



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

FOR SALE

THE CROSSINGS

\$200,000

signature drive
Orange City, FL 32763

AVAILABLE SPACE
4,000 SF

FEATURES

- Site ready to go vertical
- All site improvements in place
- Free standing condo association

AREA

Property located in the CBD of Orange city near retails services, dense residential and 1.5 miles from Advent Health hospital



OFFICE

John Wanamaker, CCIM, LEED AP
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**COLDWELL BANKER COMMERCIAL
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1019 Town Center Drive, Orange City, FL 32763
386.775.8633



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SALE



OFFERING SUMMARY

Sale Price: \$200,000

Lot Size: 4,000 sq.ft.

Zoning: commercial

Price / SF: Per Building Pad \$50.00

PROPERTY OVERVIEW

4,000 square foot building pad
All site work completed
shared parking 98 spaces (1 space per 156 square feet)

PROPERTY HIGHLIGHTS

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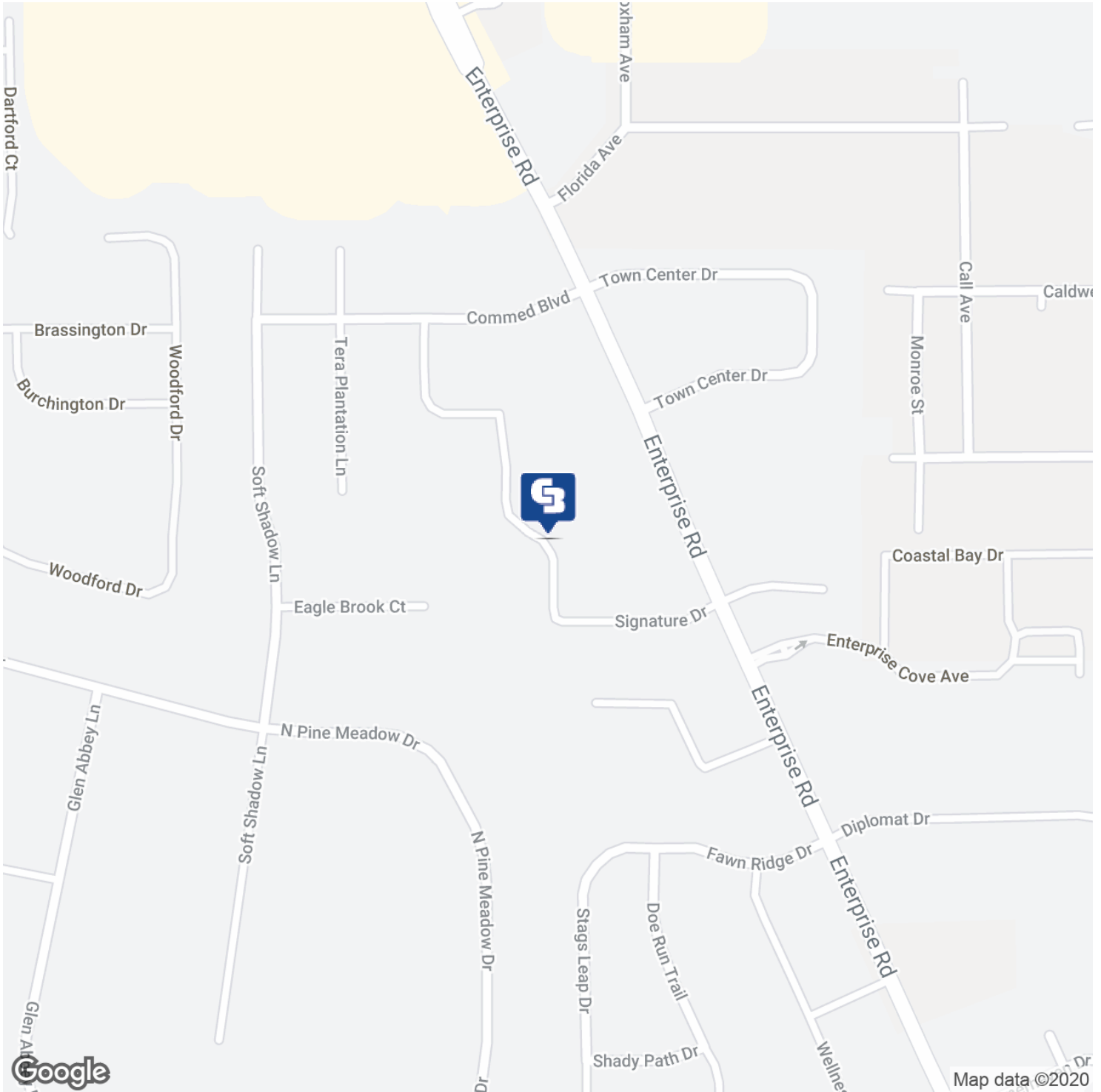
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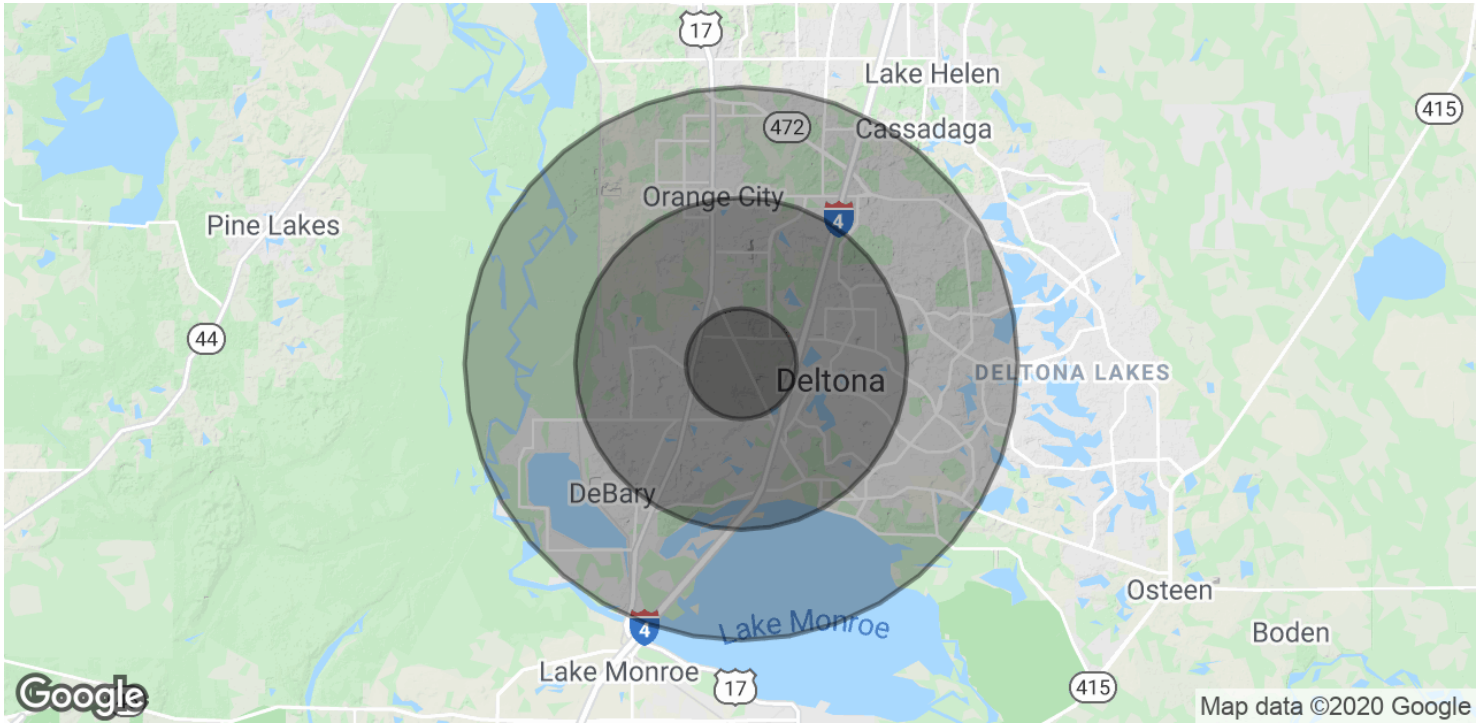
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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,811	42,521	89,923
Average age	41.2	43.2	42.8
Average age (Male)	39.4	41.6	41.4
Average age (Female)	43.2	44.6	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,560	17,413	35,604
# of persons per HH	2.4	2.4	2.5
Average HH income	\$60,655	\$56,374	\$57,547
Average house value	\$277,665	\$202,046	\$189,549

* Demographic data derived from 2010 US Census

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