



FOR SALE | LAND

SIGNIFICANT PRICE REDUCTION DUNLAWTON AVENUE GATEWAY

4075 S Ridgewood Ave, Port Orange, FL 32127



SALE OVERVIEW

SALE PRICE: \$1,700,000

LOT SIZE: 1.1 Acres

APN #: 6303-11-01-0012

ZONING: RD/Riverwalk Overlay District

PROPERTY DESCRIPTION

Lighted Intersection @ Dunlawton & Ridgewood Avenues [U.S.#1] offers over 1 acre vacant parcel. New RIVERWALK Mixed-Use project under construction across Dunlawton offers high Visibility and Exposure. Subject property great for new Business to serve as a Gateway East to the World's Most Famous Beach. Beach [approximately 1 mile] over high span, 4-lane bridge. Interstate Exit to I-95 provides access approximately 4 miles from the west along Dunlawton Avenue lined with major national and regional retailers and restaurants.

PROPERTY HIGHLIGHTS

- Lighted Intersection @ Corner Lot with Great Exposure and High Visibility
- New RIVERWALK Mixed-Use project under construction across Dunlawton
- Gateway to Beachside over high span, 4 Lane Bridge
- Growth along River and US #1 Expanding
- Kayak launch, trailhead and boardwalk completed earlier this year at RIVERWALK



