

## Retail Redevelopment Site For Sale

- Rare redevelopment opportunity on the main trade corridor in the city of Bellevue in Marion County, Florida.
- Formerly Bellevue Hardware, this site fronts Abshier Boulevard (US Hwy 301) in the heart of the city. Join McDonalds, Burger King, Hardees, Dunkin Donuts, Wawa, O'Reilly Auto, Advent Heath, CVS and more in one of the busiest trade nodes in the county.
- This site is being marketed as a redevelopment site with no value to the current building.

### For further information

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# Property summary

Parcel ID	38304 - 000 - 00 38301 - 000 - 00 38301 - 001 - 00
Property address	5530 SE Abshier Boulevard
Zoning	B4
Total available space	.65 acres
Building type	Retail



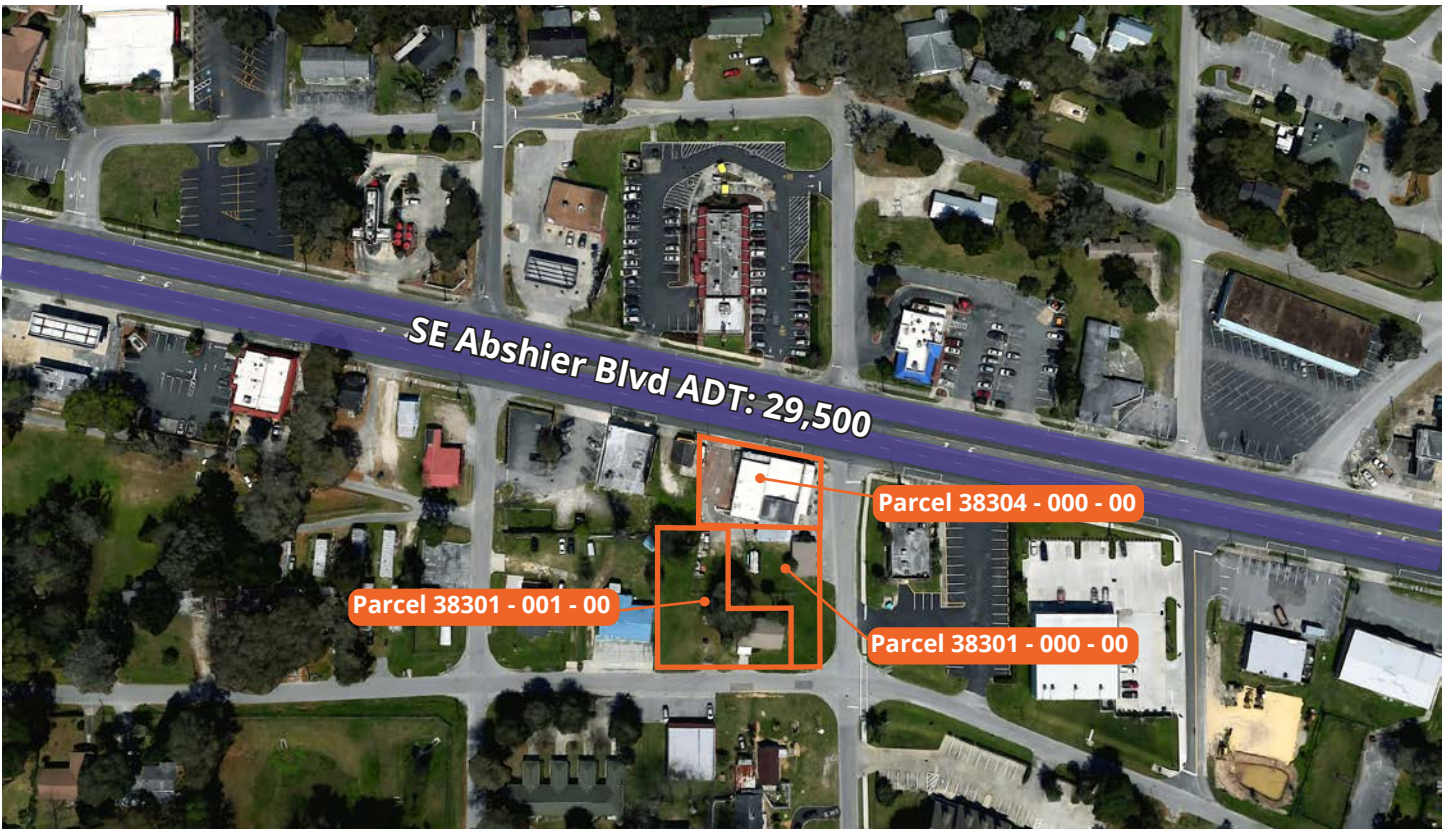
**Sale price**  
\$400,000



**Building size**  
28,314 sf

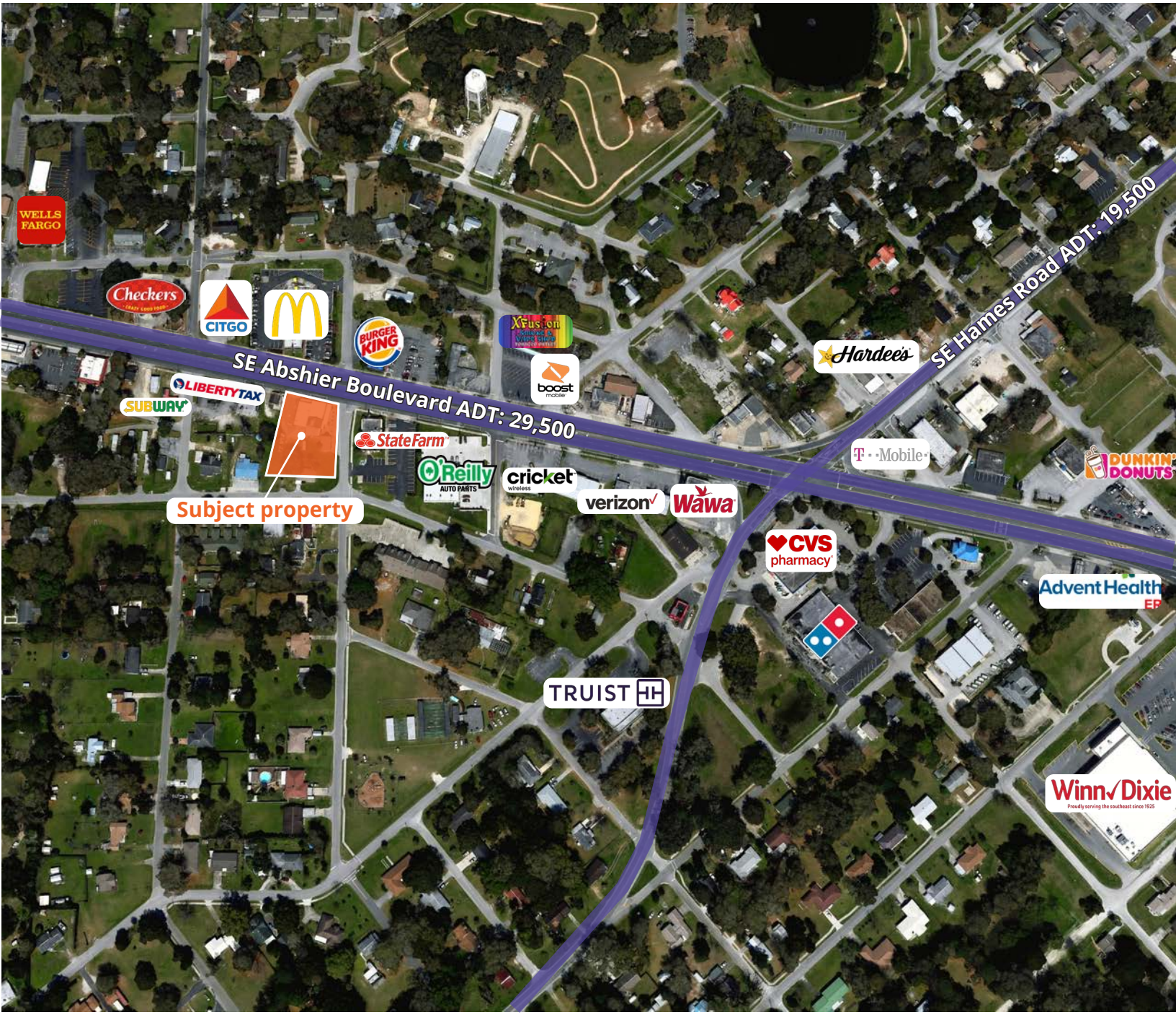


**Visibility**  
Excellent





# Aerial map





# Demographics



**Population:** Over 55,000 people within a five mile radius.



**Density:** Over 21,000 households within a five mile radius.



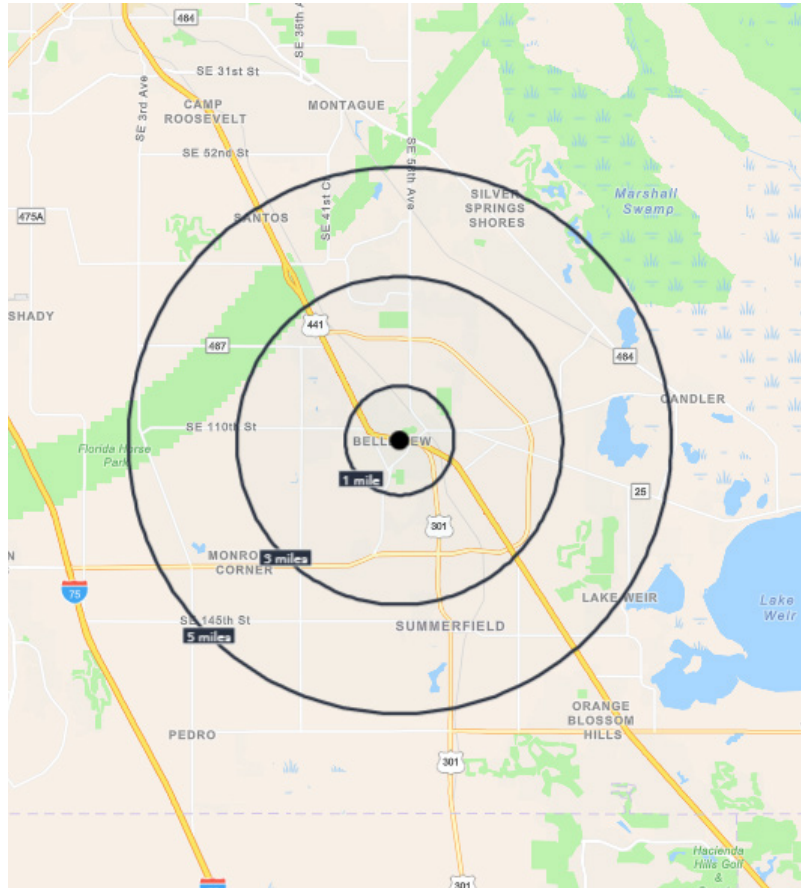
**Income:** Average household income of \$72,605 within a five mile radius.



**Home Value:** Median home value of \$280,217 within a five mile radius.



**Employment:** Employment population of over 9,000 within a five mile radius.



Population	1 Mile	3 Miles	5 Miles
Total population	4,581	19,110	55,242
Median age	44.7	42.8	46.3
Median age (Male)	42.1	40.6	44.3
Median age (Female)	47.2	44.9	48.1
Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,975	7,546	21,642
# of persons per HH	2.30	2.53	2.55
Average HH income	\$65,616	\$73,352	\$72,605
Average house value	\$267,773	\$266,318	\$280,217
Businesses	1 Mile	3 Miles	5 Miles
Total businesses	325	737	1,333
Total employees	2,156	4,908	9,935

**If you would like to discuss this further,  
please get in touch.**

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