

FOR SALE > RETAIL

# Prime Parcel for Sale

2301 MOODY BLVD. FLAGLER BEACH, FL 32136



## Location Map

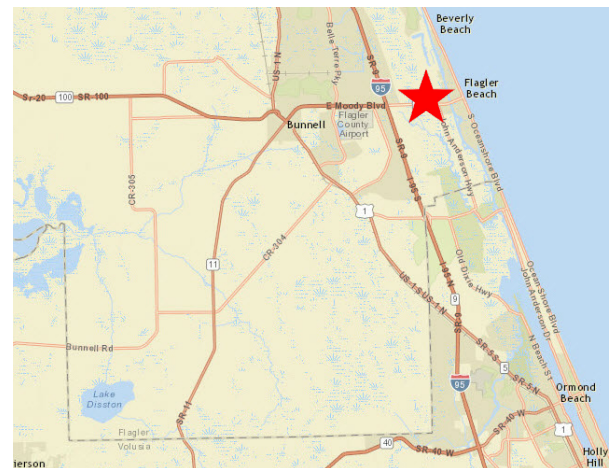
- > Land available: 0.49± acre site
- > Off-site retention
- > Excellent visibility to HWY 100 (Moody Blvd) which serves as the main thoroughfare to Flagler Beach
- > Zoning: C-2 general commercial
- > Cross access with CVS
- > Traffic Counts: 18,600 AADT on Moody Blvd.  
900 AADT on John Anderson Hwy.

## Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Total Population	1,064	7,516	25,305
Total Households	537	3,626	10,545
Average HH Income	\$66,390	\$64,715	\$64,842

Located next to CVS and across from Publix anchored shopping center!

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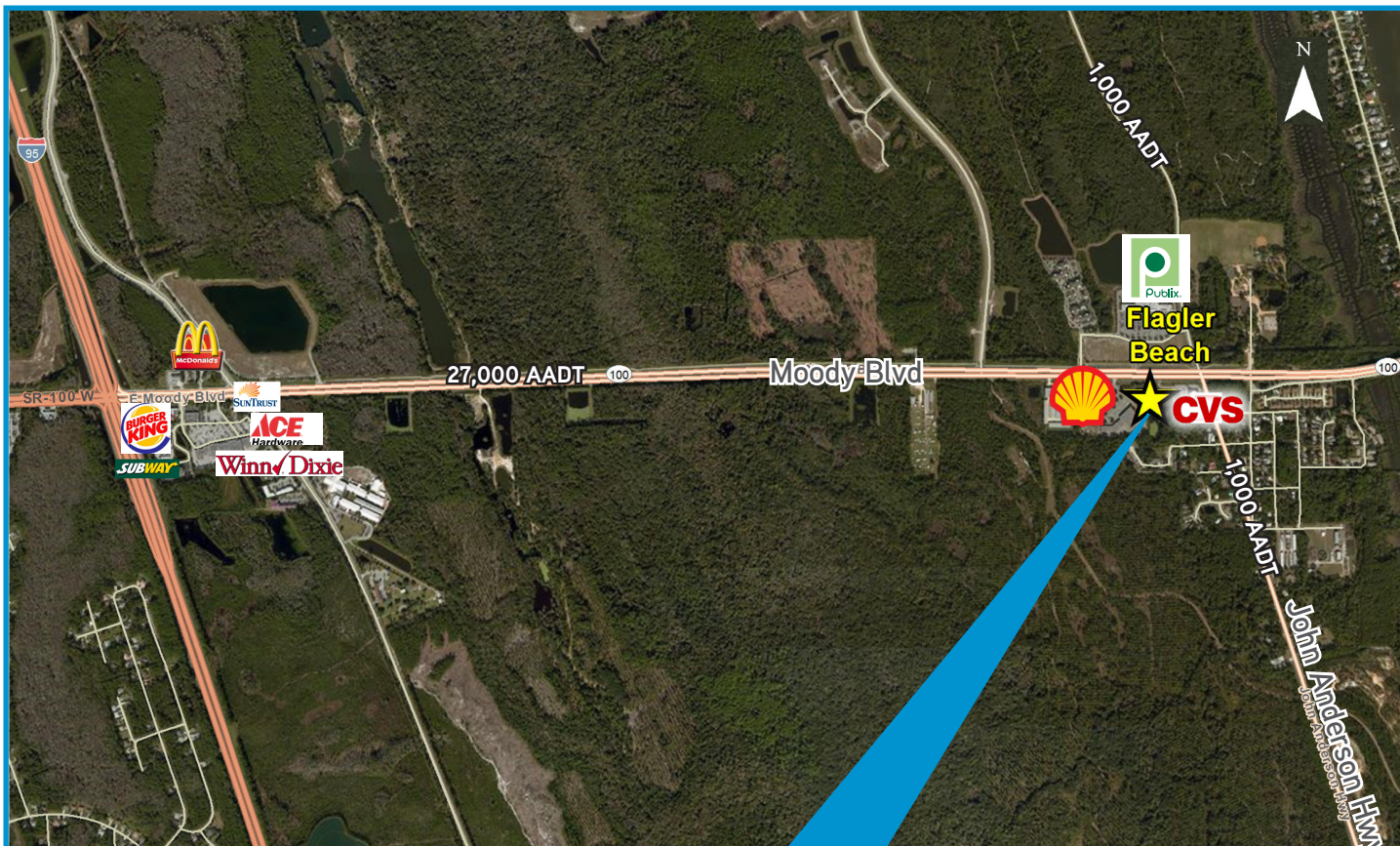
**Sale price: \$275,000**

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## Market Aerial



## Conceptual Site Plan

