



LEGACY

COMMERCIAL REAL ESTATE ADVISORS



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RETAIL

FOR SALE \$300,000 |

LEGACYCREA.COM

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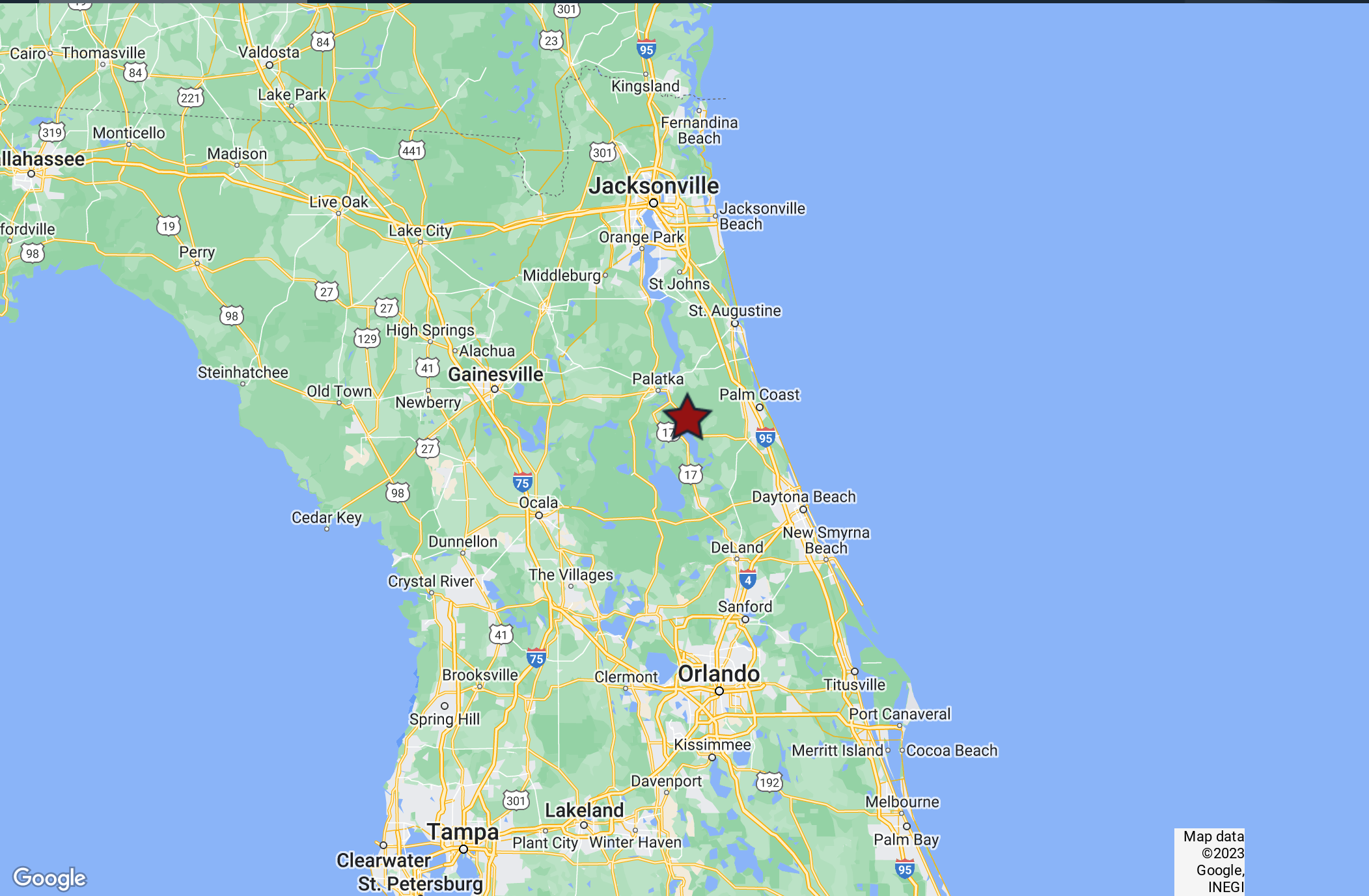
CRESCENT CITY, FL

