

# SALE

## MILLER ROAD CENTRE PROJECT

130 Miller Road Orange City, FL 32763



Front Elevation (south)

**SALE PRICE**

**\$995,000**

**Eric Alexander**

386 956 9366

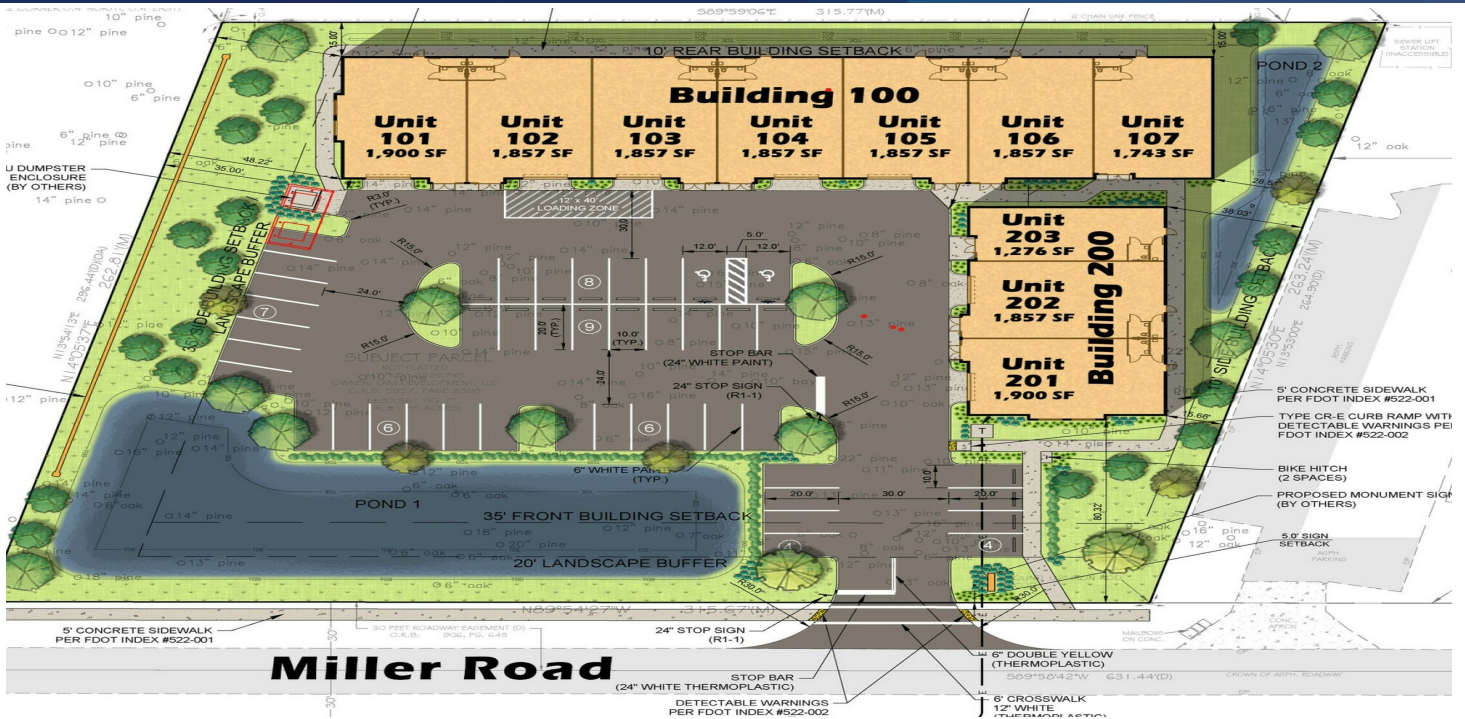
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### PROPERTY DESCRIPTION

Offered For Sale is a fully approved development site for up to 17,891 square feet of Flex Office/Warehouse space, up to 10 Units in Orange City, Florida in West Volusia County. This 1.89 Acre site is half a Block off of heavily travelled 17/92 with 27,000-30,000 Cars per day and just minutes from I-4 in Central Florida. Developer willing to sell Project "As-Is" with existing Development Order, Architectural Plans and Impact Fees Paid. Owner is willing to offer Seller Financing and/or Joint Venture. Planned Office/Flex Space Condo Association. Units may vary in size and can be Leased or Sold.

