



Walmart



WATSON
COMMERCIAL
REAL ESTATE, INC

SR-520 and South Banana River Drive

2.5 Acres

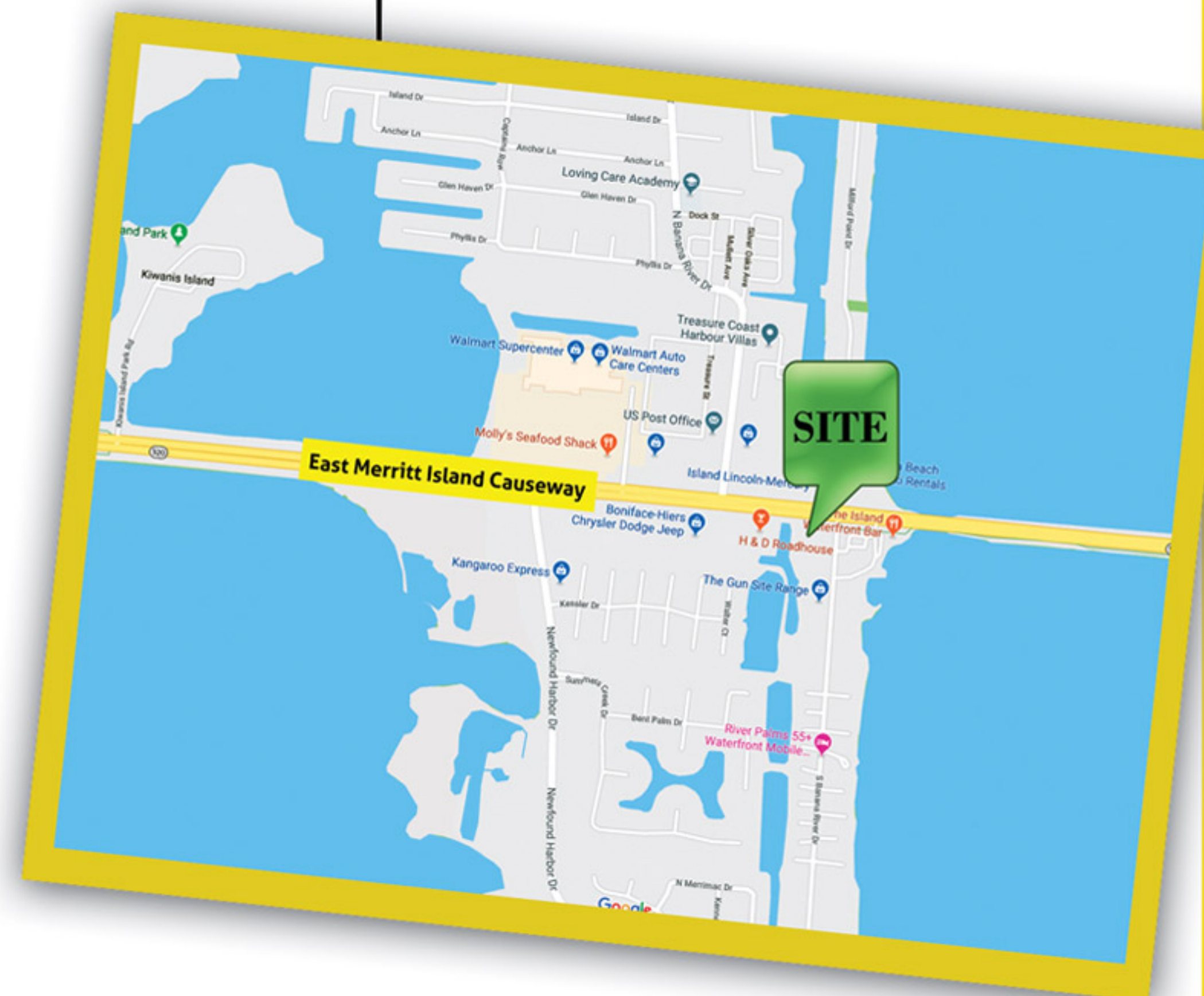
SOUTHWEST CORNER
SR-520 and South Banana River Drive

\$1,700,000

Property Highlights:

- ✓ 290 FT frontage on SR-520
- ✓ 423 FT deep on Banana River Drive
- ✓ Zoned BU-2
- ✓ Corner traffic light. 31,840 traffic count
- ✓ Water & sewer
- ✓ Just east of the WALMART Supercenter
- ✓ This property will be deed restricted for a period of 10 years against automotive sales, and service.

