



OFFERING SUMMARY

Sale Price:	\$1,149,000
Lot Size:	2.4 Acres
Year Built:	1981
Zoning:	HC/LI
Flood Zone:	X

PROPERTY OVERVIEW

±2.4 AC parcels consisting of two adjacent lots next to Loyalty Credit Union, with access from Industrial Blvd. Zoned HC/LI with Commercial Future Land Use, allowing for a variety of uses including retail, service, office, hospitality, and light industrial.

Approx. 185' of frontage along Industrial Blvd offers excellent visibility.

Land only – improvements not included in sale. (Parcel ID: 381S303001012014 & a portion of Parcel ID: 381S303001000014)

LOCATION OVERVIEW

+/-2.4 AC lot directly behind Loyalty CU. Corner of W st & Industrial Blvd.



KYLLE SHOEMAKER

Licensed in FL

850.972.0161

kshoemaker@stirlingprop.com

STACY TAYLOR

404.936.8936

staylor@stirlingprop.com

STIRLINGPROPERTIES.COM / f t i in

Member of  RETAIL BROKERS NETWORK

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not Member of limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.



KYLLE SHOEMAKER

Licensed in FL

850.972.0161

kshoemaker@stirlingprop.com

STACY TAYLOR

404.936.8936

staylor@stirlingprop.com

STIRLINGPROPERTIES.COM / f t i n

Member of **/3**

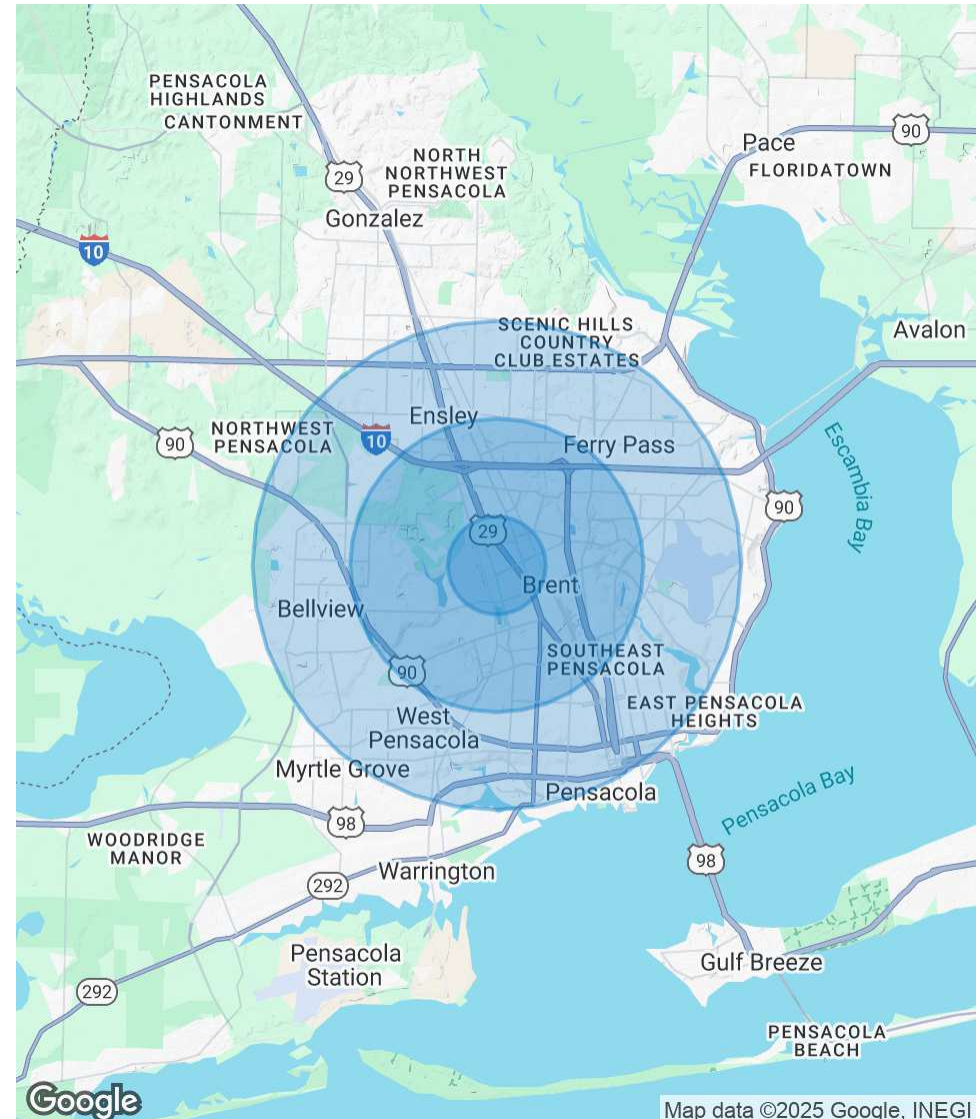
RETAIL BROKERS NETWORK

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,561	65,232	175,340
Average Age	41	39	41
Average Age (Male)	39	37	39
Average Age (Female)	42	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,818	24,358	71,119
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$56,938	\$64,198	\$72,511
Average House Value	\$194,551	\$197,138	\$240,515

Demographics data derived from AlphaMap



KYLLE SHOEMAKER

Licensed in FL

850.972.0161

kshoemaker@stirlingprop.com

STACY TAYLOR

404.936.8936

staylor@stirlingprop.com