### PROPERTY HIGHLIGHTS

- Great Location
- Development Order With Orange City Complete
- Impact Fees Paid
- Architectural Provided
- Lease or Sell With Condo Association

### OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	10
Lot Size:	82,674 SF
Building Size:	17,961 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	911	3,040
Total Population	98	1,984	6,795
Average HH Income	\$55,857	\$56,168	\$64,603

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# 130 Miller Rd



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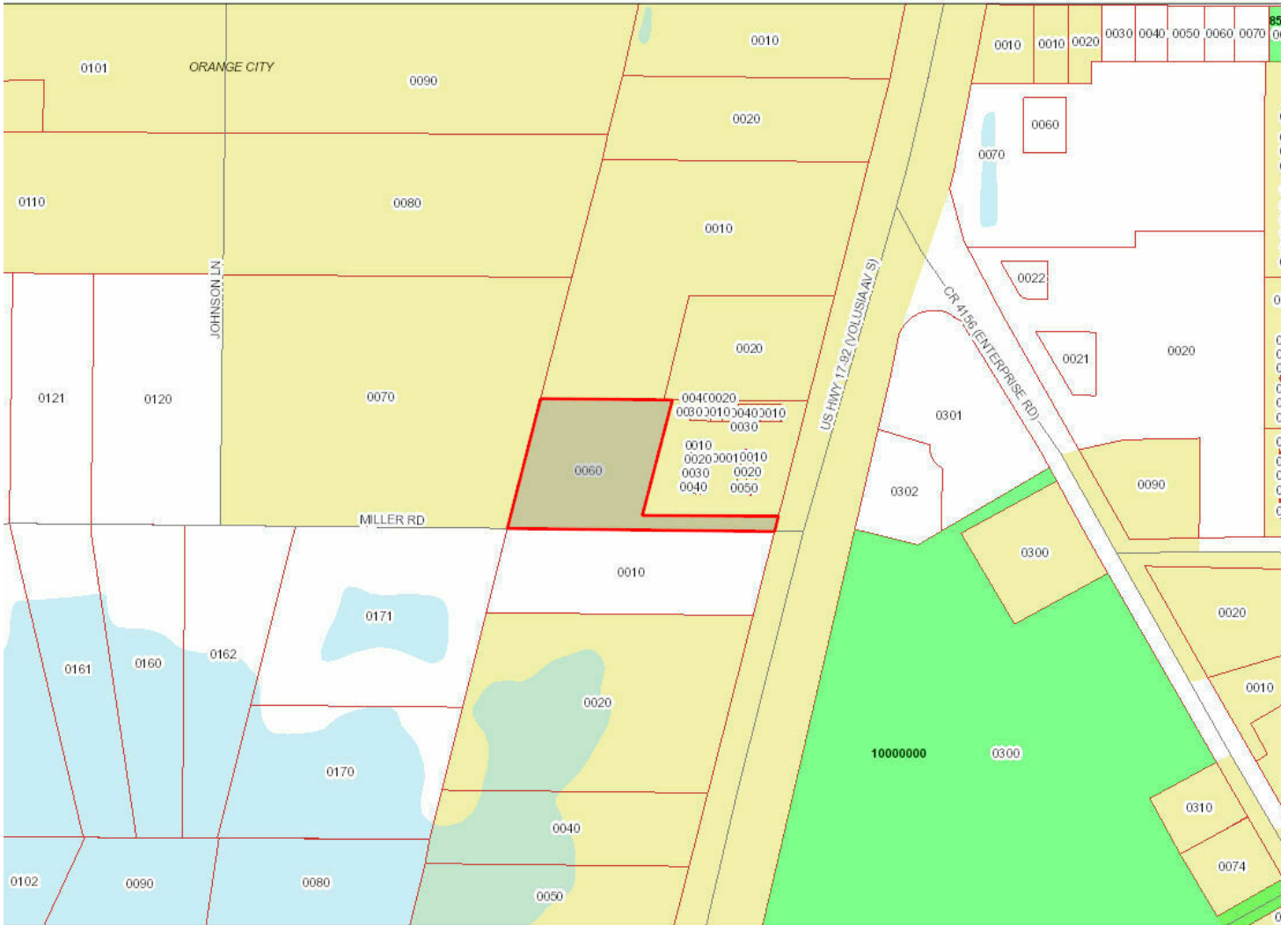
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### 2395745130 MILLER RD, ORANGE CITY, 32763



