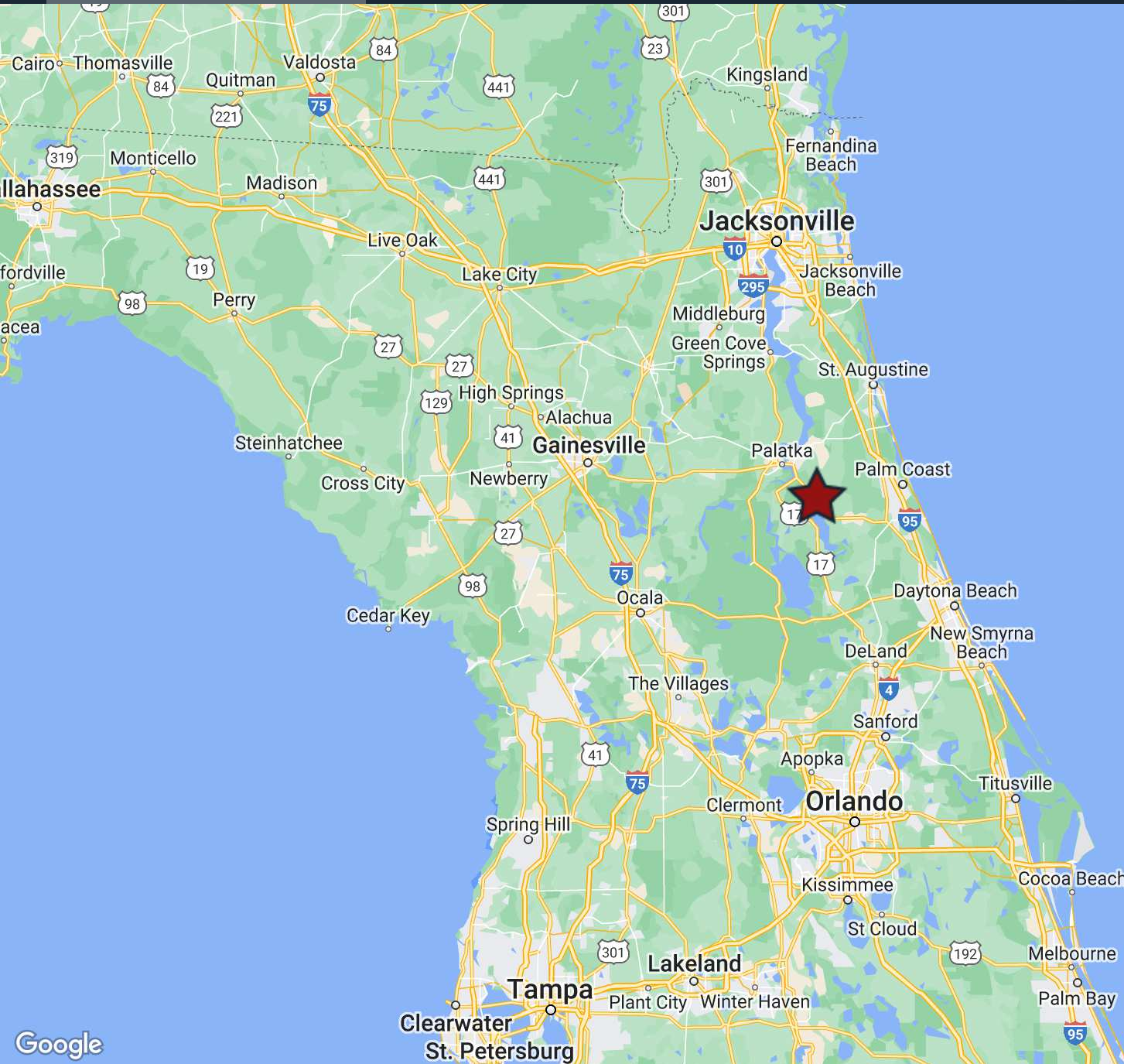
CRESCENT CITY, FL

- Freestanding Retail Space in Crescent City FL
- 3,000+ People Reside within 3 Mile Radius of Site with a Projected +0.37% Population Growth Through 2028
- High Traffic Counts - 10,000+ Vehicles Pass Site Daily on Summit St
- Florida is an Income Tax Free State
- Crescent City is a Centralized Location In-between Orlando, FL & Jacksonville, FL

