

Land For Sale

Reed Canal Road
Port Orange, FL 32129

8.76± Acres Lot 16 Crystal Lake PUD Commercial/Industrial Land

- Located in Port Orange, Volusia County.
- Excellent location at Reed Canal Road and Nova Road.
- 1,170± Ft. frontage along Reed Canal Road.
- Adjacent to Atlantic High School.
- Across the street from the subject is Mira Crystal Lake Apartments, a 288 unit apartment complex.
- Commercial Industrial Use:
 - Industrial warehouse
 - Wholesalers distributors
 - Health/exercise club
- Convenient access to main thoroughfares, I-4 and I-95.

Site Information

APN	5332-00-00-0020
Site Area	8.76 Total Acres
Land Use	Commercial/Industrial



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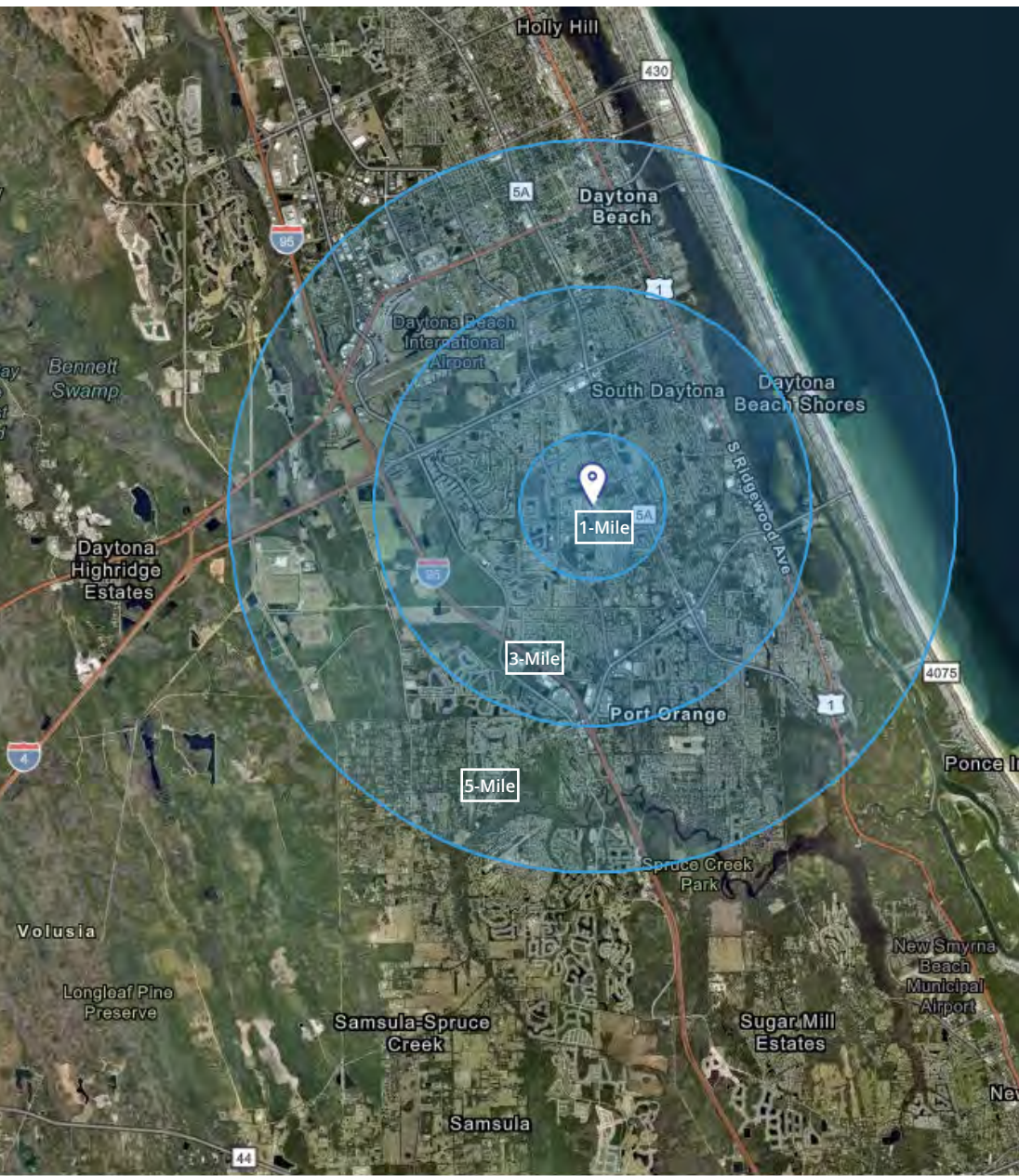
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Subject Property
8.76 Acres

Close proximity to
local thoroughfares,
interstate I-4 and
I-95.

