

FOR SALE

World Golf Village Commercial Parcel



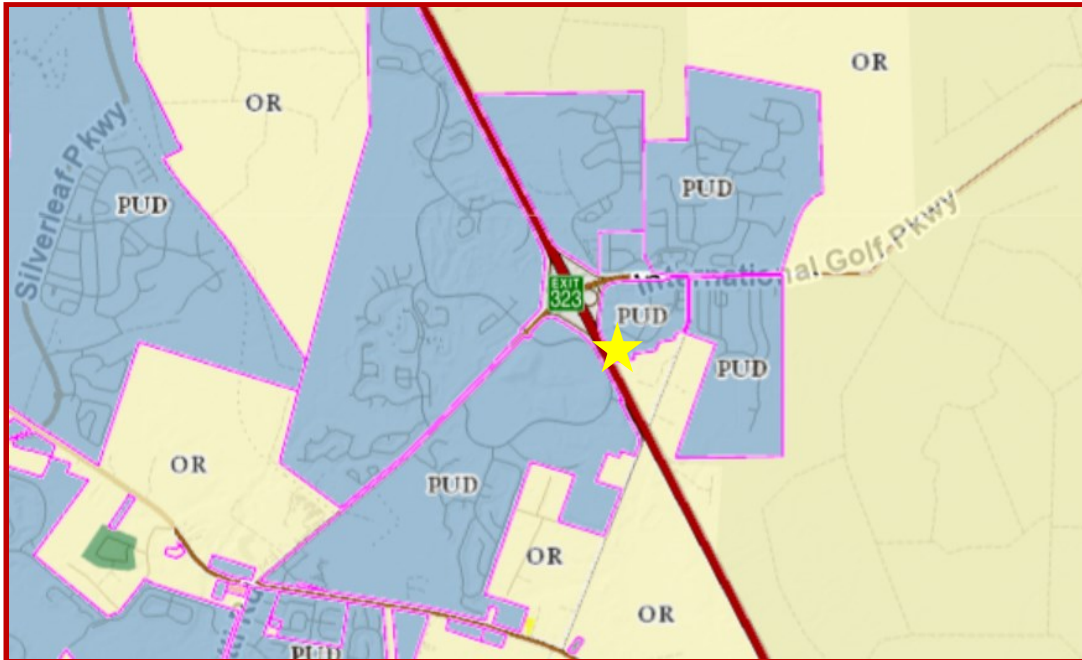
2.83 Usable Acres

Property Overview

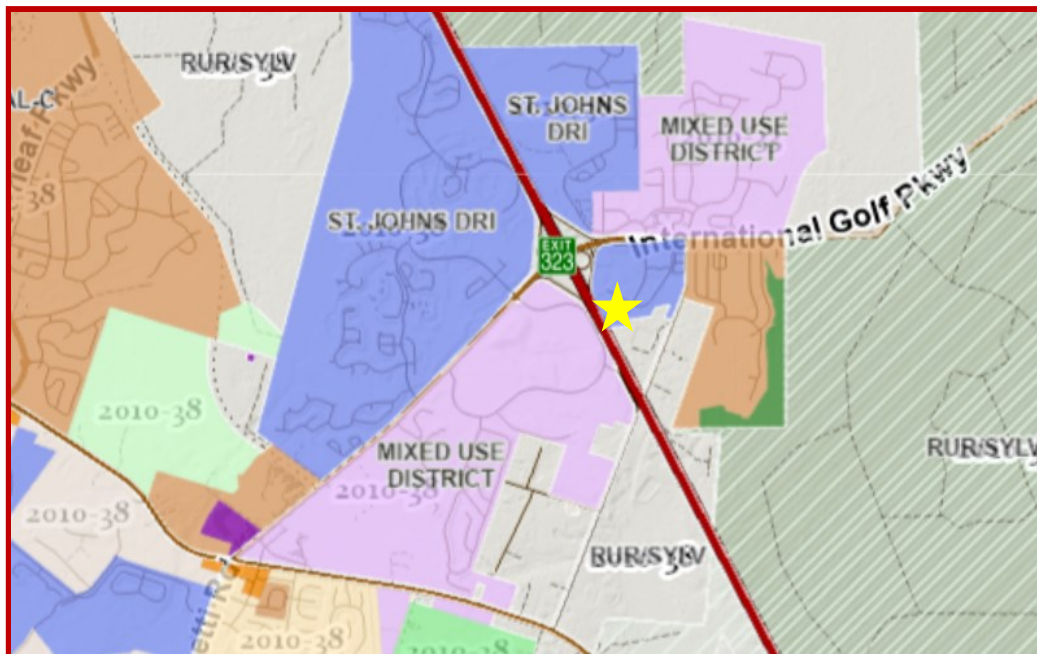
- Approximately 300 front feet along I-95
- Currently entitled for 100,000 sqft of Commercial Intensive or Industrial Warehousing
- Turnkey multi-story climatized self storage site
- Restaurants, Convenience, Commercial Recreation, Retail Goods Store, Automobile/ Sales– Repair—Rental are all allowable uses under CI. Please see Allowable Uses Table for a full list