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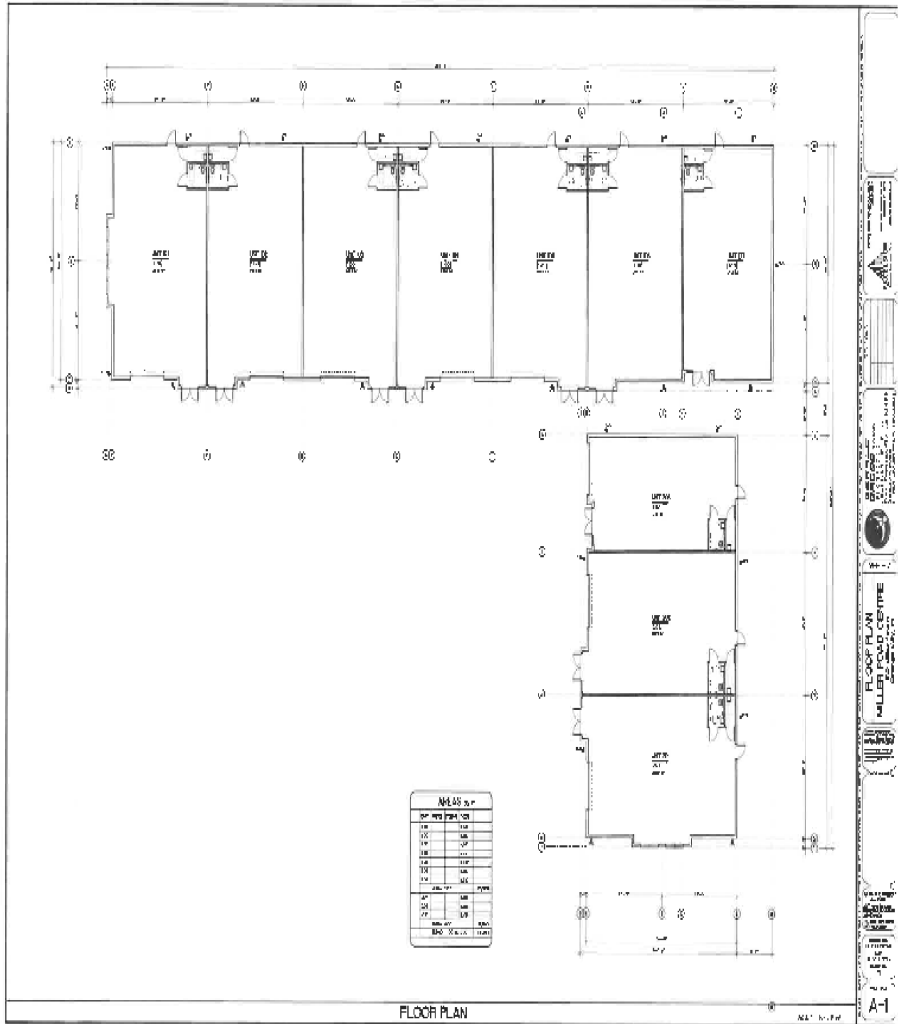