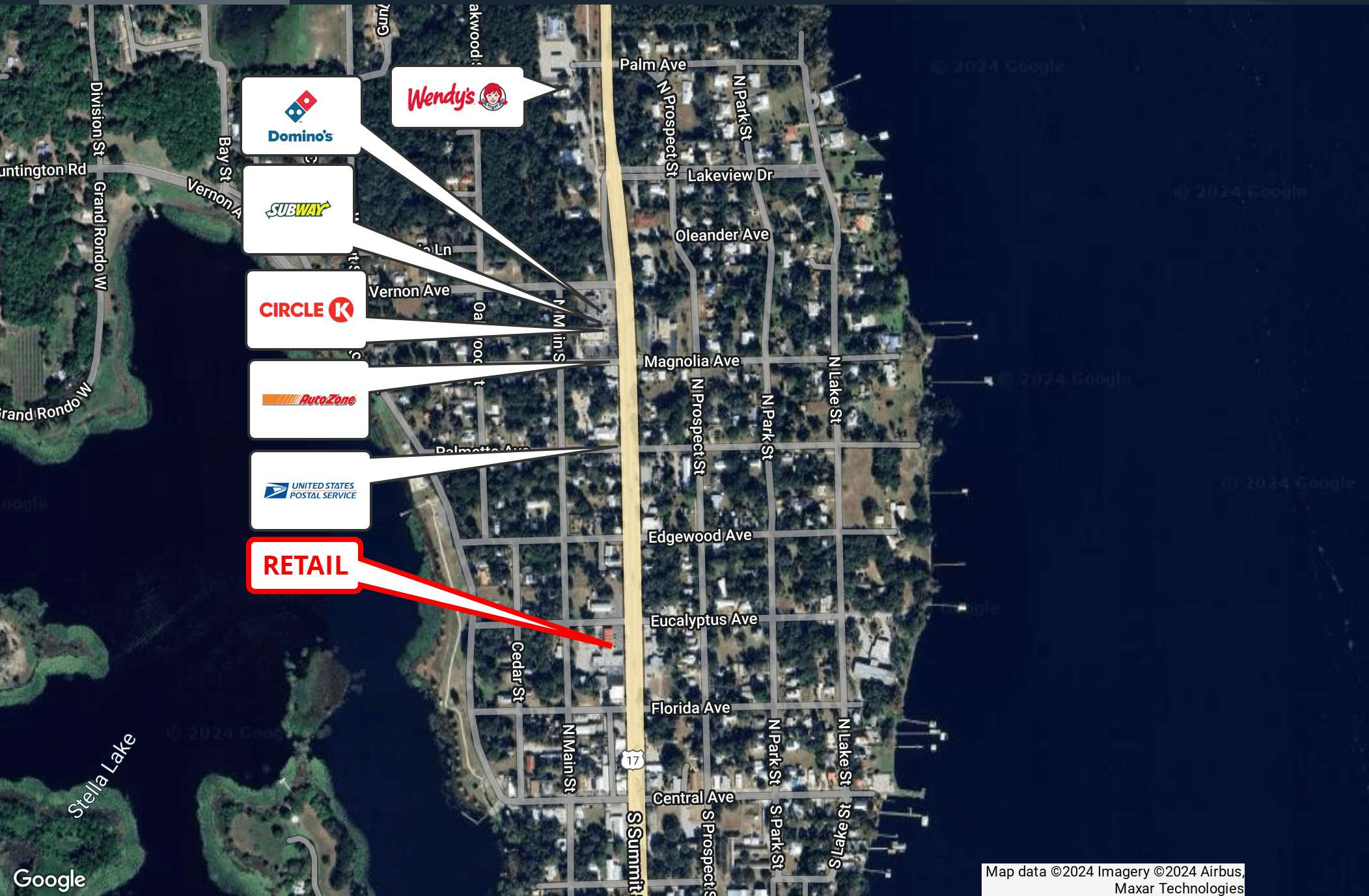
PROPERTY DETAILS

Building Area:	4,112 SF
Land Area:	0.28 Acres
Price:	\$300,000
Price (PSF):	\$72.96