- 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

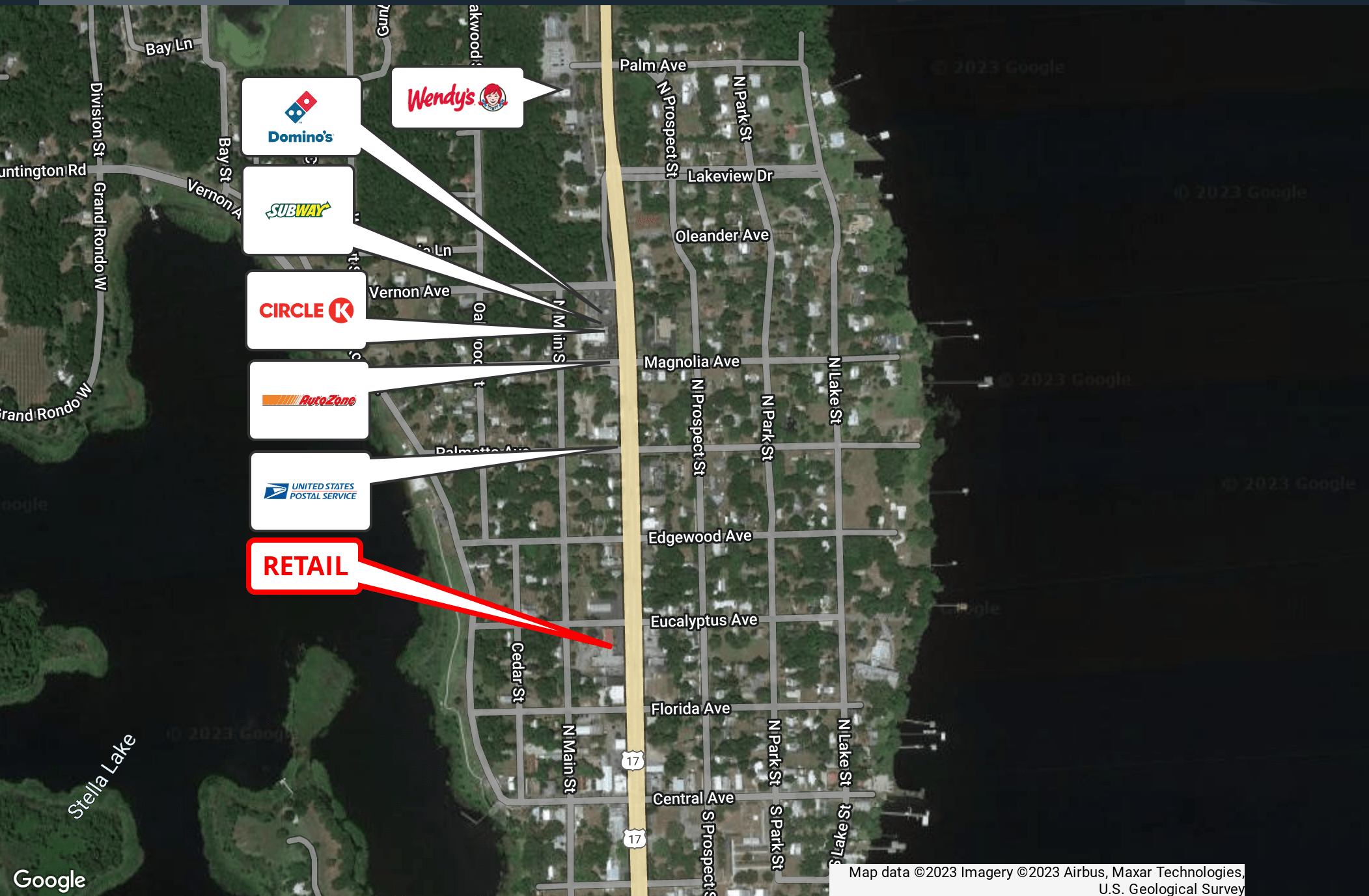
PROPERTY DETAILS

Building Area:	4,112 SF
Land Area:	0.28 Acres
Year Built:	1961
Price (PSF):	\$72.96

