



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

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LAND

213 CLIFTON ROAD, CRESCENT CITY, FL 32112

FOR SALE \$700,000 |

LEGACYCREA.COM

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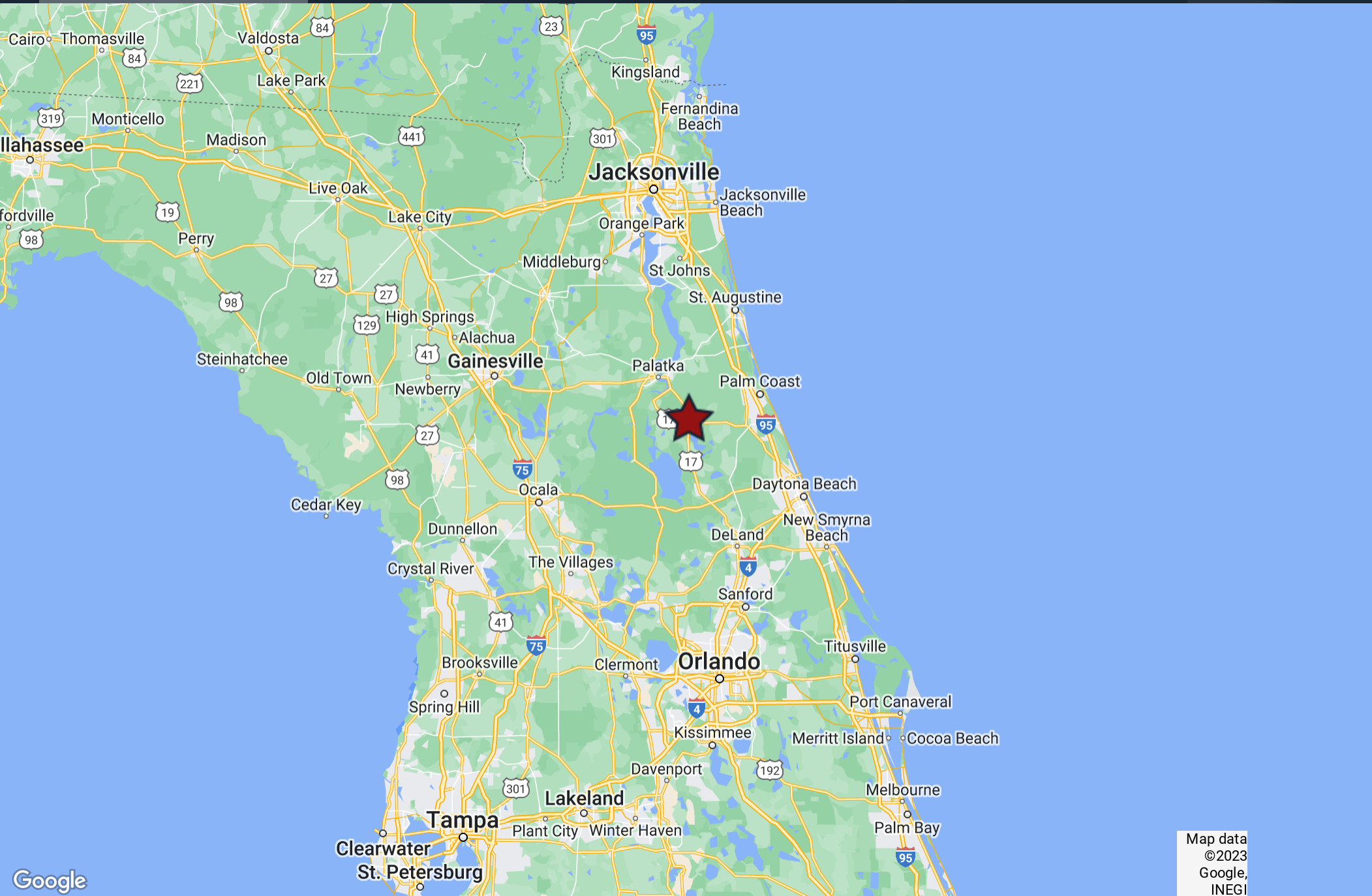
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CRESCENT CITY, FL

- Oversized 10.76 Acre Land Property Located in Crescent City, FL
- Great Visibility from Hwy 17 - 5,500+ Vehicles Pass Site Daily Tax-Free
- Demographics - 1,600+ People Reside within 3 Mile Radius of Site
- Florida is an Income Tax-Free State