Map data
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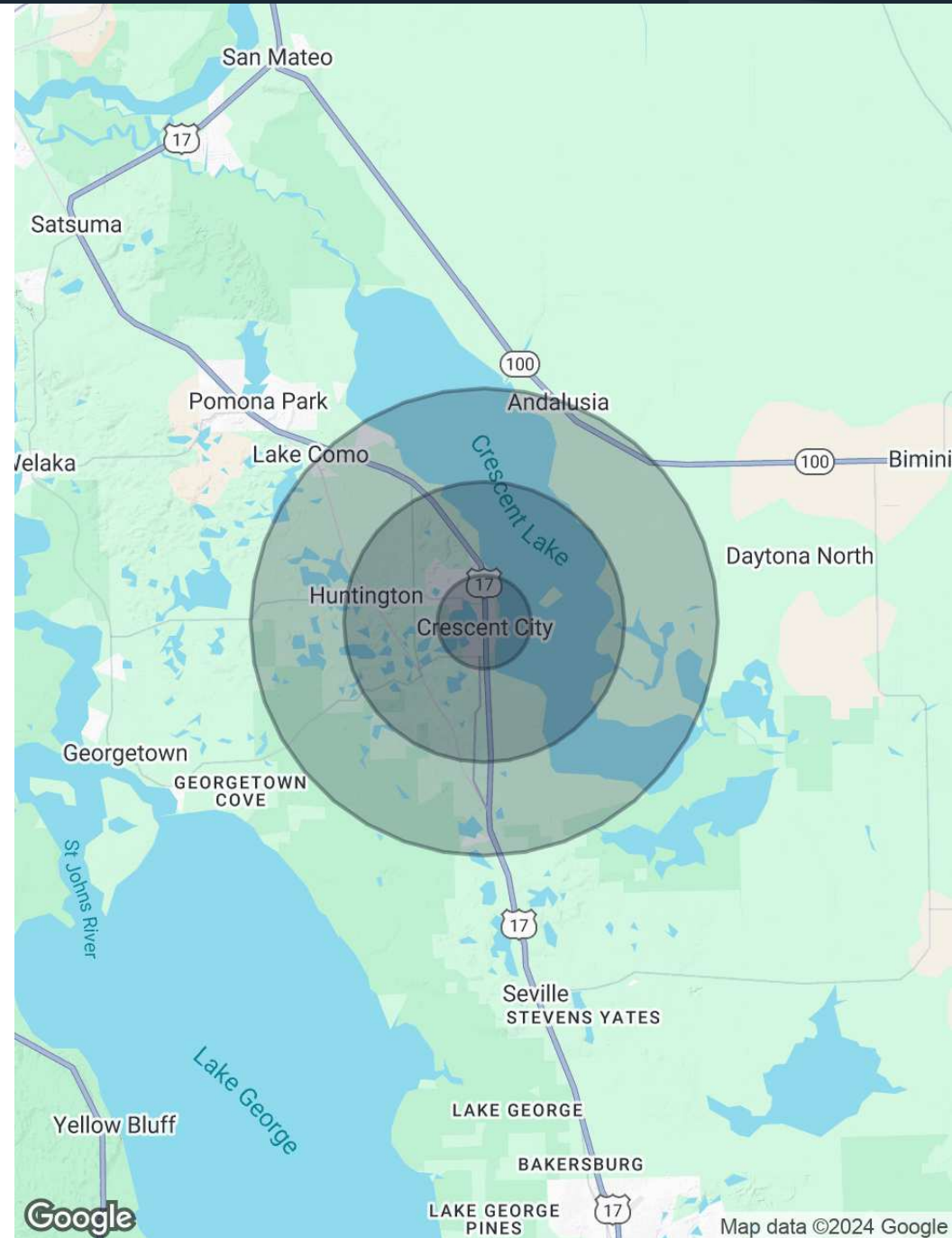
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	617	3,038	6,176
Average Age	41.5	41.2	43.5
Average Age (Male)	50.6	42.4	43.3
Average Age (Female)	35.8	40.4	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	303	1,390	3,028
# of Persons per HH	2.0	2.2	2.0
Average HH Income	\$30,161	\$32,975	\$33,054
Average House Value	\$130,826	\$117,137	\$112,131

2020 American Community Survey (ACS)





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