[CLICK HERE TO WATCH VIDEO](#)



Duane A. Watson
Broker

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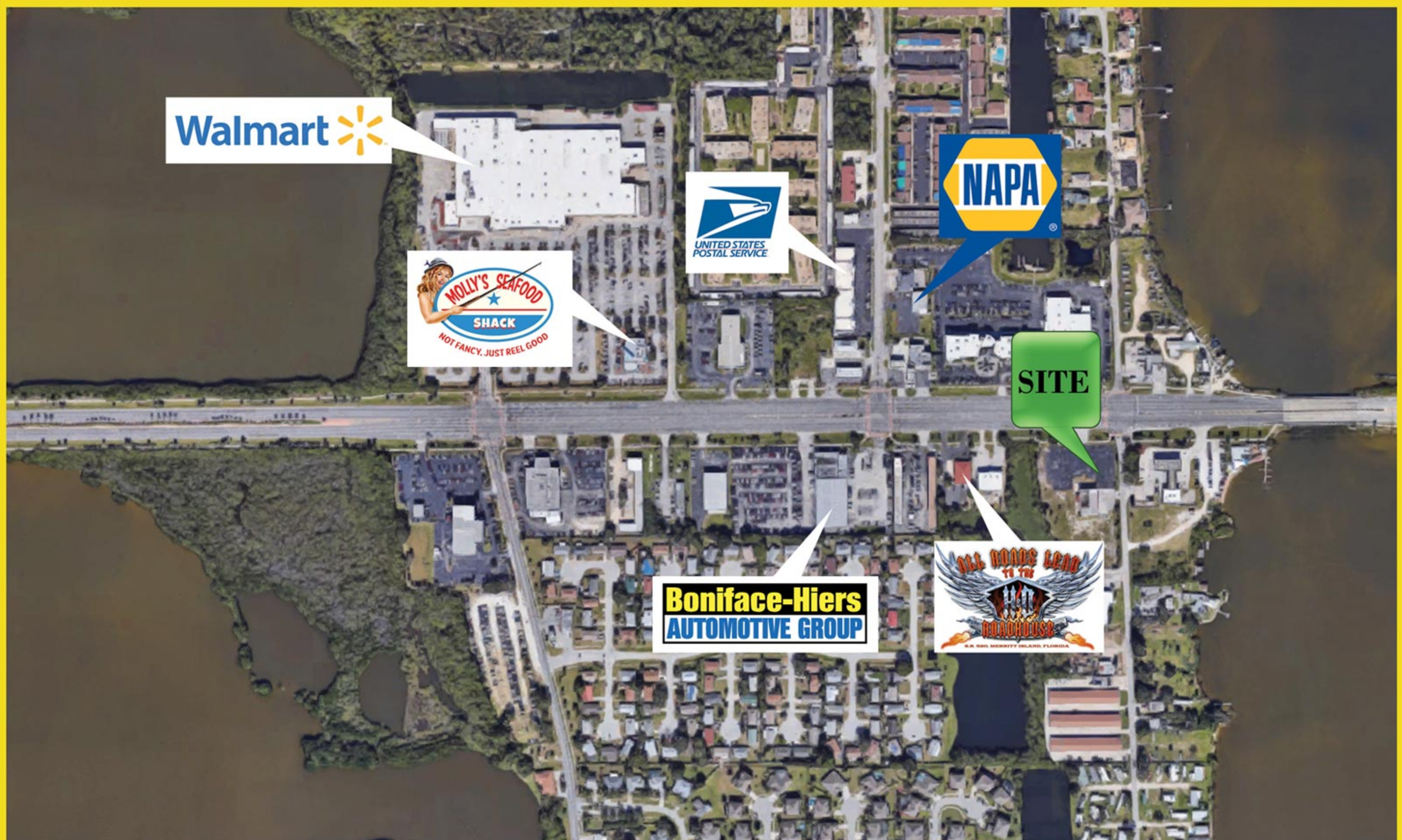
Property Details

Price: \$1,700,000
 Lot Size: 2.5 Acres
 Property Type: Land
 Zoning: BU-2
 Address: **Southwest corner SR 520 and South Banana River Drive**



Demographics

	1 Miles	3 Miles	5 Miles
2018 Total Daytime Population	8,008	39,585	87,091
2018 Households	3,714	17,052	36,000
2018 Avg Household Income	\$54,980	\$66,797	\$71,031