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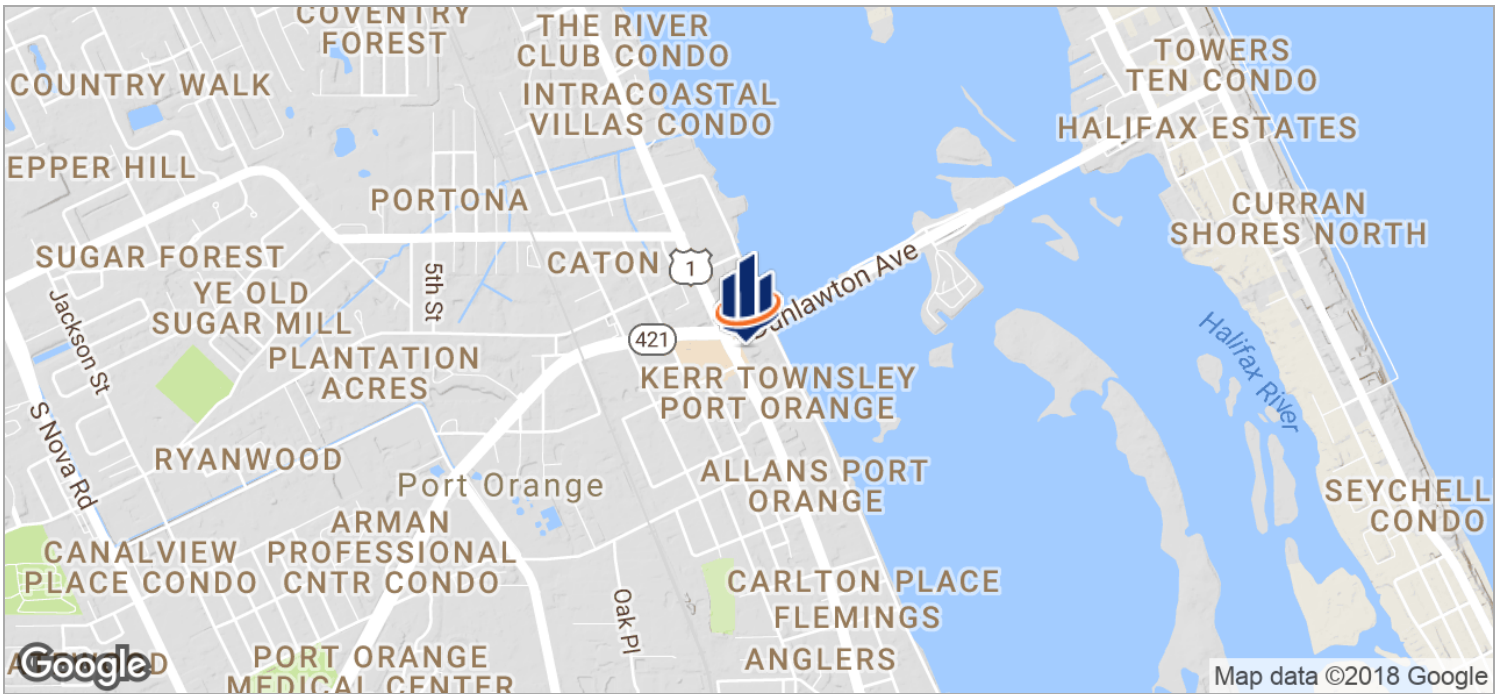
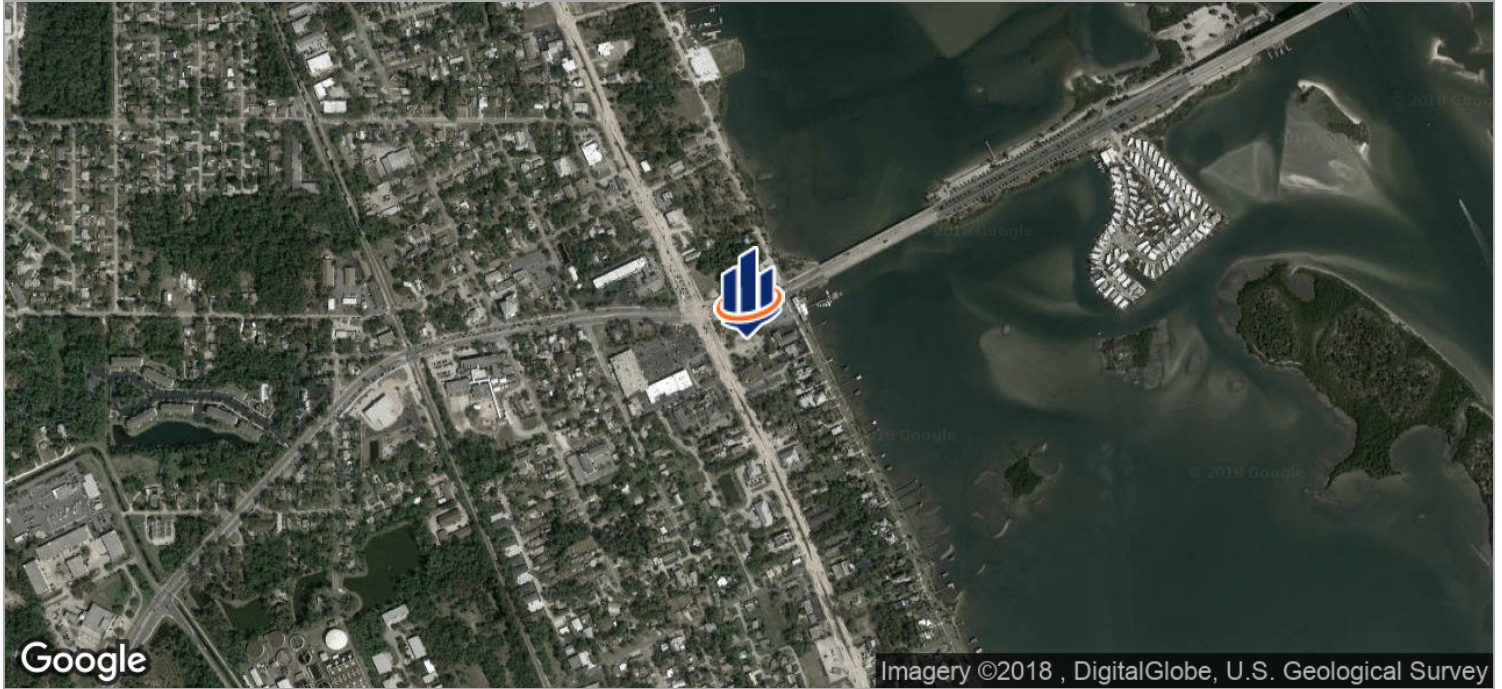
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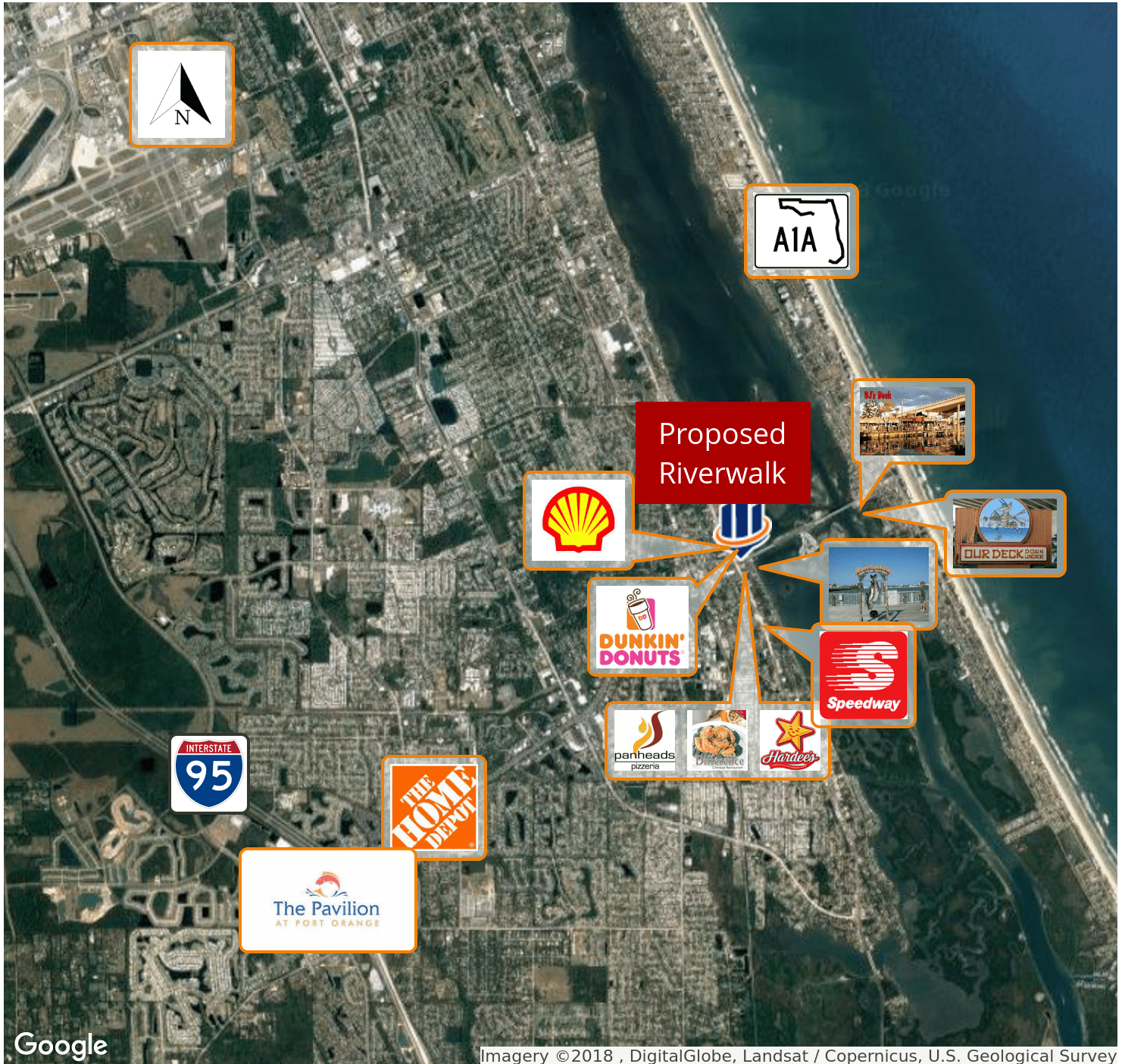
