

SALE

2.2 ACRE DEVELOPMENT SITE PACE, FL

4643 Keyser Ln Pace, FL 32571



PROPERTY DESCRIPTION

Located in the heart of Hwy 90 Pace/Pea Ridge Retail Corridor, this has been granted a permanent variance allowing for up to 11 Duplexes or an RV Park. This 2.2 acre site is zoned HCD and is surrounded by National retailers. Demographics within a 5 mile radius include a Total Population count of 68,076 and an Average Household Income of \$104,002. Seller Financing Available.

PROPERTY HIGHLIGHTS

- Zoned HCD. 2.2 Acres.
- Permanent Variance for Duplexes or RV Park.
- AADT US Hwy 90 33,000.
- Site located 2 parcels north of 90.
- Seller Financing Available

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	2.2 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,645	11,311	25,489
Total Population	4,516	30,289	68,076
Average HH Income	\$88,680	\$97,356	\$104,002

Melissa Glyptis Simpson
(850) 733-6532



**COLDWELL BANKER
COMMERCIAL**
REALTY

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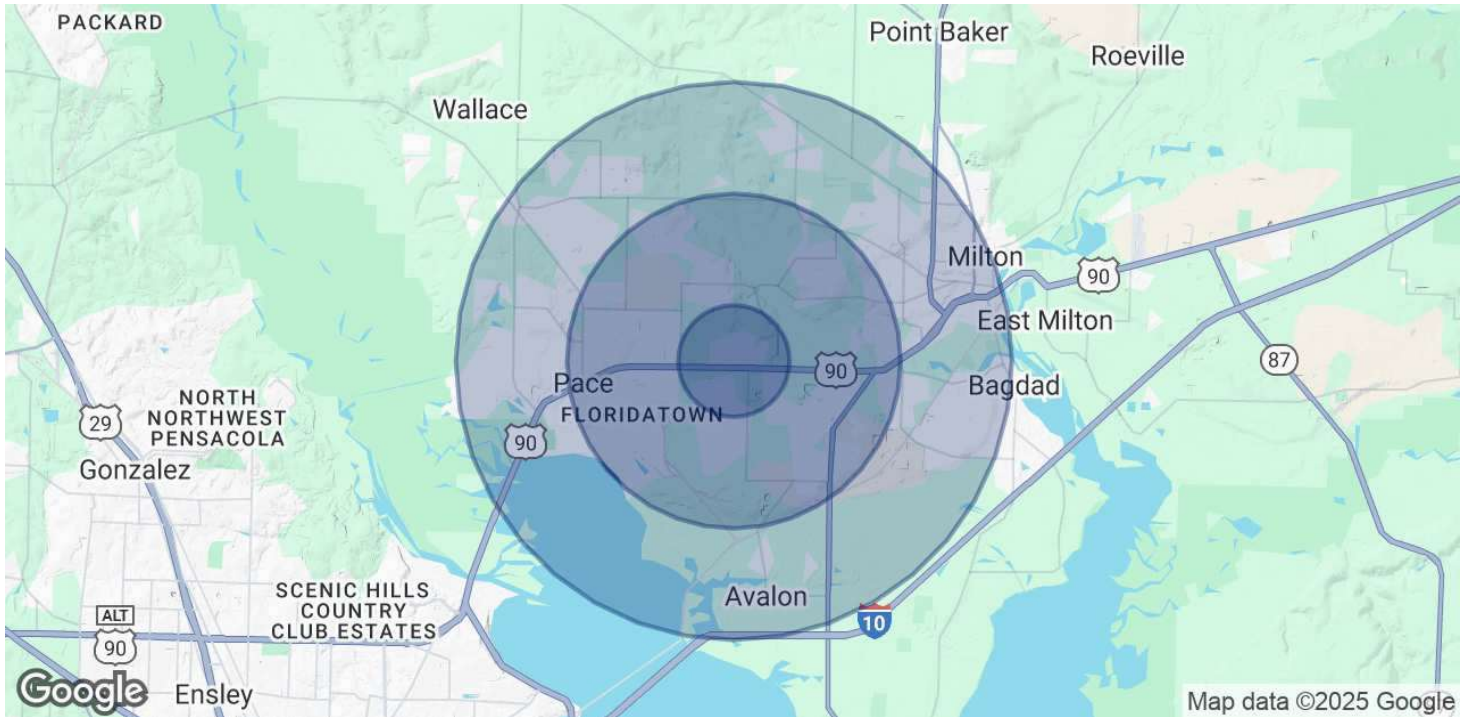


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,516	30,289	68,076
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,645	11,311	25,489
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$88,680	\$97,356	\$104,002
Average House Value	\$277,761	\$288,898	\$317,168

Demographics data derived from AlphaMap

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