

## SPECIAL PURPOSE FOR SALE

# GO KART CITY

4114 S. Nova Rd , Port Orange, FL 32127



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LOT SIZE:</b>	5.0 Acres
<b>YEAR BUILT:</b>	1981
<b>BUILDING SIZE:</b>	2,696 SF
<b>ZONING:</b>	PCD
<b>MARKET:</b>	Deltona/ Daytona Beach
<b>SUBMARKET:</b>	South Beach Cities
<b>TRAFFIC COUNT:</b>	23,241
<b>PRICE / SF:</b>	\$556.38

### PROPERTY OVERVIEW

Fantastic opportunity to own a family-oriented entertainment complex! This popular kart business includes 26 karts, a small games arcade, batting cages, and an 18 hole mini golf course. Make memories on one of the area's longest kart tracks. Close to shopping and restaurants. Makes for a perfect day out!

### PROPERTY HIGHLIGHTS

- 365' Main Road Frontage
- Great Port Orange Location
- Extensive Parking
- 5ac Facility
- Longest Track in Port Orange (1/4 mile)
- ~3.5 miles to I-95, ~8 miles to I-4, ~4.25 miles to A1A (Beachside!)

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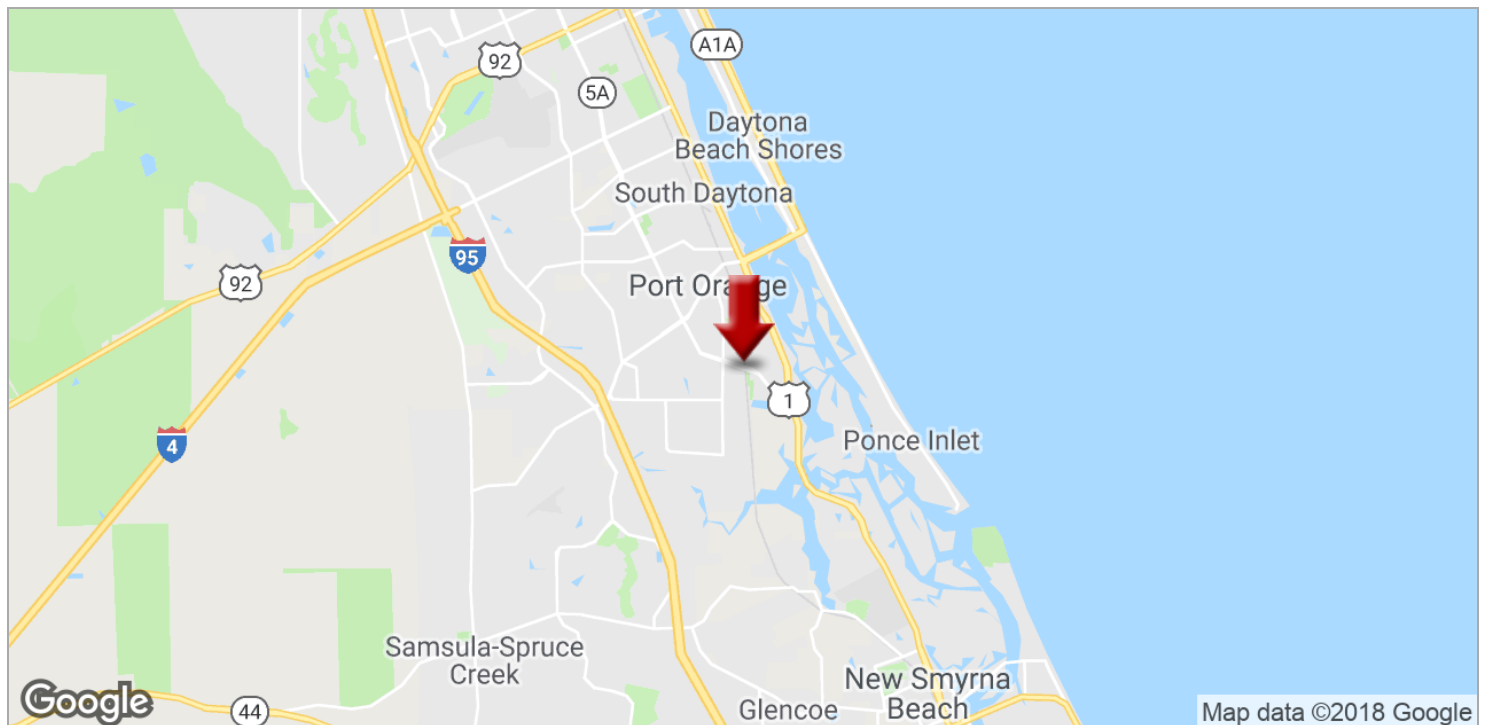
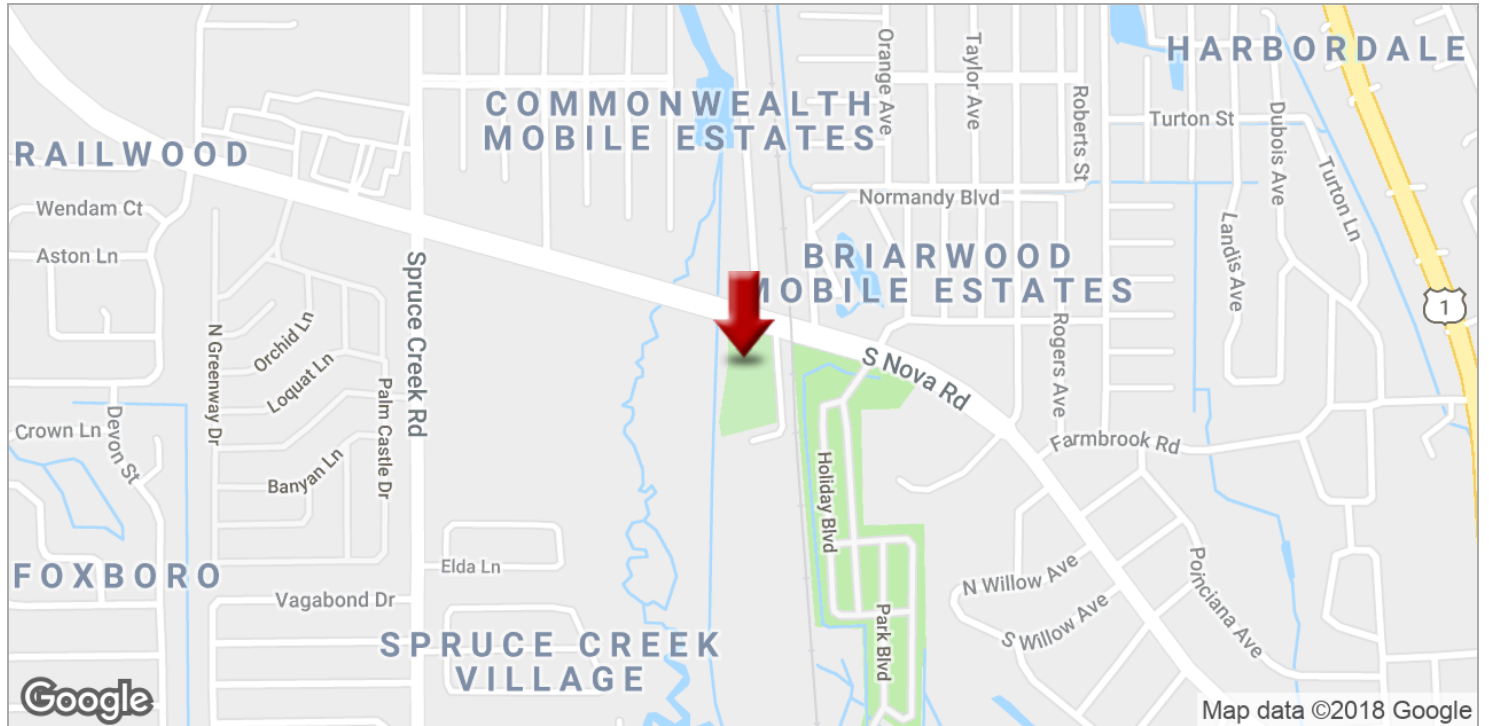
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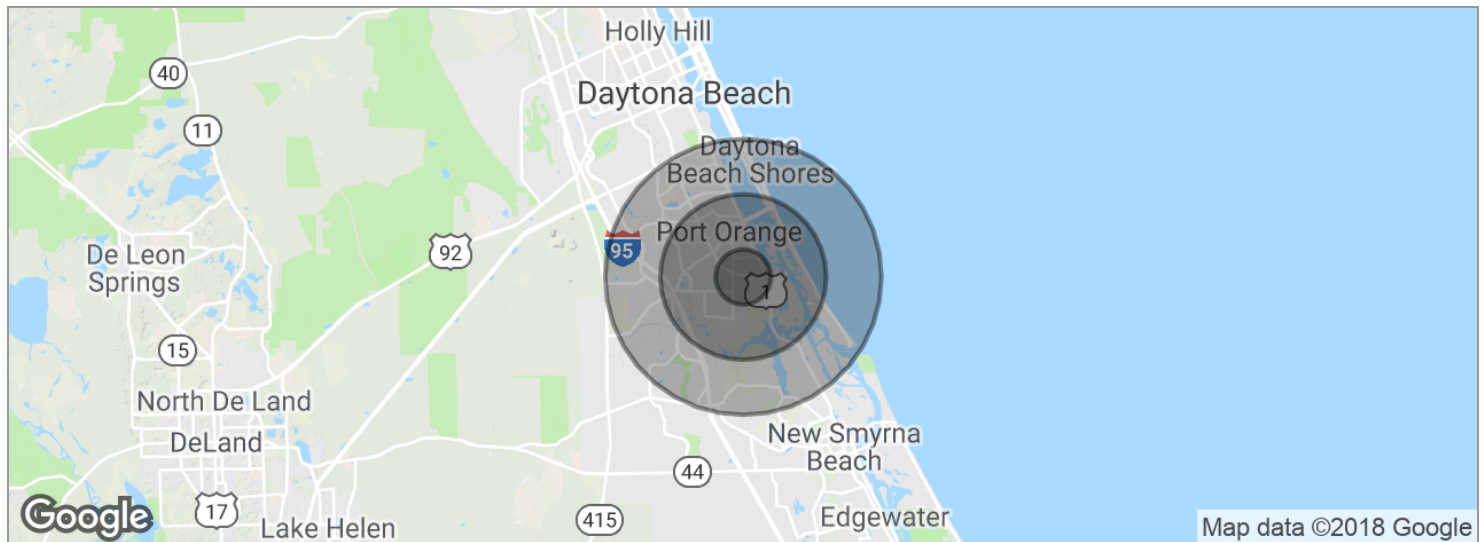
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,588	45,112	93,726
Median age	47.7	47.9	48.6
Median age (male)	43.7	45.3	46.5
Median age (Female)	50.0	49.7	50.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,945	19,404	41,303
# of persons per HH	2.2	2.3	2.3
Average HH income	\$48,002	\$57,394	\$58,769
Average house value	\$122,575	\$264,642	\$264,990

*\* Demographic data derived from 2010 US Census*

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