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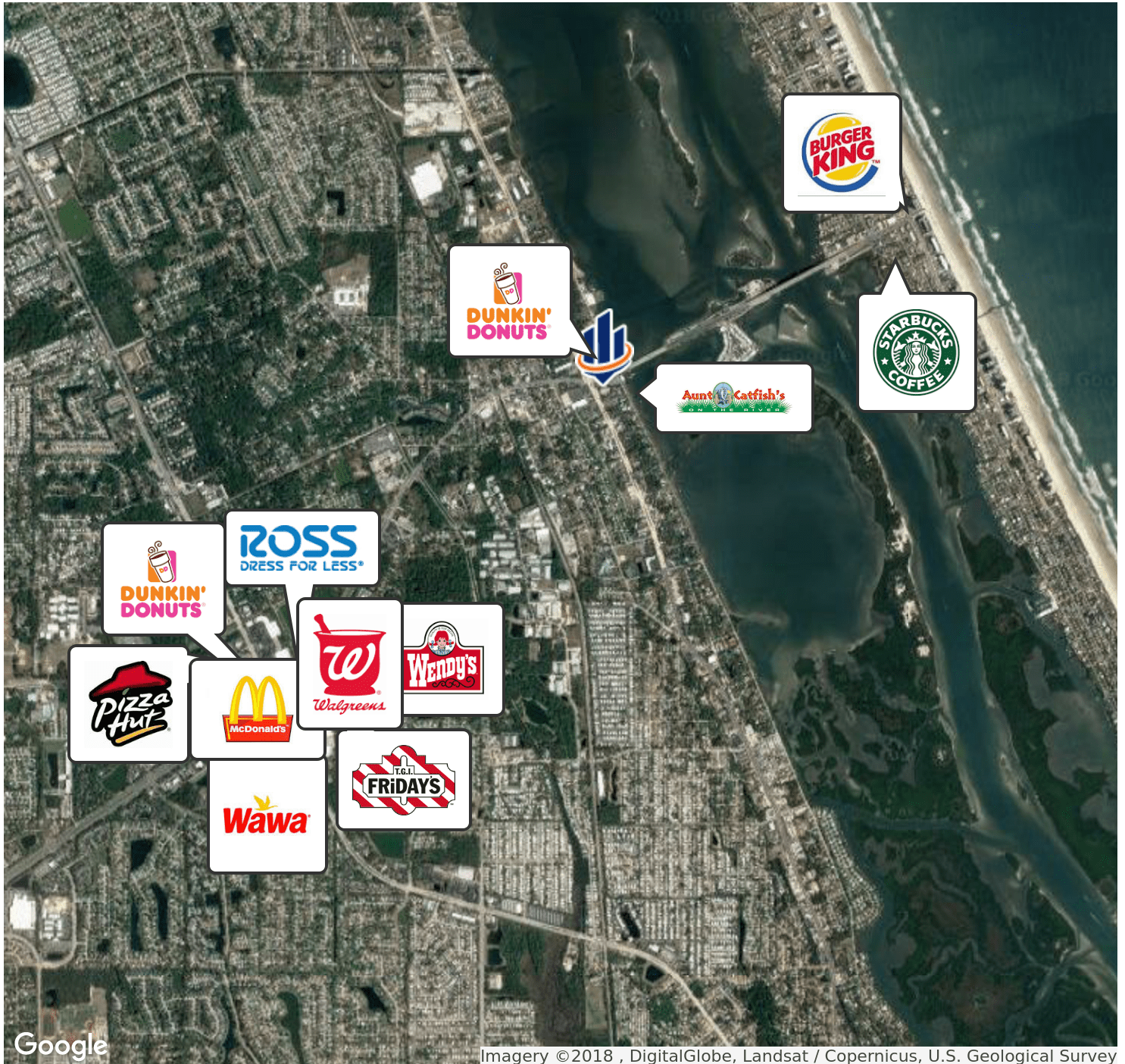
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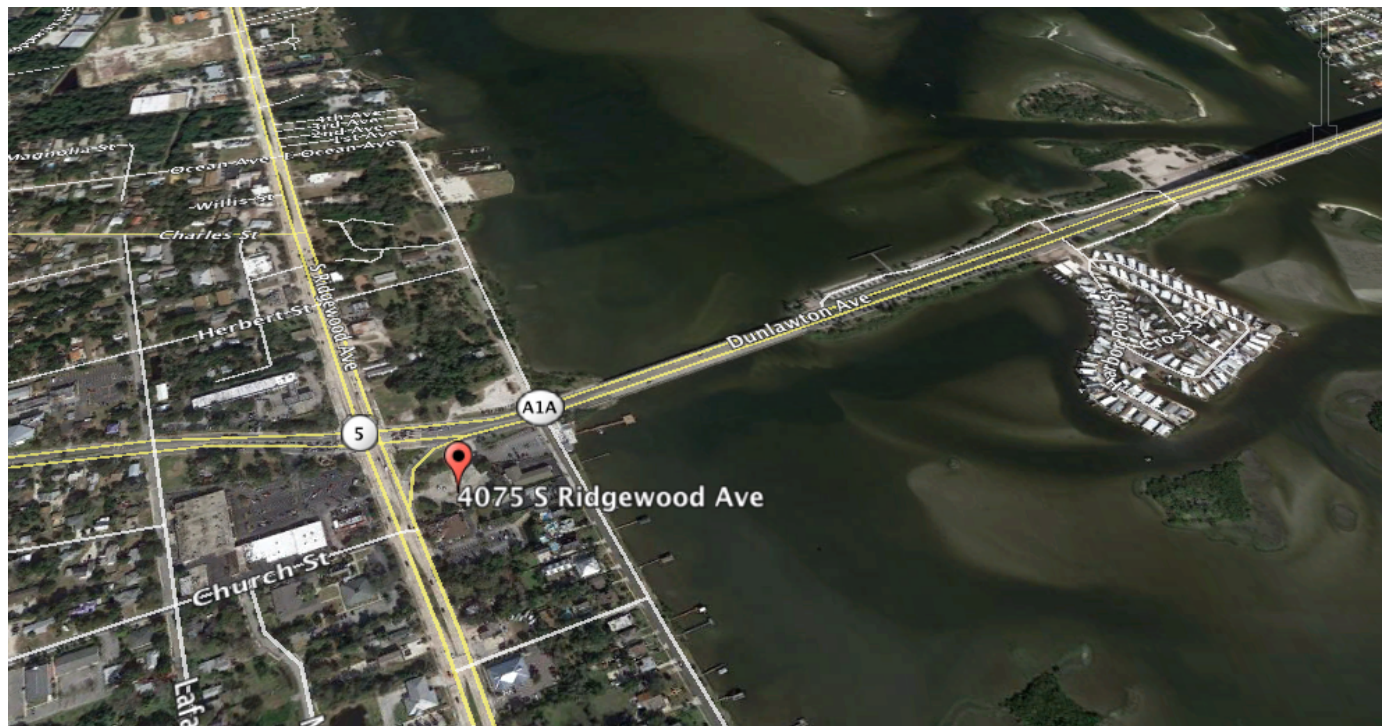
