

17-92 Frontage Development Site

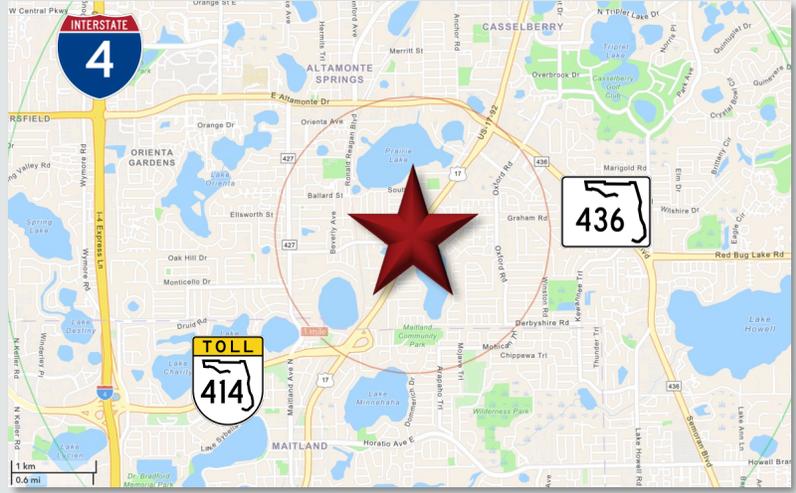
8330 S US Hwy 17-92, Fern Park, FL 32730



Sale Price: \$500,000

LOCATION DETAILS

Located on the South US Hwy 17-92 with a **high traffic count of 59,725 CPD**. Adjacent to Garden Park Senior Living, an active adult apartment complex with 108 nicely appointed units. Surrounded by residential and senior housing, including Strive at Fern Park, a 125-bed assisted living and memory care community. Less than a mile from SR 436 and W Maitland Blvd; less than 3 miles from SR 414 and Interstate 4.



PROPERTY DETAILS

- **±0.63 Acres**
- **±140' Frontage** on S US Hwy 17-92
- Zoned PD with Commercial FLU
- **Cleared and Leveled**
- **Existing utilities** stubbed to site

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,988	91,086	265,662
Average HH Income	\$92,589	\$101,005	\$98,711
Median HH Income	\$61,485	\$63,975	\$65,433

CONTACT FOR MORE INFORMATION

Shellie Sevor, JD **Marie Shorey, CCIM**
(321) 377-1928 (407) 383-8142
Shellie@palkiper.com Marie@palkiper.com