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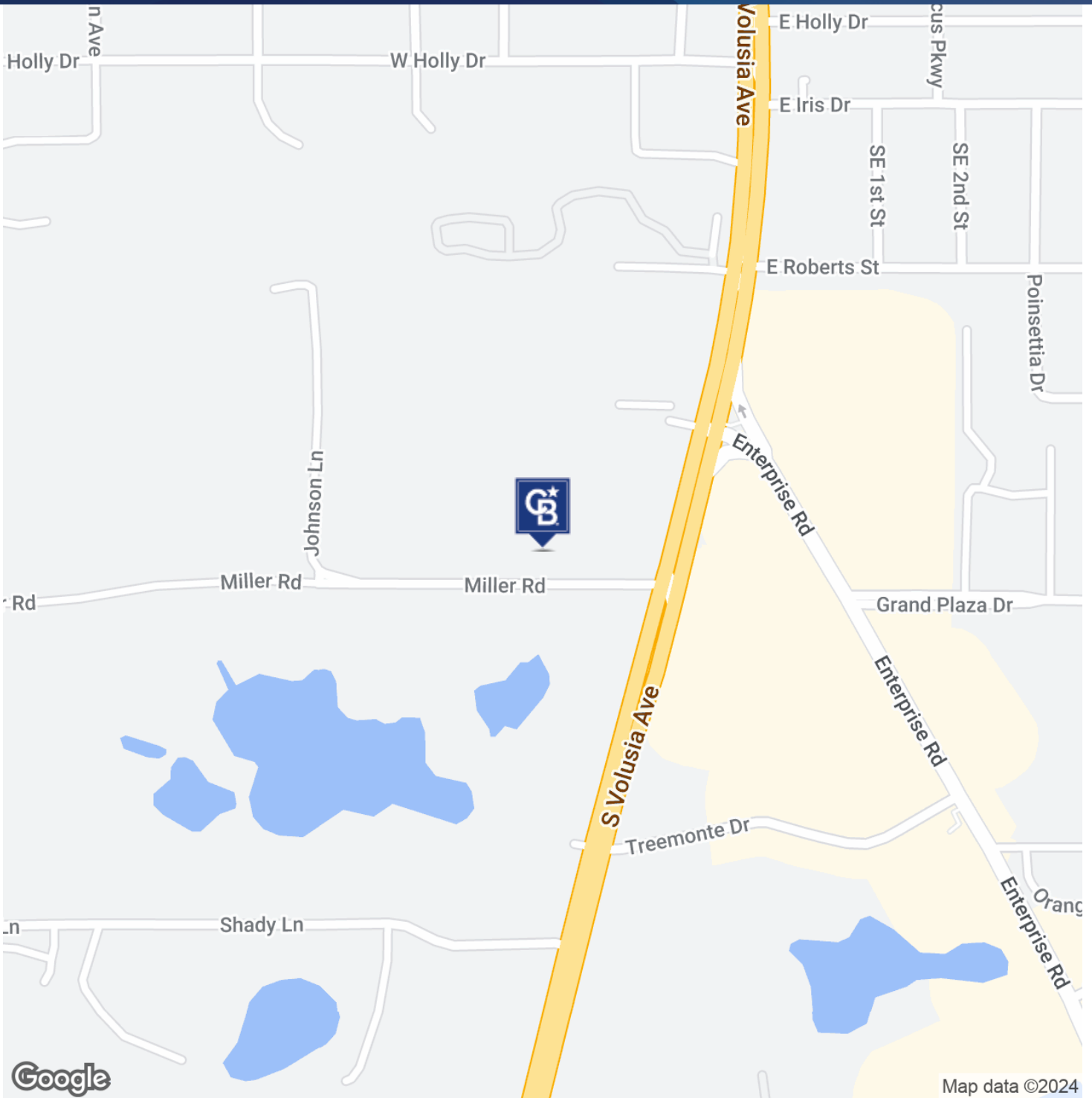


