# CR 437 & SR 44 Sorrento Development

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437

34240 Co Rd 437 Sorrento, FL 32776

### Commercial Real Estate Services Licensed Real Estate Broker

# 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

#### Sale Price: \$2,600,000



| 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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