

CR 437 & SR 44 Sorrento Development

34240 Co Rd 437 Sorrento, FL 32776



Sale Price: \$2,600,000

LOCATION DETAILS

Located near the intersection of SR 44 and Plymouth Sorrento Rd with traffic counts of +13,000 CPD. Across from Publix, CVS and the gated community of Sorrento Hills. This area has seen increased development thanks to the continuation of the 429. Nearby developments include residential along SR 46 and Sorrento Pines, a new community that began development earlier this year just south of the property.



PROPERTY DETAILS

- **±9.33 Acres** total
- ±590' Frontage
- Zoned for Agriculture (**Can be rezoned**)
- **Receiving Area A-1-20** FLU
- Existing Building: 1,051 SF Residential

2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	1,029	8,796	24,767
Average HH Income	\$136,729	\$131,197	\$118,637
Median HH Income	\$96,647	\$105,729	\$102,089

CONTACT FOR MORE INFORMATION

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 **Palkiper**
Commercial Real Estate Services
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06/24/25 15:20