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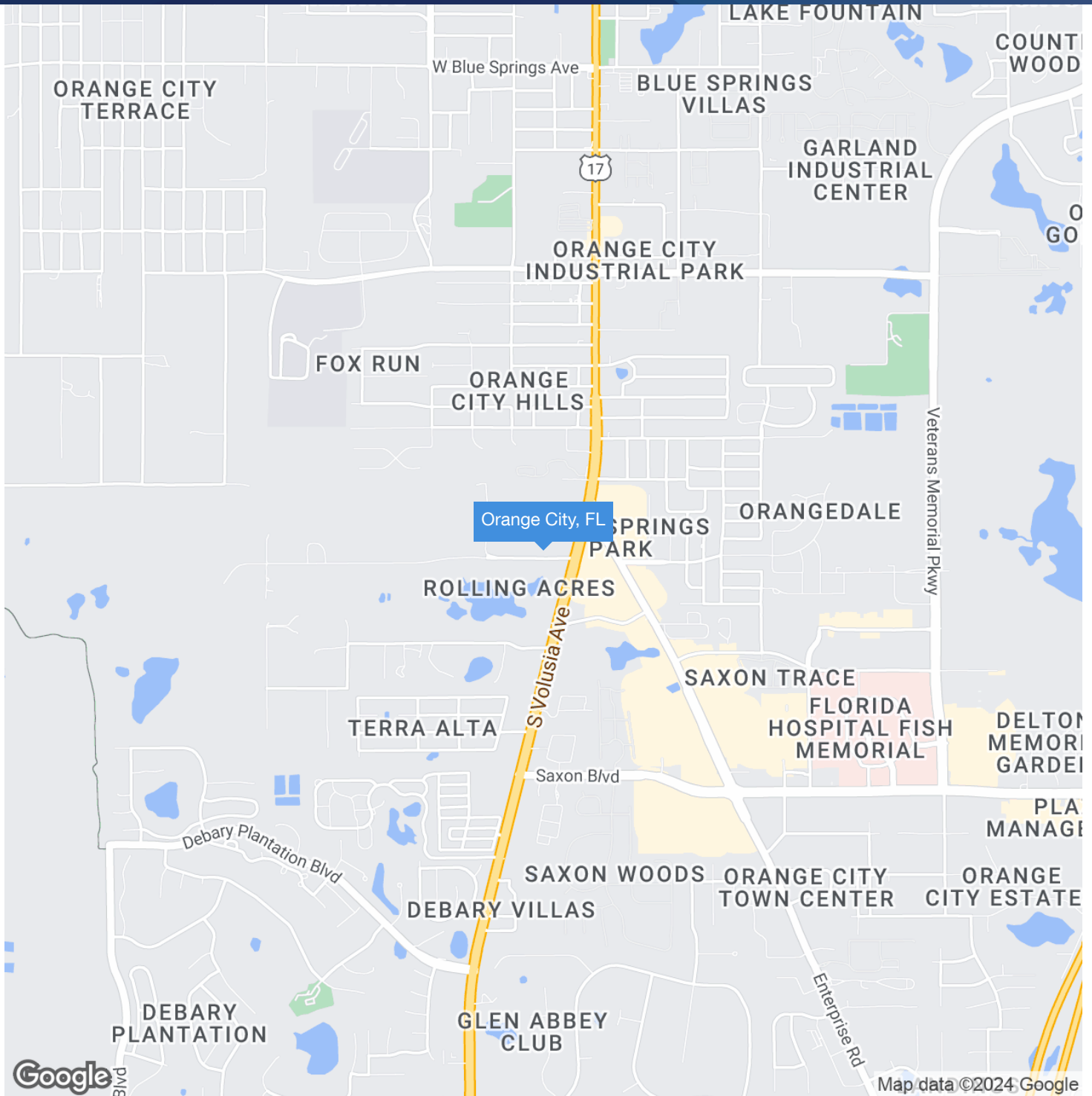


