

SCHRIMSHERHAGE



COMMERCIAL LAND FOR SALE - \$749,000

2836 County Rd 523 | Coleman, FL

Preston Hage • 407-429-5141 • Preston@SchrimsherHage.com

DISCLAIMER All information contained in this advisement is deemed reliable but not guaranteed. All properties are subject to prior sale, change or withdrawal notice. Schrimsher Properties Real Estate believes all information to be correct but assumes no legal responsibility for accuracy.

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PROPERTY FEATURES

- 2± AC Industrial Outdoor Storage / Commercial Land.
- Easily accessible industrial outdoor storage site with all acres fully usable, due to nearby master retention.
- Excellent access to FL Turnpike (3 miles) and I-75 (6 miles) providing direct access to Orlando, Tampa & Ocala.
- Strategically surrounded by The Villages Master
- Development with new construction developments encompassing the immediate market.
- The Villages includes over 71,000 homes for over 145,000 residents with recreation centers, parks, town squares, golf courses, shopping, dining, and entertainment experiences.
- Adjacent to Coleman Flex Business Park, offering small bay industrial leasing from 1,200 - 11,000 SF.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	1,348	9,026	39,849
Median Age	57.0	62.0	59.0
Average Household Income	\$91,489	\$101,112	\$76,587
Daytime Employment	896	2,844	12,047

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AERIAL



**COLEMAN
FLEX**
BUSINESS PARK

523
COUNTY

STORSAFE
SELF STORAGE

**2.0± AC
FOR SALE**

NEW ENTRANCE

301

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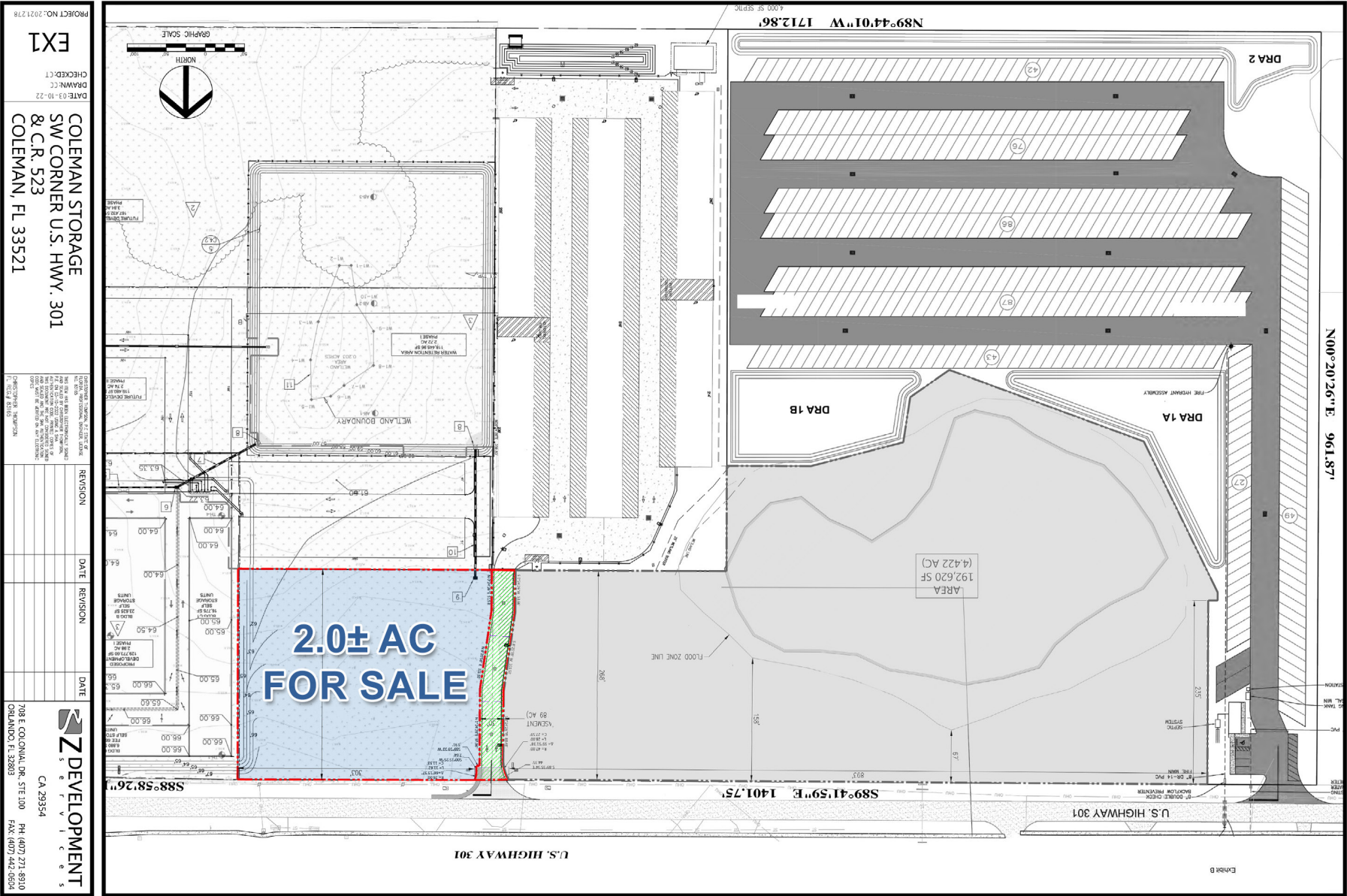
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SURVEY



