

# SAN MATEO COMMERCIAL OPPORTUNITY

645 Old San Mateo Road, San Mateo, FL 32187

LAND FOR SALE



## PROPERTY DESCRIPTION

Commercial Land For Sale

## PROPERTY HIGHLIGHTS

- This 5.35-acre site is now available for sale, located directly on Highway 17 in San Mateo.
- The site is suitable for a 1,250 square foot building and can accommodate up to an estimated 36 parking spaces.
- Ideal uses for this site include gas, quick serve restaurants, rural lifestyle retailers, and more. This site is zoned C-2 Commercial (BU-1).
- Nearby establishments and retailers include Dollar General, Bloomers Garden Center, Browning Pearce Elementary School, and places of worship.

## OFFERING SUMMARY

Sale Price:	\$342,000
Lot Size:	5.35 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	110	337
Total Population	40	262	794
Average HH Income	\$61,570	\$60,566	\$59,392

## DAVID STOCKMAN

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## SETH LANE

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**AGILITY**  
Commercial Real Estate

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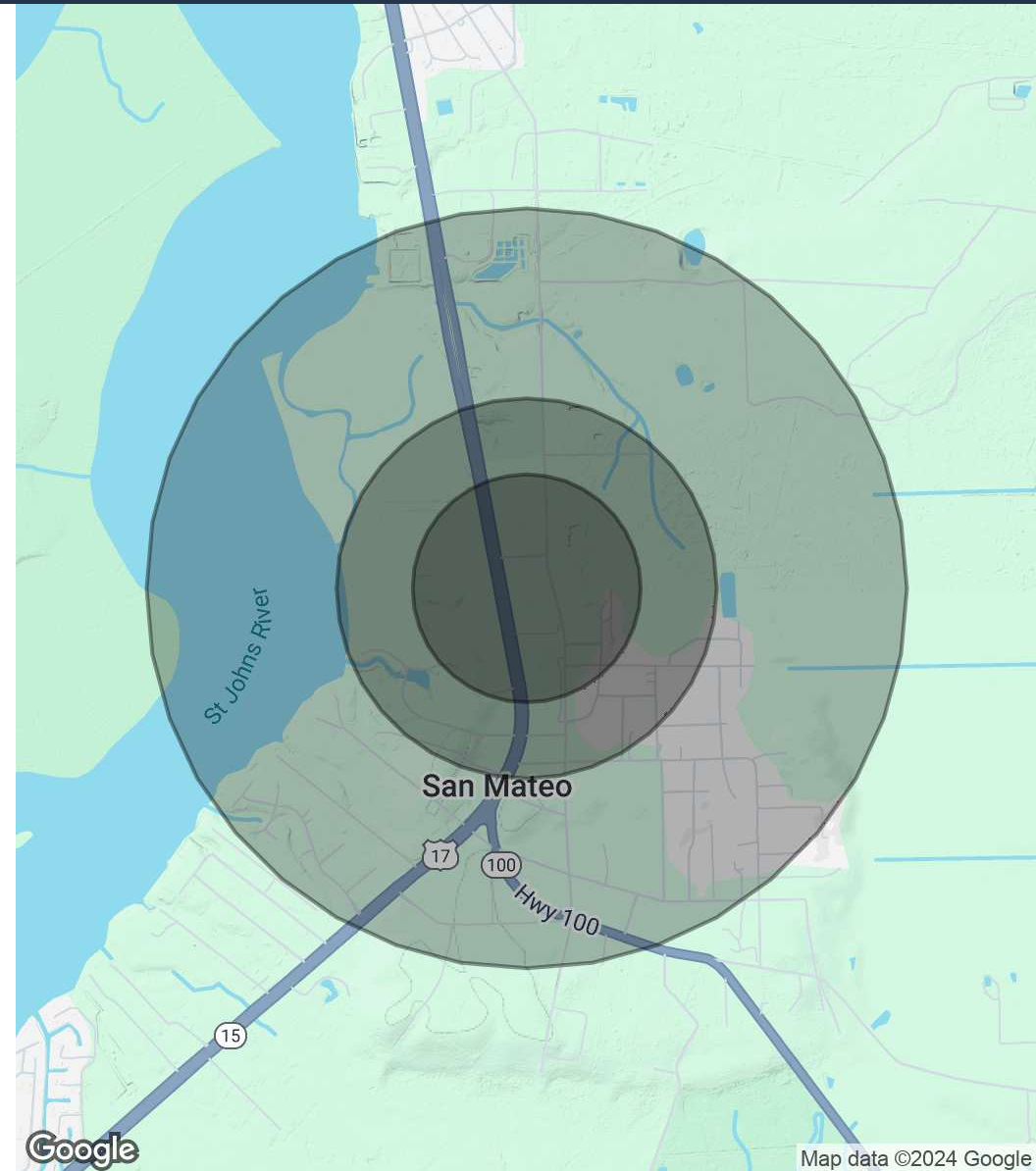
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	40	262	794
Average Age	45	46	46
Average Age (Male)	44	45	46
Average Age (Female)	47	47	47

