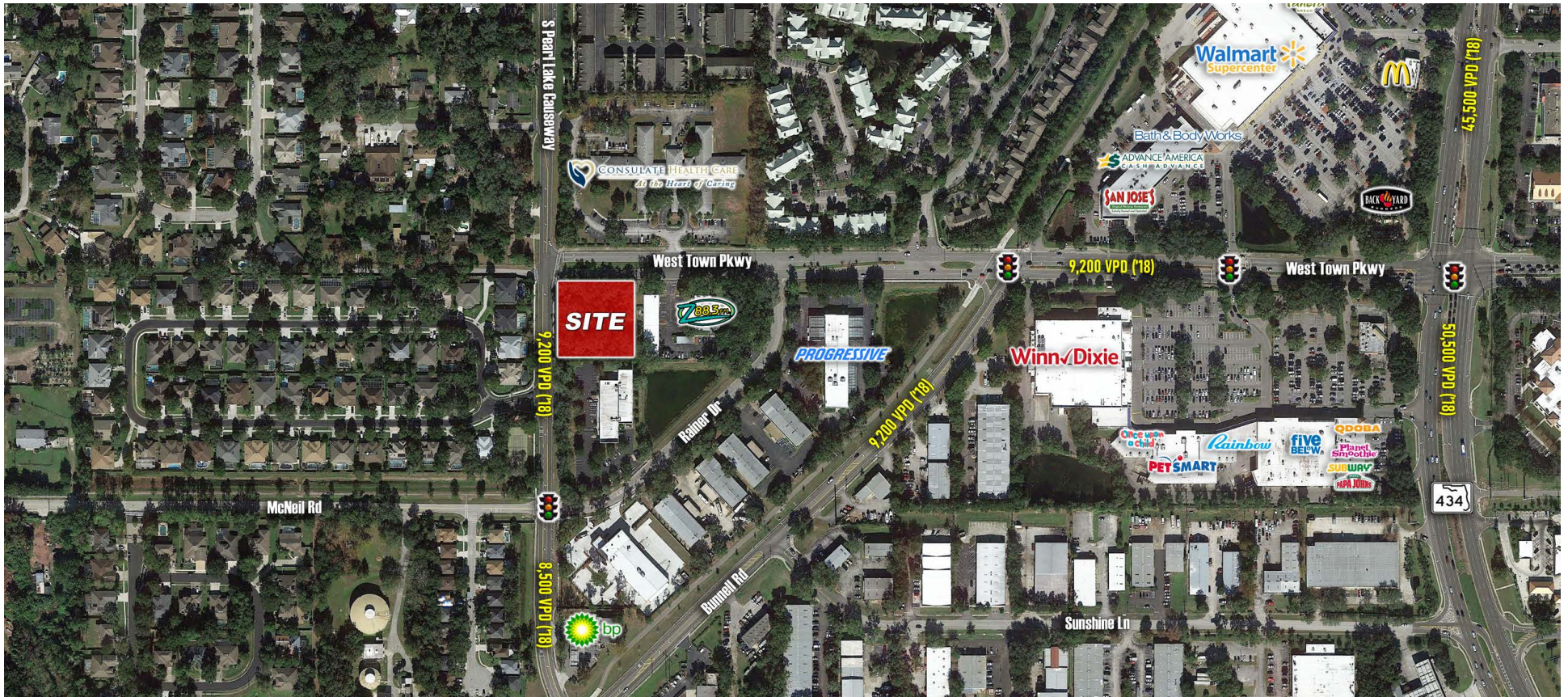


CORNER DEVELOPMENT SITE: \$545,000.00



**S. Pearl Lake Causeway
& West Town Parkway
Altamonte Springs, FL**



Michael R. Curtin, Broker Associate

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Office: 1445 W. Highway 434, Suite 100, Longwood, FL 32750

CORNER DEVELOPMENT SITE:

S. Pearl Lake Causeway & West Town Parkway
Altamonte Springs, FL
\$545,000.00



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CORNER DEVELOPMENT SITE:

S. Pearl Lake Causeway & West Town Parkway
Altamonte Springs, FL

\$545,000.00



PROPERTY ASSETS:

- Cross access with adjacent property. Ingress / Egress conveyed by the city of Altamonte Springs
- Sewer on the property (huge savings)
- Upgraded water main on the property (huge savings)
- Master drainage behind property
- Hydrant located on the property
- Zoning approval for day care school. Owner went through a 6 month approval process.
- Property free of hazardous materials (See environmental report)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
2019 Population:	12,595	99,956	227,673
Daytime Population:	11,873	109,398	242,346
Median HH Income:	\$78,735	\$81,098	\$79,062

AVAILABLE:

1.04 Acres

PRICE:

\$545,000.00

TRAFFIC COUNTS:

S. Pearl Causeway: 9,100 VPD

W Town Lake Pkwy: 9,200 VPD

Semorán Blvd/SR-436: 55,500 VPD

Bunnell Rd: 9,200 VPD

SR 434: 50,500 VPD

(FLDOT, 2018)

