



For Sale

**0.84+/- ACRE
SITE**

0.84+/- Acre Pad-Ready Site

**3681 S. CLYDE MORRIS BOULEVARD
PORT ORANGE, FL 32129**

PRESENTED BY:

JOHN W. TROST, CCIM
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For Sale

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OFFERING SUMMARY

SALE PRICE:	\$999,500
LOT SIZE:	0.84+/- Acres
PARCEL NO:	A Portion of 6306-19-00-0030
TRAFFIC COUNT:	24,000 AADT
ZONING:	CC, Community Commercial

PROPERTY DESCRIPTION

Lot 3A: 0.84+/- Acre Commercial Lot.
Fully-improved pad-ready. Open in Months. Not Years.
Site Work Already Complete - utilities, curb-cut, retention, parking, lighting, signage, flexible zoning.
Site for a 3,995 SF building with drive-thru, or up to a 5,000+/- SF retail/office building without drive-thru, on one of Port Orange's highest-traffic corridors - 24,000 AADT along Clyde Morris Blvd - with signalized-corner access.
Ideal for fast food, QSR, medical/personal service, or professional office use, with proposed signage rights on Clyde Morris Blvd.
Positioned directly adjacent to over 1800 apartment units within 1/2 a mile and surrounded by an established, high-performing retail node with Walmart Neighborhood Market, Cumberland Farms Gas/Conv, Mister Car Wash, Dunkin', Jimmy John's, SouthState Bank, McDonalds, Conviva Care Center, Sherwin-Williams, 7-Eleven, Surterra, and Surgery Center of Volusia.

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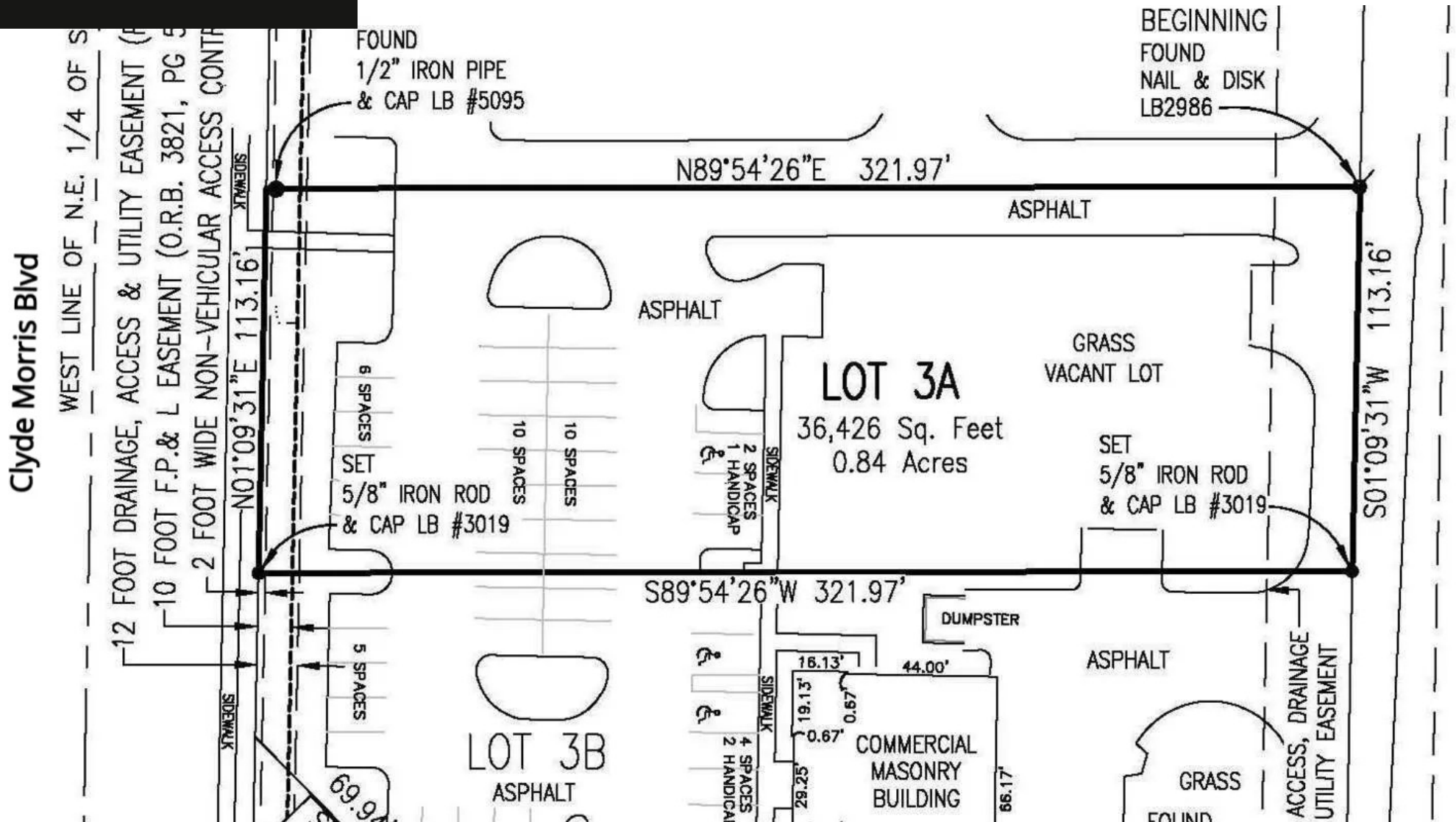