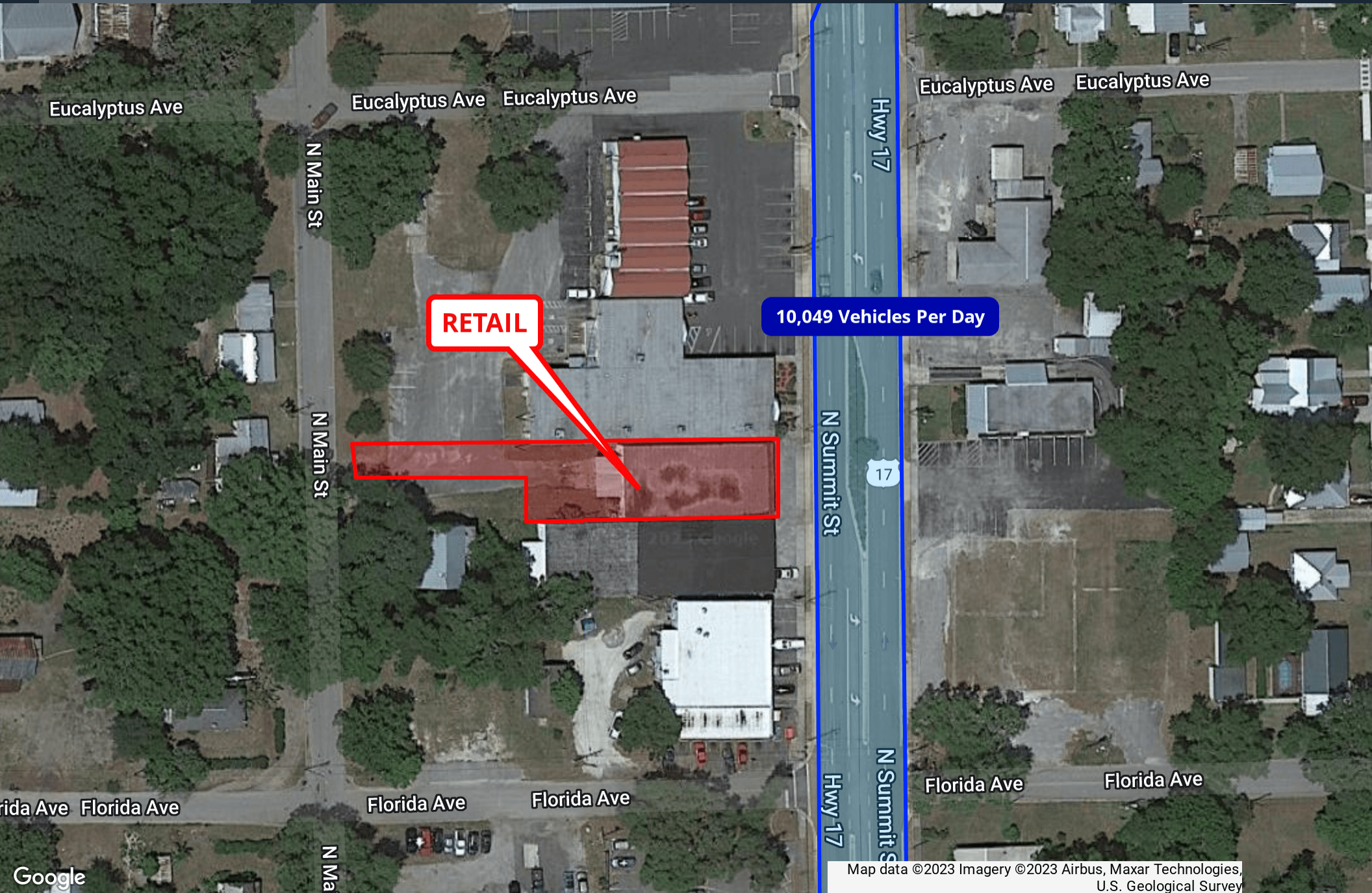




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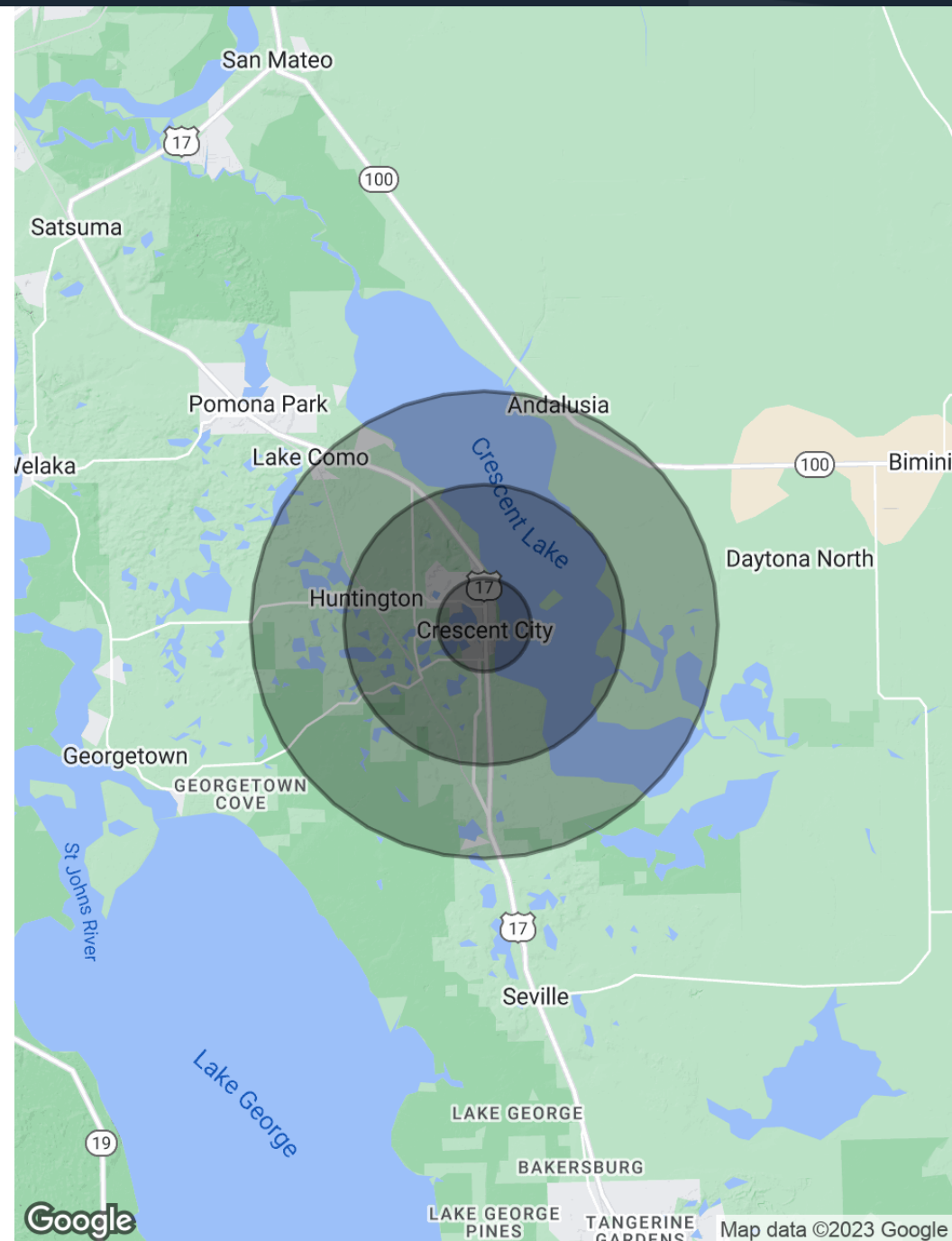


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	617	3,038	6,176
Average Age	41.5	41.2	43.5
Average Age (Male)	50.6	42.4	43.3
Average Age (Female)	35.8	40.4	44.8

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

* Demographic data derived from 2020 ACS - US Census





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