Market Overview



Reed Canal Road Port Orange, FL 32129			
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population & Growth			
Total Population 2023	10,725	62,420	129,559
Daytime Population	8,003	63,365	146,265
2023-2028 Population Change	1.96%	0.13%	0.65%
Income			
Average Household Income	\$62,711	\$65,610	\$69,267
Median Household Income	\$51,708	\$51,789	\$52,267
Demographics			
Total Households	5,369	29,287	57,866
Households w/Income \$50k+	24.9%	21.9%	20.9%
Average Household Size	1.99	2.08	2.13
Median Age	54.6	49.8	48.7
Housing			
Owner Occupied Units	3,691	17,808	35,357
Renter Occupied Units	1,678	11,479	22,509
Race & Ethnicity			
White Population %	81.4%	76.5%	70.3%
Black Population %	7.0%	10.1%	16.4%
Hispanic Population %	6.8%	8.3%	8.4%
Asian Population %	2.8%	2.9%	2.7%

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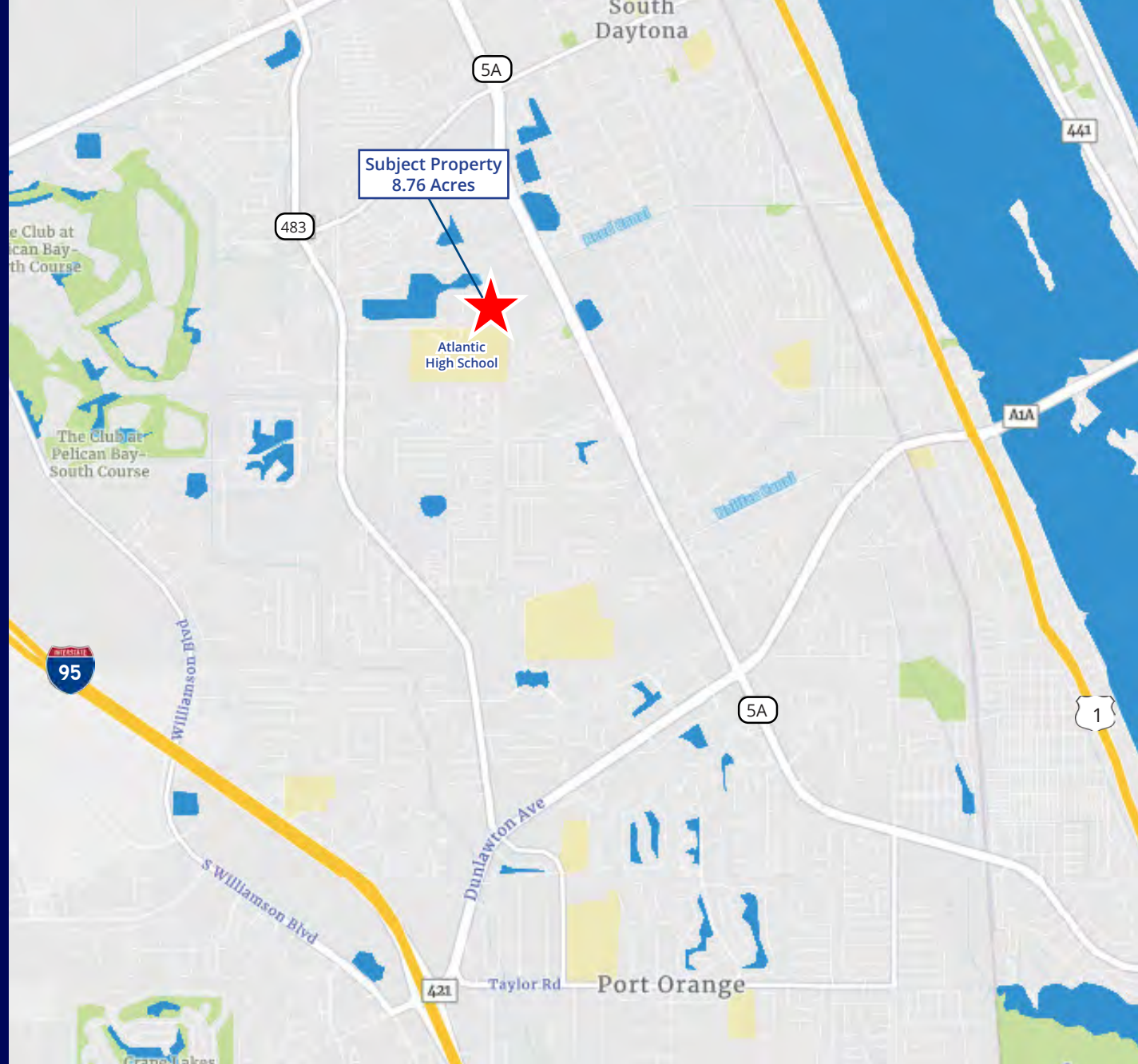
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