Lot 3A - Sketch

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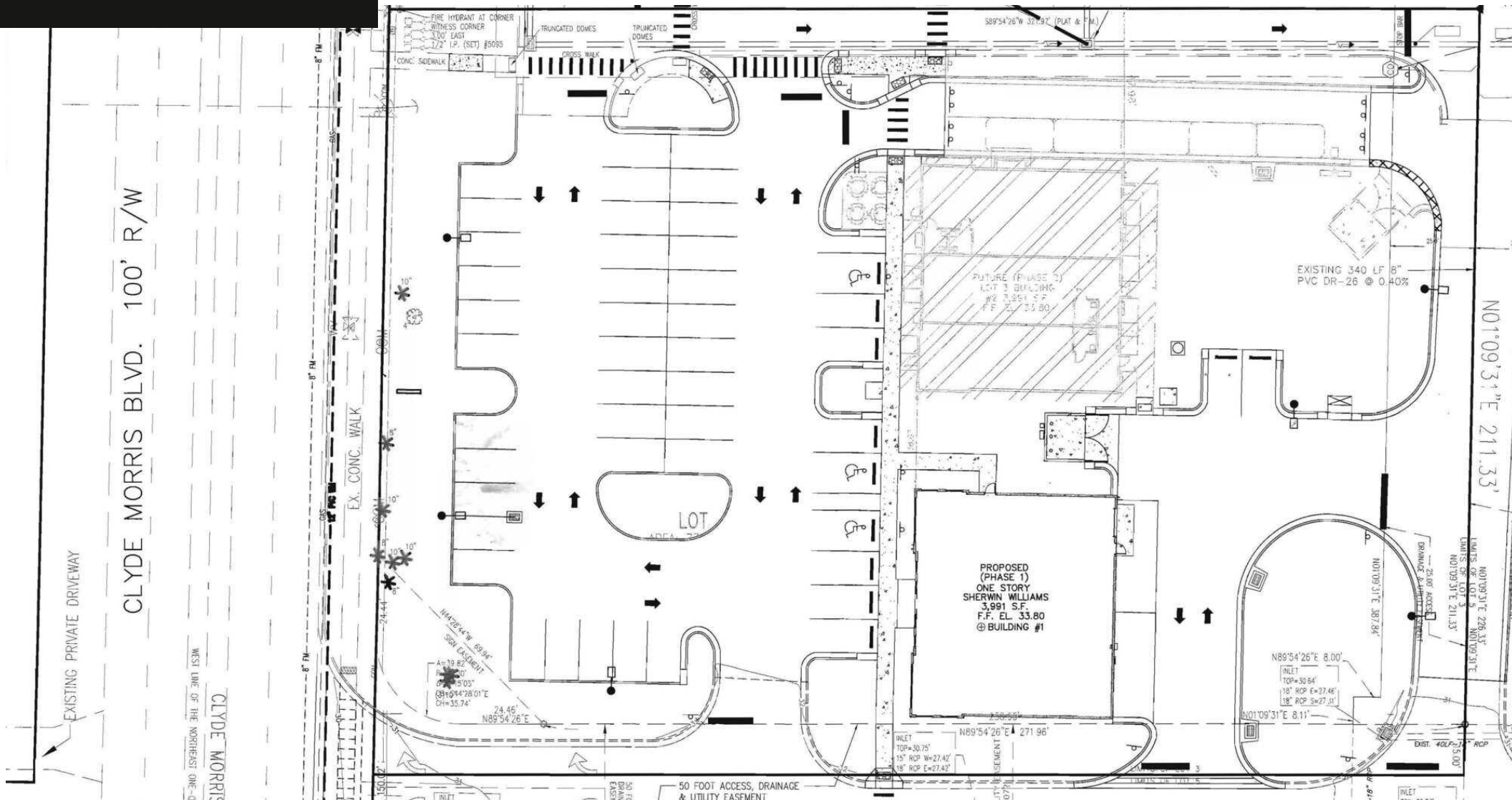