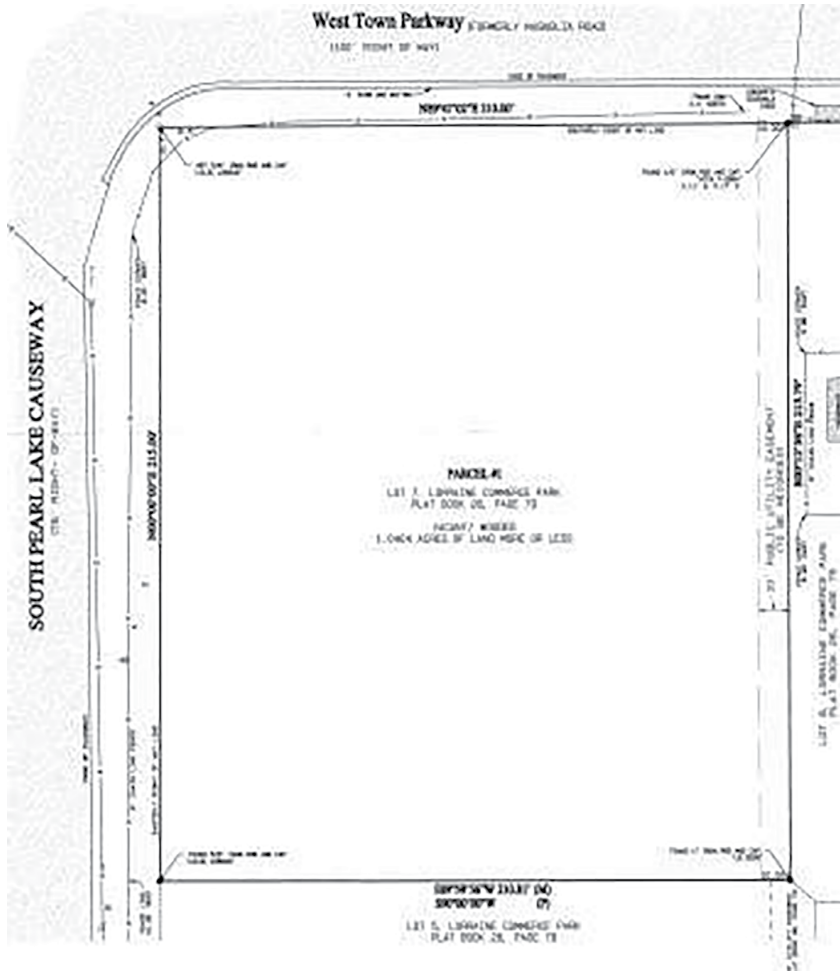
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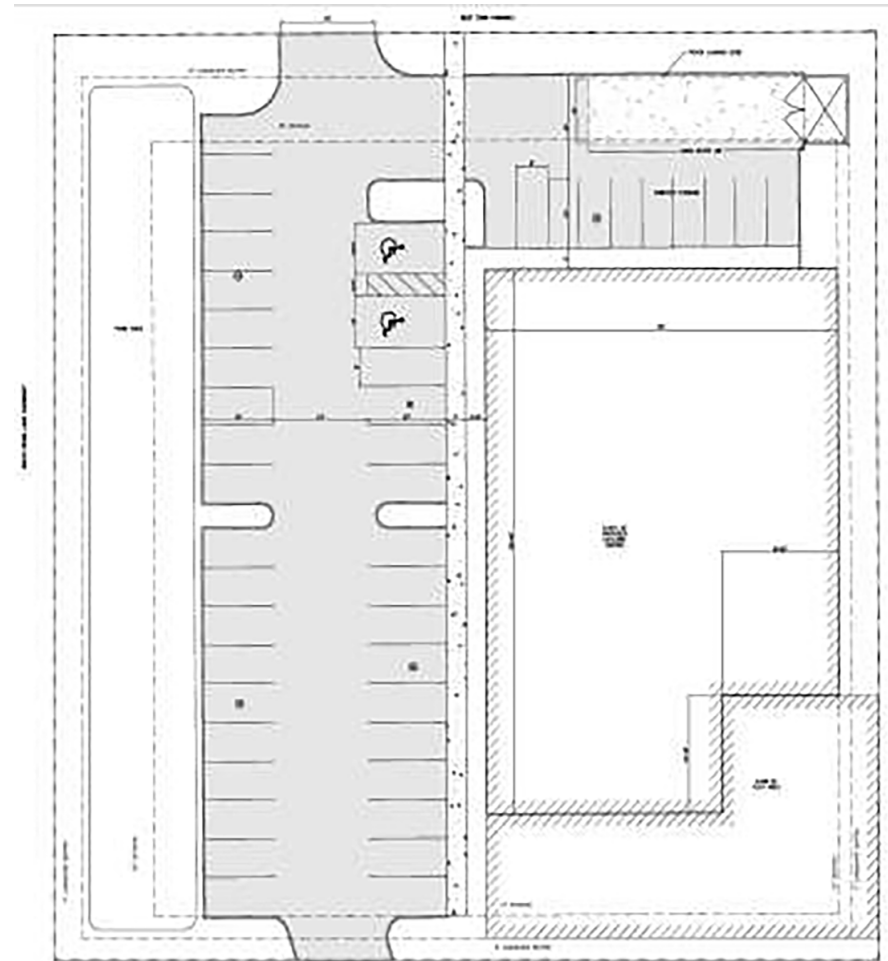
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SURVEY



PROPOSED DAY CARE SITE PLAN



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