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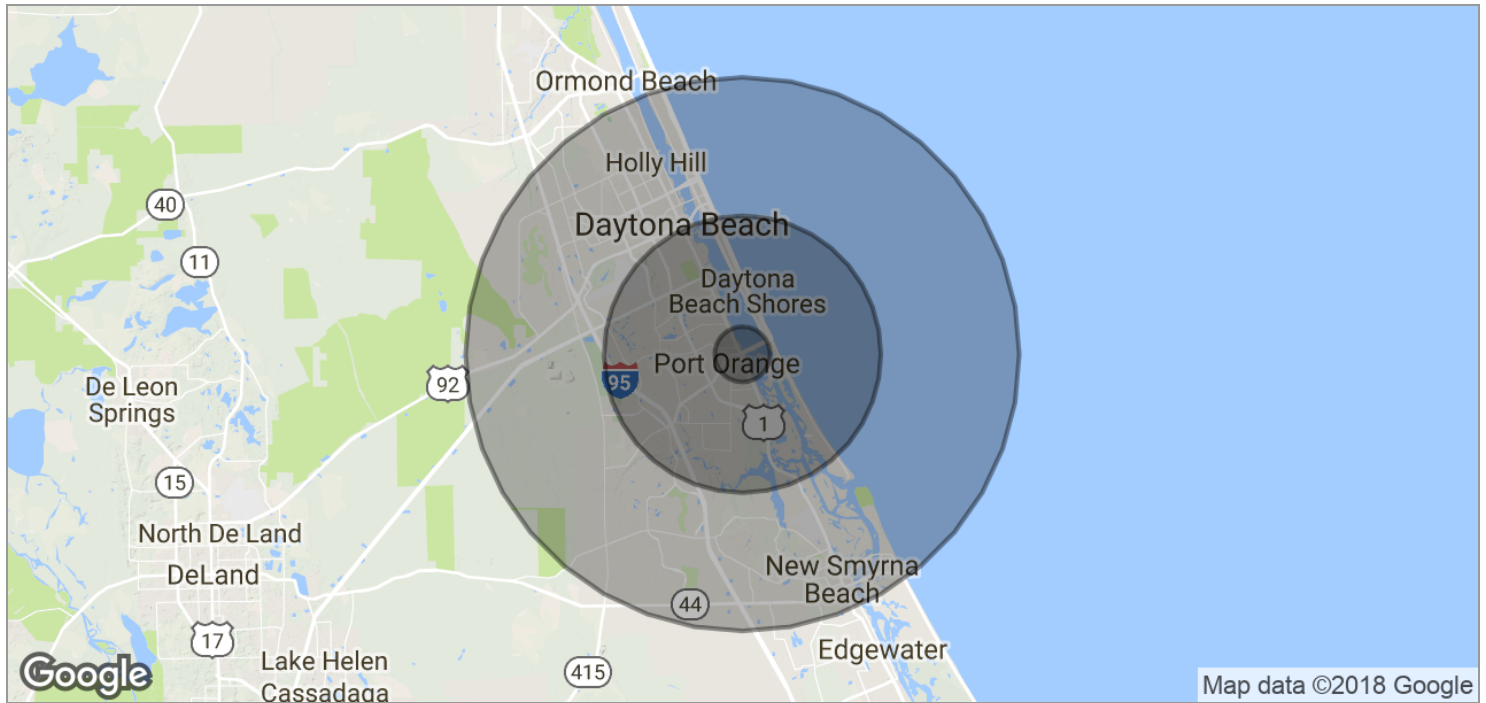
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,030	100,427	209,920
MEDIAN AGE	47.7	46.6	44.0
MEDIAN AGE (MALE)	45.7	44.3	42.3
MEDIAN AGE (FEMALE)	50.3	48.4	45.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,384	44,133	89,151
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$44,801	\$53,207	\$52,856
AVERAGE HOUSE VALUE	\$151,455	\$253,928	\$242,606