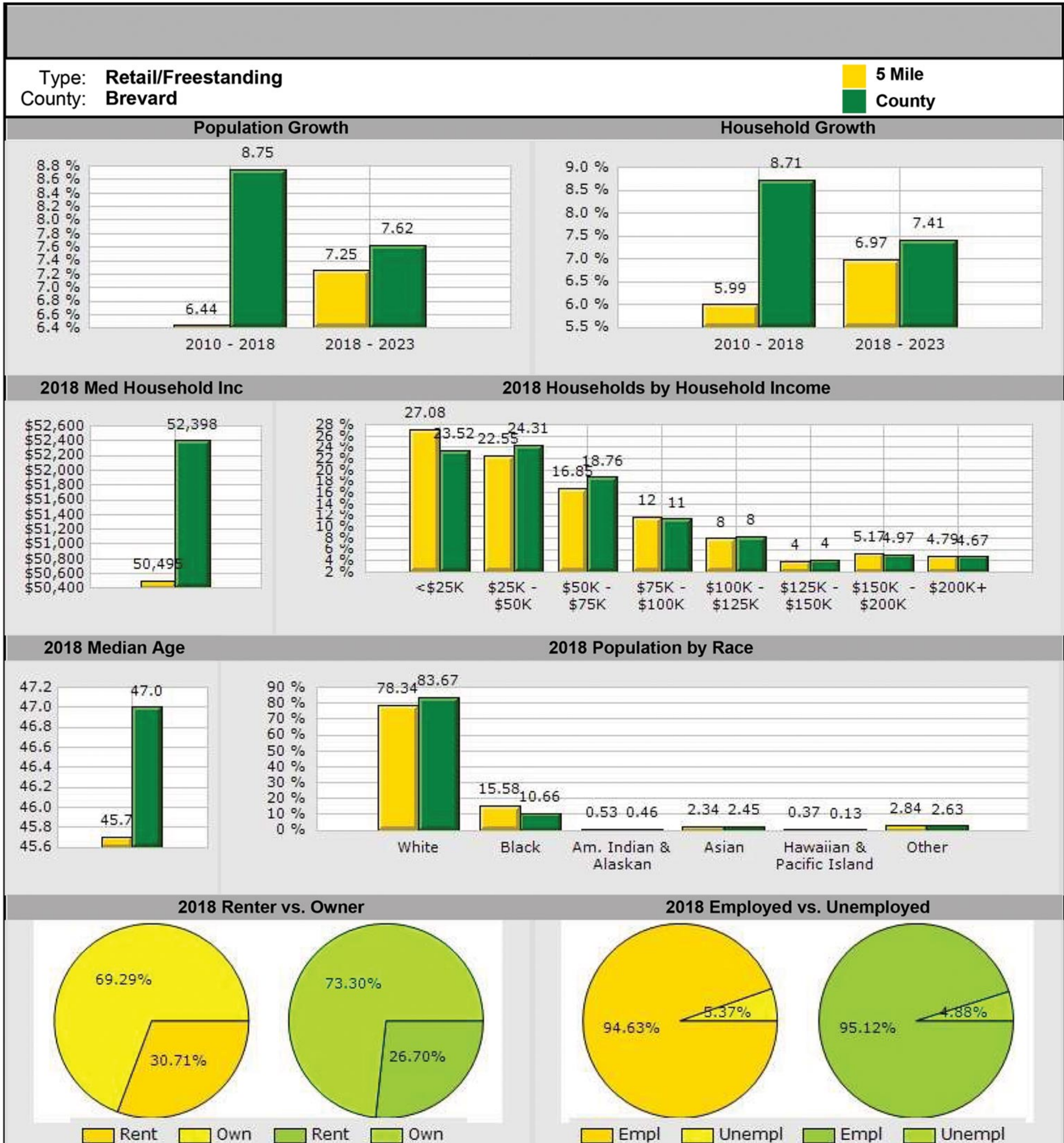


Southwest corner SR 520 and South Banana River Drive



Demographic Market Comparison Report

5 mile radius



Demographic Summary Report

Radius	1 Mile	3 Mile	5 Mile
2018 Population By Race	8,008	39,585	87,091
White	7,220 90.16%	31,781 80.29%	68,232 78.35%
Black	348 4.35%	5,539 13.99%	13,568 15.58%
Am. Indian & Alaskan	39 0.49%	228 0.58%	463 0.53%
Asian	157 1.96%	848 2.14%	2,037 2.34%
Hawaiian & Pacific Island	14 0.17%	95 0.24%	317 0.36%
Other	231 2.88%	1,094 2.76%	2,474 2.84%
Population by Hispanic Origin	8,008	39,585	87,091
Non-Hispanic Origin	7,322 91.43%	36,264 91.61%	78,919 90.62%
Hispanic Origin	687 8.58%	3,320 8.39%	8,172 9.38%
2018 Median Age, Male	45.90	46.10	44.00
2018 Average Age, Male	43.20	43.00	41.80
2018 Median Age, Female	49.90	49.00	47.00
2018 Average Age, Female	46.30	45.20	43.90
2018 Population by Occupation Classification	6,780	33,120	72,031
Civilian Employed	3,871 57.09%	18,790 56.73%	40,810 56.66%
Civilian Unemployed	224 3.30%	995 3.00%	2,315 3.21%
Civilian Non-Labor Force	2,645 39.01%	13,235 39.96%	28,706 39.85%
Armed Forces	40 0.59%	100 0.30%	200 0.28%
Households by Marital Status			
Married	1,360	7,149	16,202
Married No Children	990	5,066	10,940
Married w/Children	370	2,083	5,261
2018 Population by Education	6,772	31,731	68,248
Some High School, No Diploma	556 8.21%	2,881 9.08%	6,836 10.02%
High School Grad (Incl Equivalency)	2,041 30.14%	8,224 25.92%	16,489 24.16%
Some College, No Degree	2,158 31.87%	10,788 34.00%	22,923 33.59%
Associate Degree	729 10.76%	2,553 8.05%	5,360 7.85%
Bachelor Degree	896 13.23%	4,829 15.22%	10,669 15.63%
Advanced Degree	392 5.79%	2,456 7.74%	5,971 8.75%

Traffic Count:

Southwest corner SR 520 and South Banana River Drive

5 Mile Information



41,836

Employees



\$71,031

Median Income



4,724

Businesses

