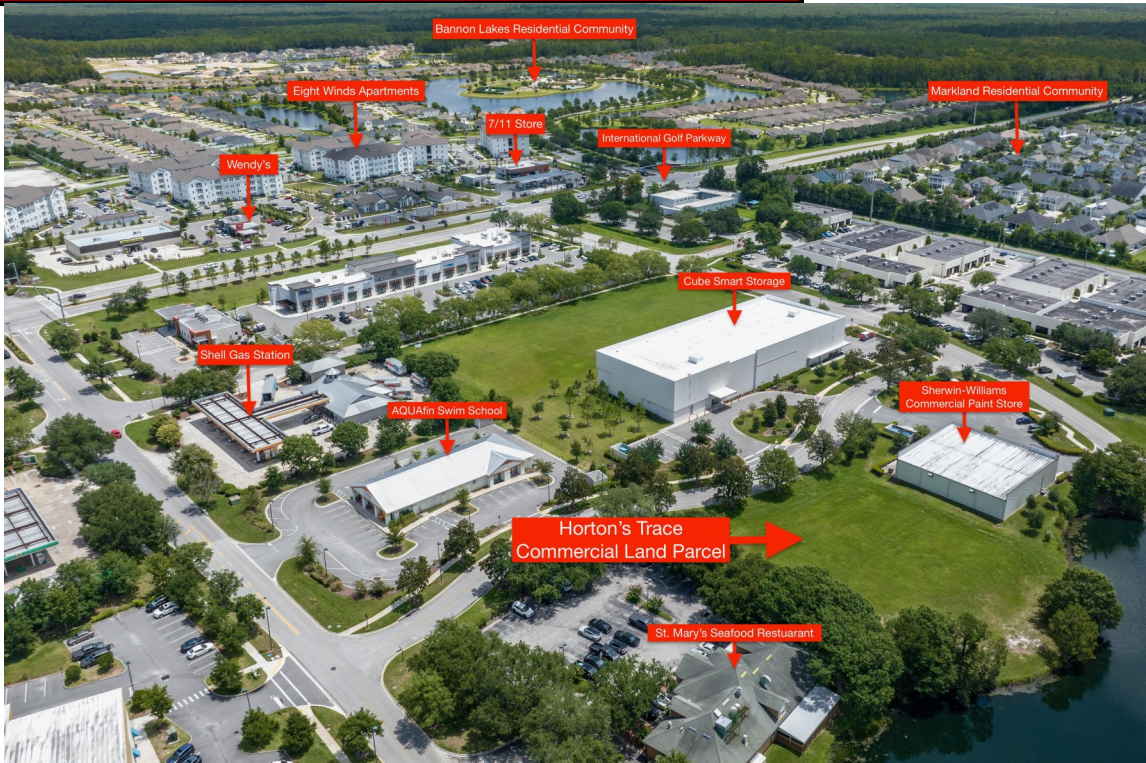


**FOR SALE**

## World Golf Village Commercial Parcel



**0.97 Usable Acres**

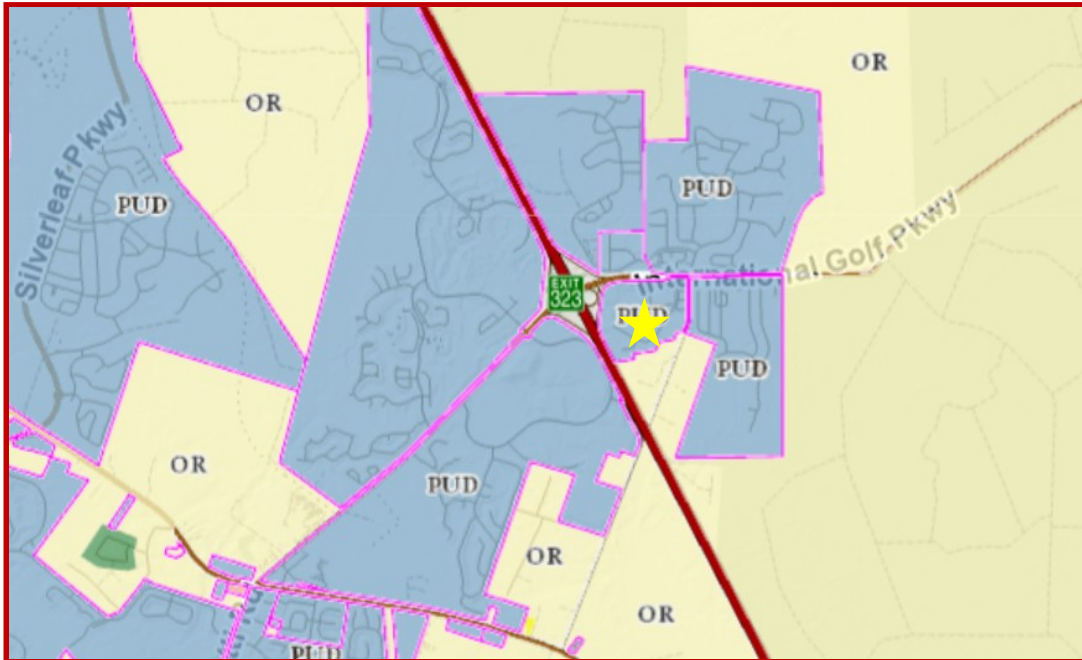
### Property Overview

- Currently entitled for 14,000 sqft of Commercial
- All retention handled off-site within master storm water system
- All utilities located along Horton's Trace
- Turnkey commercial site
- Retail, Restaurants, Dance Studio, Professional and Business Office, Medical, Bank and Financial Institution, Commercial Recreation, Gym

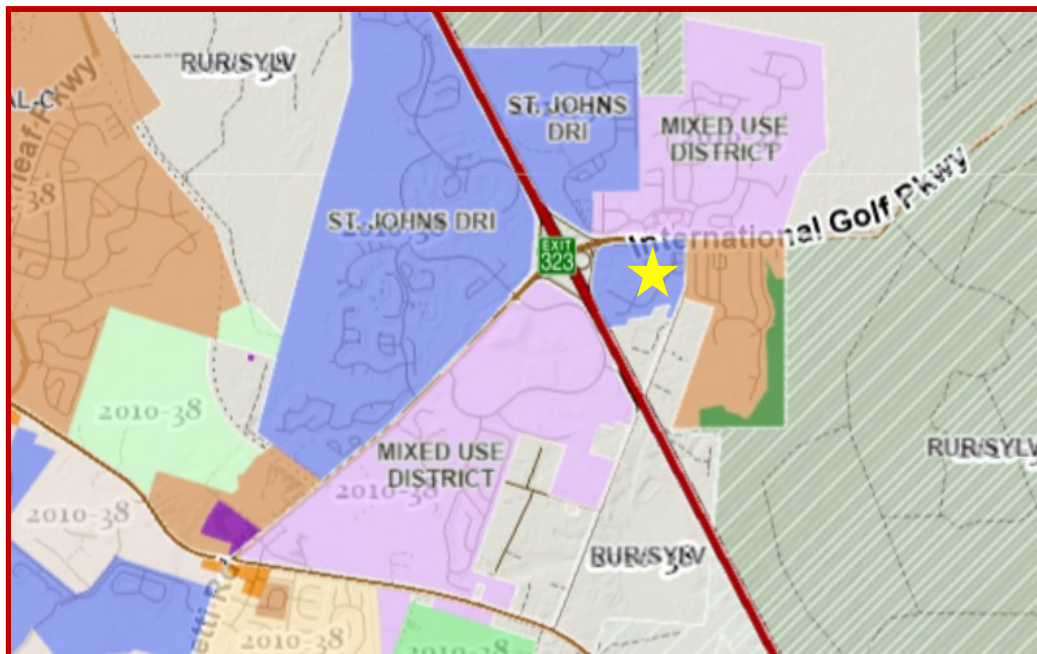
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**Sam Davidson**  
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# Zoning



# FLUM



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# Surrounding Area



# Demographics

2024 Estimated

Population



3 Mile: 10,970

5 Mile: 37,898

10 Mile: 166,105

2029 Estimated

Population



3 Mile: 14,744

5 Mile: 50,639

10 Mile: 210,679

2024 Average

Households



3 Mile: 4,228

5 Mile: 13,211

10 Mile: 60,101

Average

Household Income



3 Mile: \$120,030

5 Mile: \$122,348

10 Mile: \$126,747

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