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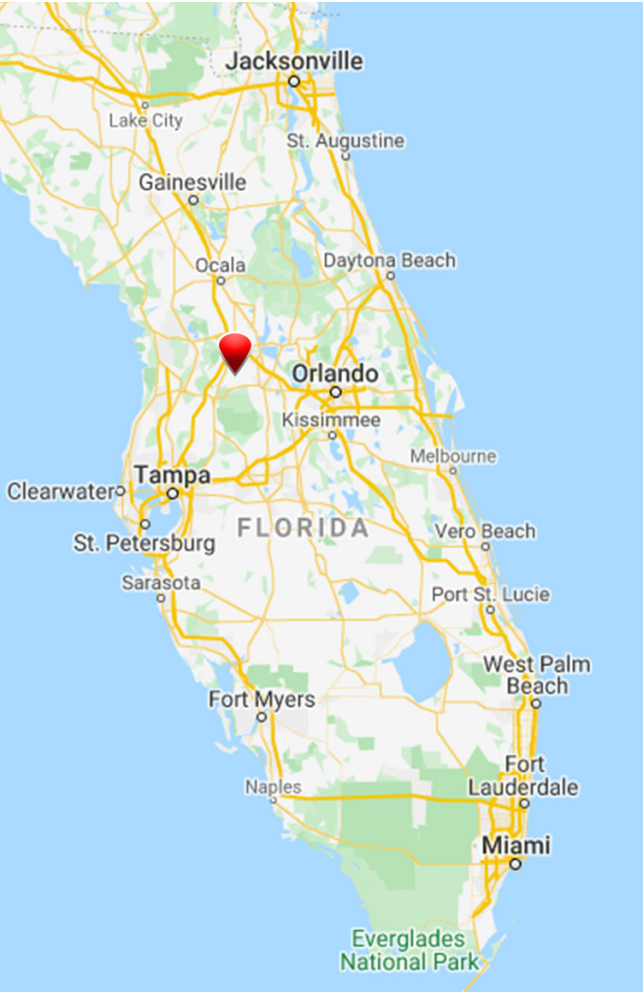
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PROPERTY LOCATION



6 minutes
(3 miles)



8 minutes
(3.8 miles)



9 minutes
(6 miles)



18 minutes
(12.2 miles)



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