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	17	110	337
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$61,570	\$60,566	\$59,392
Average House Value	\$254,848	\$247,700	\$229,462

Demographics data derived from AlphaMap



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Building Name	San Mateo Commercial Opportunity
Property Type	Land
Property Subtype	Retail-Pad
APN	39-10-27-0000-0220-0010 & 39-10-27-0000-0220-0000
Lot Size	5.35 Acres

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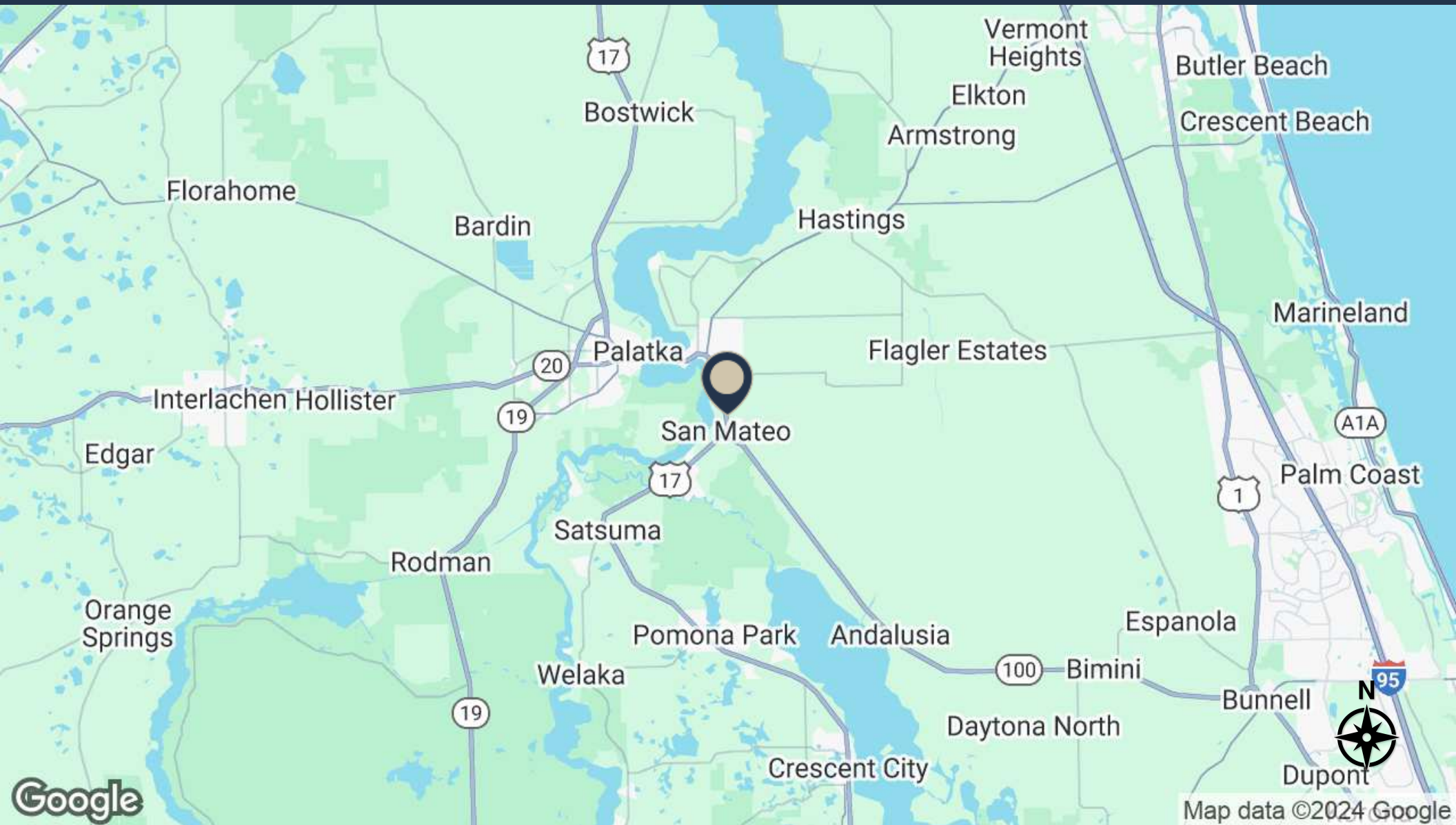
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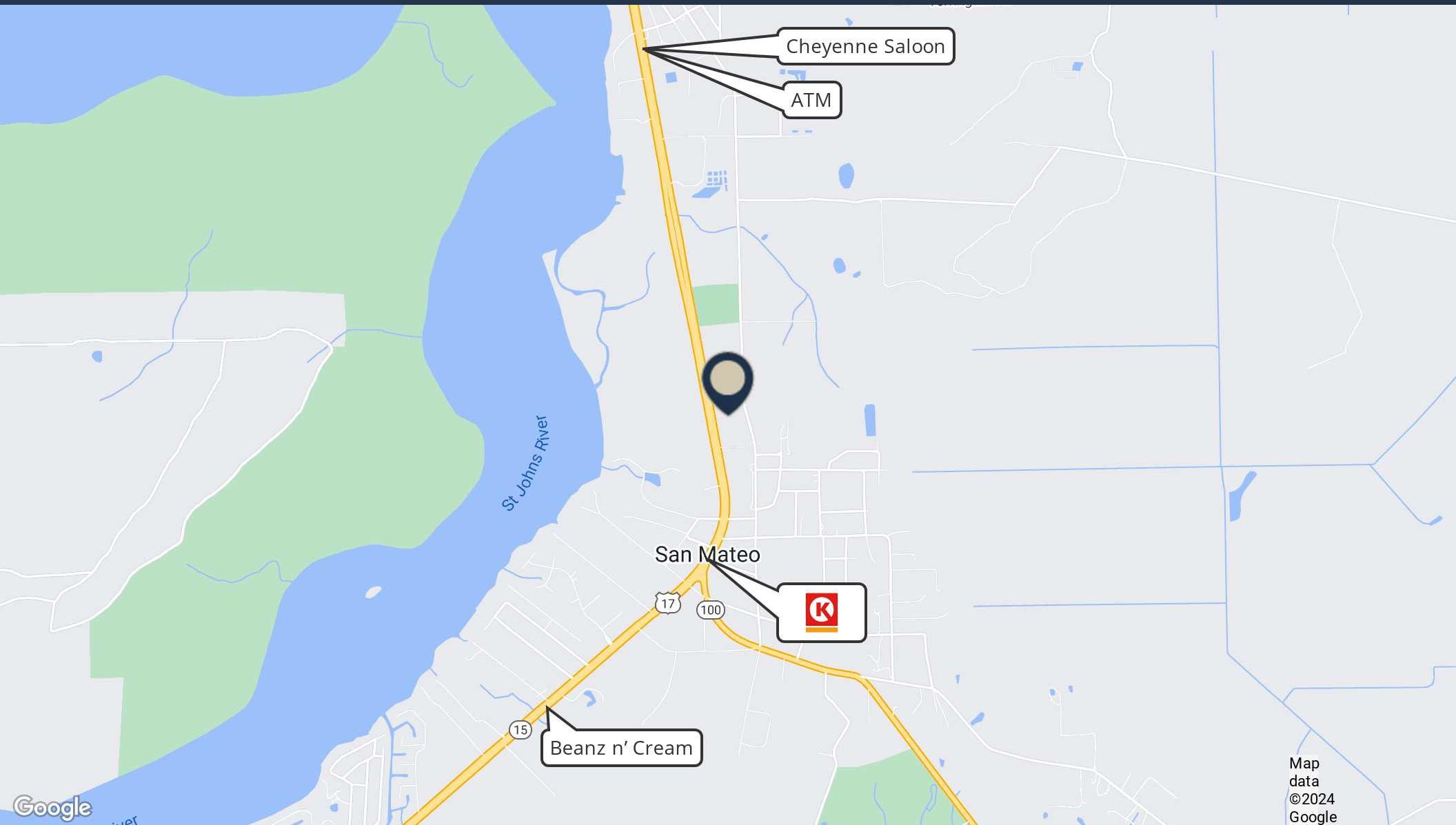
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