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Zoning

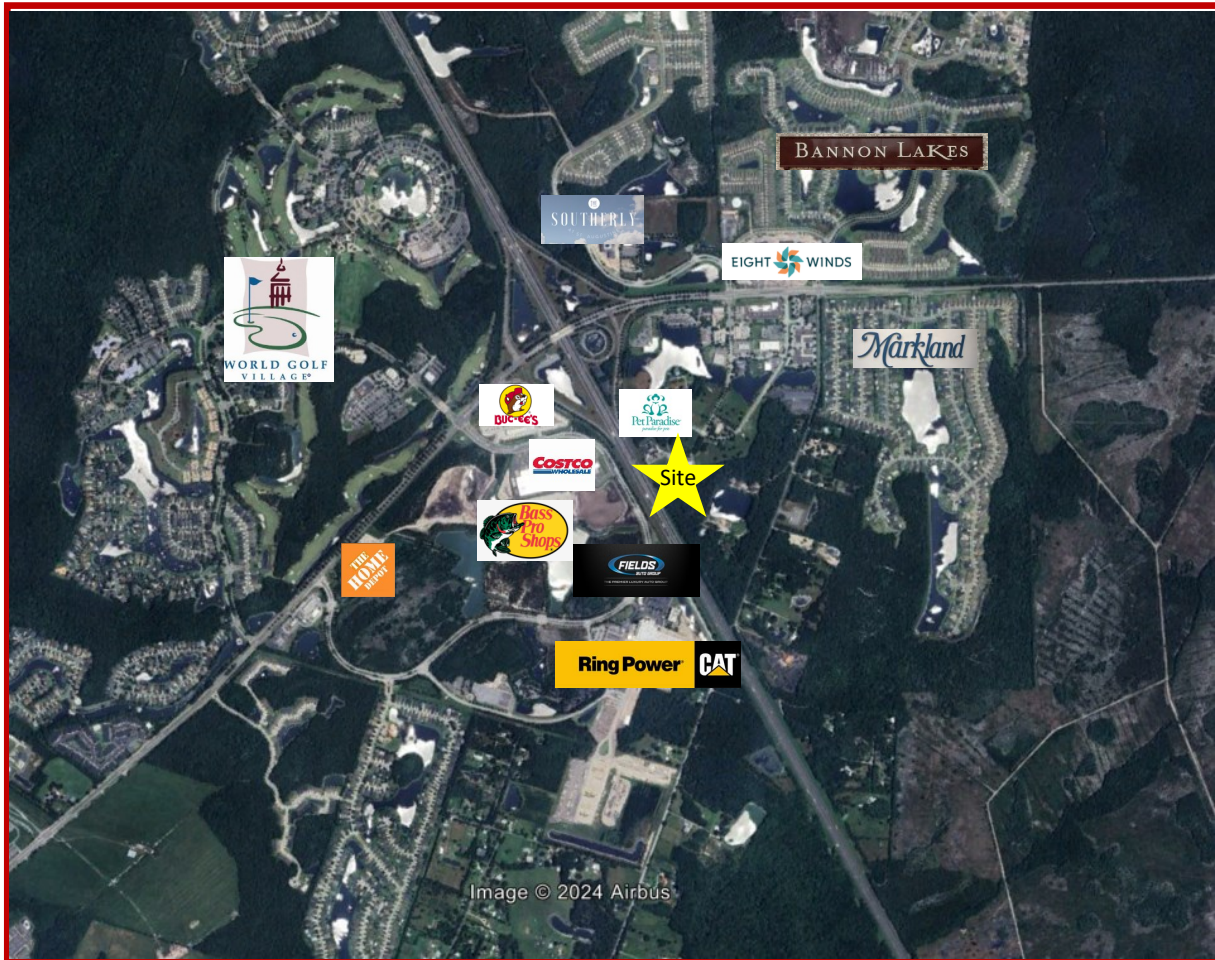


FLUM



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Surrounding Area



Demographics

2023 Estimated

Population



3 Mile: 12,752

5 Mile: 35,826

10 Mile: 143,382

2028 Estimated

Population



3 Mile: 14,681

5 Mile: 41,120

10 Mile: 164,055

2023 Average

Households



3 Mile: 4,562

5 Mile: 12,541

10 Mile: 53,107

2023 Average

Household Income



3 Mile: \$125,937

5 Mile: \$127,946

10 Mile: \$121,820

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