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Barbara Coomber

Principal / Senior Advisor

SVN | Alliance Commercial Real Estate Advisors

Prior to joining SVN, Barbara Coomber, Real Estate Broker, was the President and founder of CCI Properties, Inc. Since Coomber obtained her Florida real estate license in 1978 she continues to hold ethical standards and practices as a priority. Additionally, she held a North Carolina Real Estate License to expand retail opportunities.

Coomber's 40 years of continued real estate experience in both the private and public real estate sectors have allowed her a myriad of encounters ranging from real estate marketing and sales, transaction management, property development and appraising, to environmental government acquisitions and funding. Current and previous memberships and training include Certified Commercial Investment Member (CCIM) classes beginning in 1981, Realtors Land Institute (RLI), Volusia Forever Advisory Committee, (International Council of Shopping Centers (ICSC), Public Land Acquisition and Management Partnership (PLAM), and Florida Earth Foundation.

Land continues to be the primary focus of Coomber's business, however, in addition has experience in Retail Investments, Leasing, Multifamily, Industrial, Mobile Home Parks/RV, Office properties and Gas stations. Previous accomplishments in retail include coordinating buyers and sellers such as Walmart and GC Development, Inc. and managing the sales transactions to closing. Upon acquisition, GC redevelops the Retail Giant's vacated big boxes into multiple users. CCI further represented the developer in the Retail Leasing of the newly divided space, another area of expertise Coomber has helped achieve for landlords and developers. Big Lots, Bealls, T-Mobile and Firehouse Subs are amongst the national successful leases.

In the Public Sector, Coomber acted as a Senior Land Acquisition Agent for the Southwest Florida Water Management District to acquire over \$50,000,000 of conservation lands as well as assisted private land owners in land sales to City, State and County government agencies.

As she has come to understand that the real estate market is not static, Coomber's philosophy is to embrace growth and change, while seeking the knowledge required to offer clients the best services in her field, at the right time.

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Memberships & Affiliations

Phone:

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