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Drive-Thru Concept Plan

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Retailer Map

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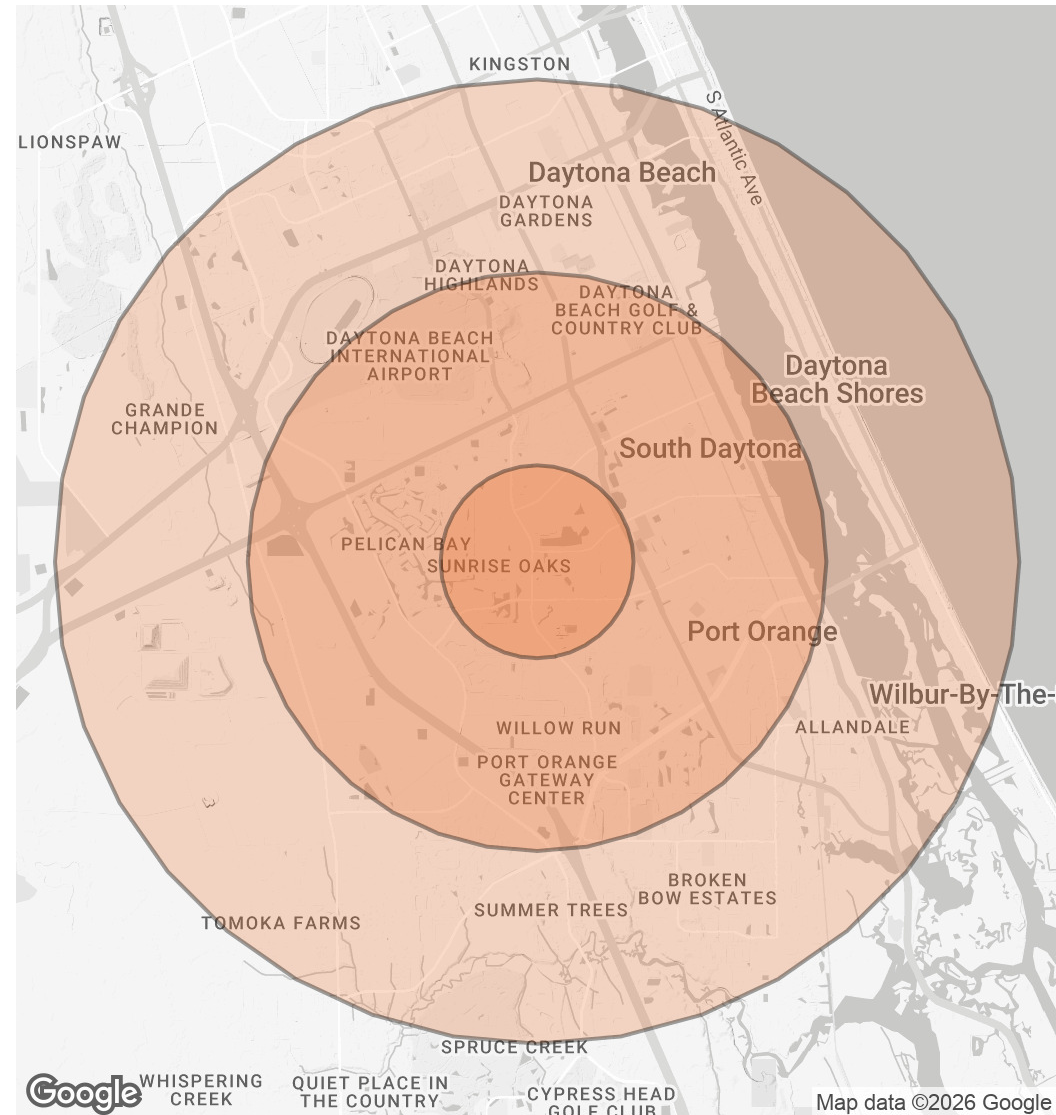
Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,241	60,591	128,093
AVERAGE AGE	49.2	44.2	44.5
AVERAGE AGE (MALE)	42.8	41.7	42.5
AVERAGE AGE (FEMALE)	52.7	46.7	45.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,562	27,645	57,262
# OF PERSONS PER HH	2	2.2	2.2
AVERAGE HH INCOME	\$71,413	\$74,437	\$73,696
AVERAGE HOUSE VALUE	\$157,521	\$227,266	\$272,962

2023 American Community Survey (ACS)



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