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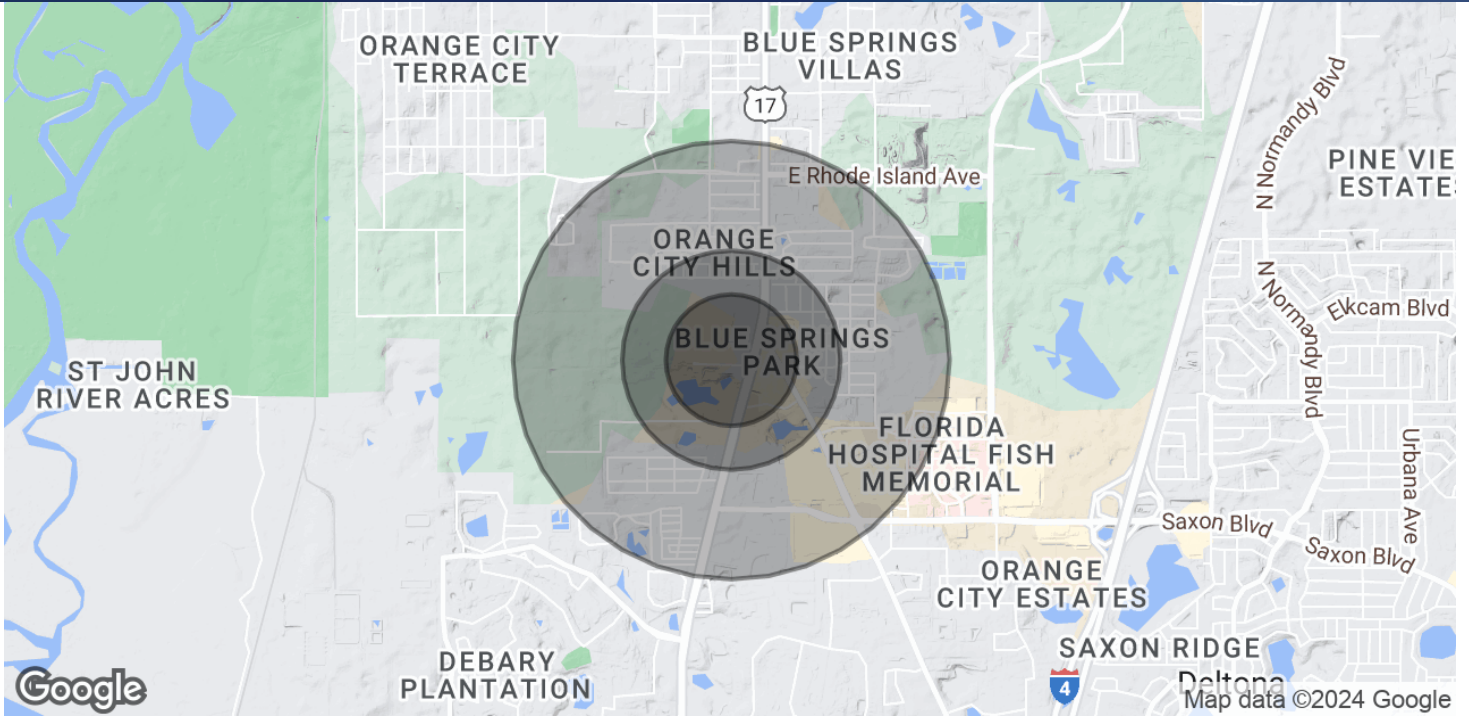


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	98	1,984	6,795
Average Age	45	46	46
Average Age (Male)	43	42	43
Average Age (Female)	47	49	49

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	911	3,040
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$55,857	\$56,168	\$64,603
Average House Value	\$256,416	\$240,622	\$291,329

Demographics data derived from AlphaMap

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