PROPERTY DETAILS

Building Area:	SF
Land Area:	10.76 Acres
Price (PSF):	\$1.49



Map data
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5,700 Vehicles Per Day

LAND

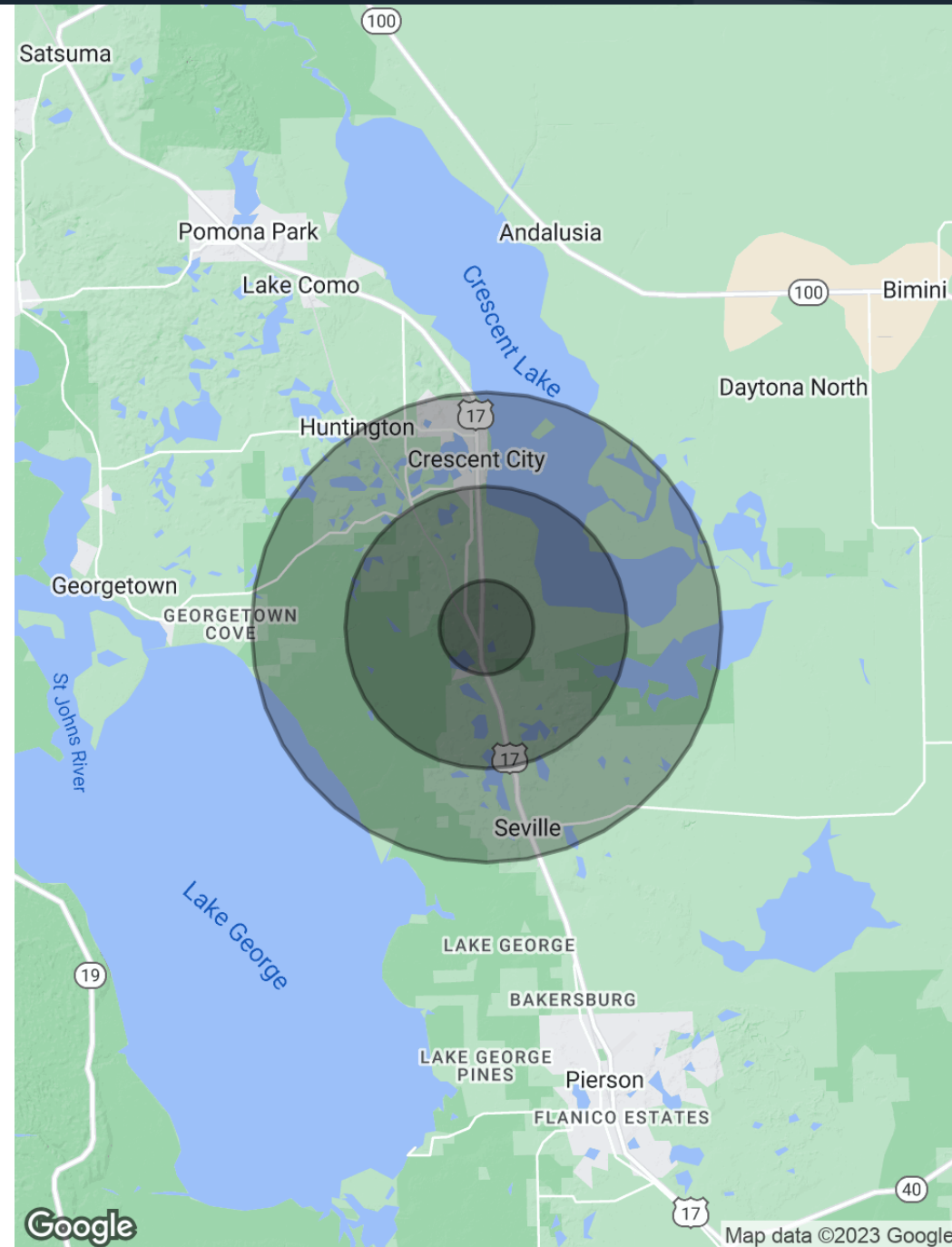
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	671	1,667	4,709
Average Age	41.6	42.7	43.4
Average Age (Male)	42.5	46.4	46.7
Average Age (Female)	44.2	43.2	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	222	559	1,708
# of Persons per HH	2.8	2.3	2.2
Average HH Income	\$65,916	\$64,253	\$53,269
Average House Value	\$70,824	\$112,951	\$124,685

* Demographic data derived from 2020 ACS - US Census





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