

AADT 23,500



Broadway Ave

Gowers St

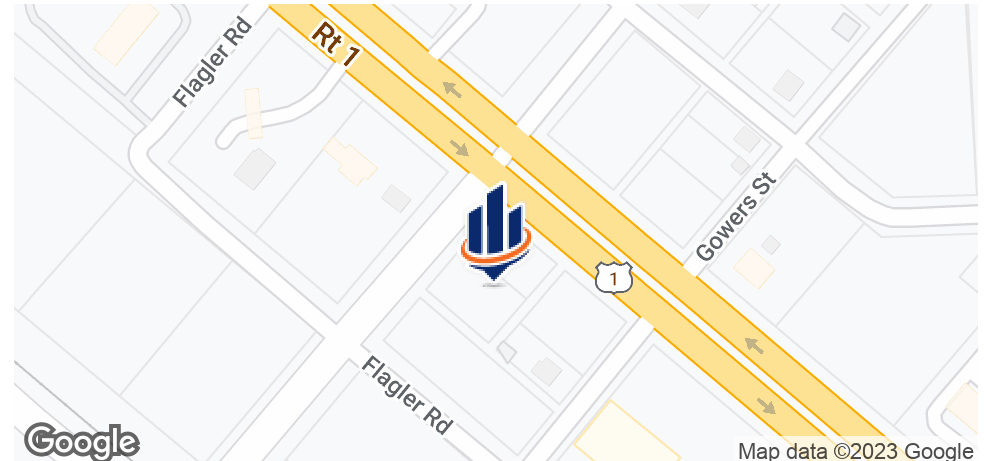


1506 N US HWY 1

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ORMOND BEACH, FL 32174

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Property Summary



OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	1.6 Acres (adjacent 0.2 ac lot could also be assembled)
US Hwy 1 Frontage:	300'
Zoning:	B-7, Highway Tourist Commercial [City of Ormond Beach]
Parcel IDs:	313601600170 & 313601600220

PROPERTY OVERVIEW

Offered for sale is this 1.6+/- acre hard corner retail development site in Ormond Beach, FL. Located at the SWC of US Hwy 1 and Broadway Ave. This intersection just received a new traffic light in 2019 as it will now serve as the main entrance off of US Hwy 1 to the Ormond Crossings Business Park. The first tenant in this 1m+ SF business park is Security First Insurance who just opened their 130k SF headquarters building in November 2019 and has over 500 employees working at this location.

The site offers over 300' of frontage on US Hwy 1 with full access via the Broadway Ave intersection. With the brand new traffic light and surrounding new development this hard corner site has become the most attractive retail location in the corridor. Tremendous potential with the ability to do multiple QSR's, strip center, restaurant, etc. The city and community are very supportive of new retail development near this I-95 intersection [exit 273].

PROPERTY HIGHLIGHTS

- 1.6+/- acre hard corner retail site in Ormond Beach, FL
- Located immediately south of I-95
- Over 300' of frontage on US Hwy 1
- Property is just in front of new Security First Insurance 130,000 SF headquarters building

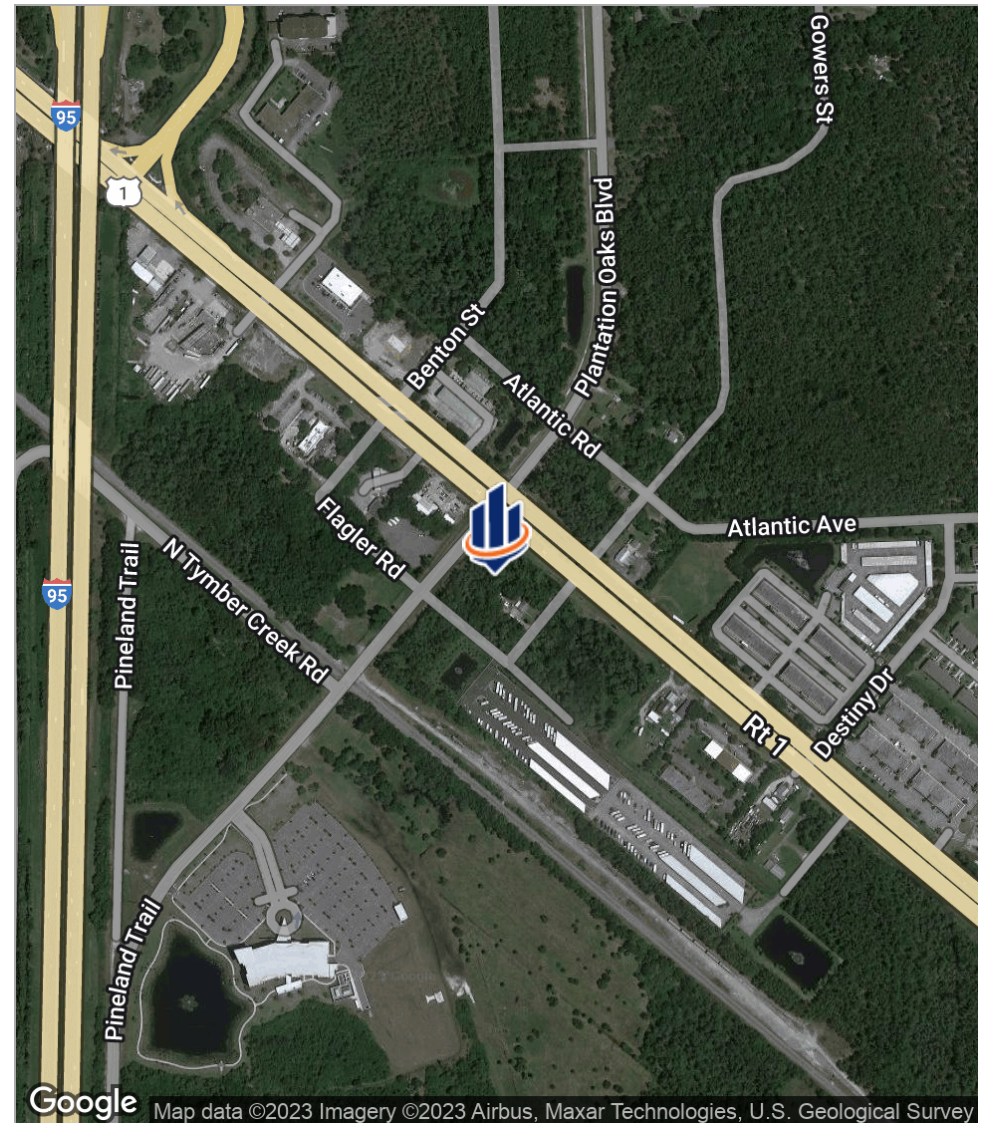
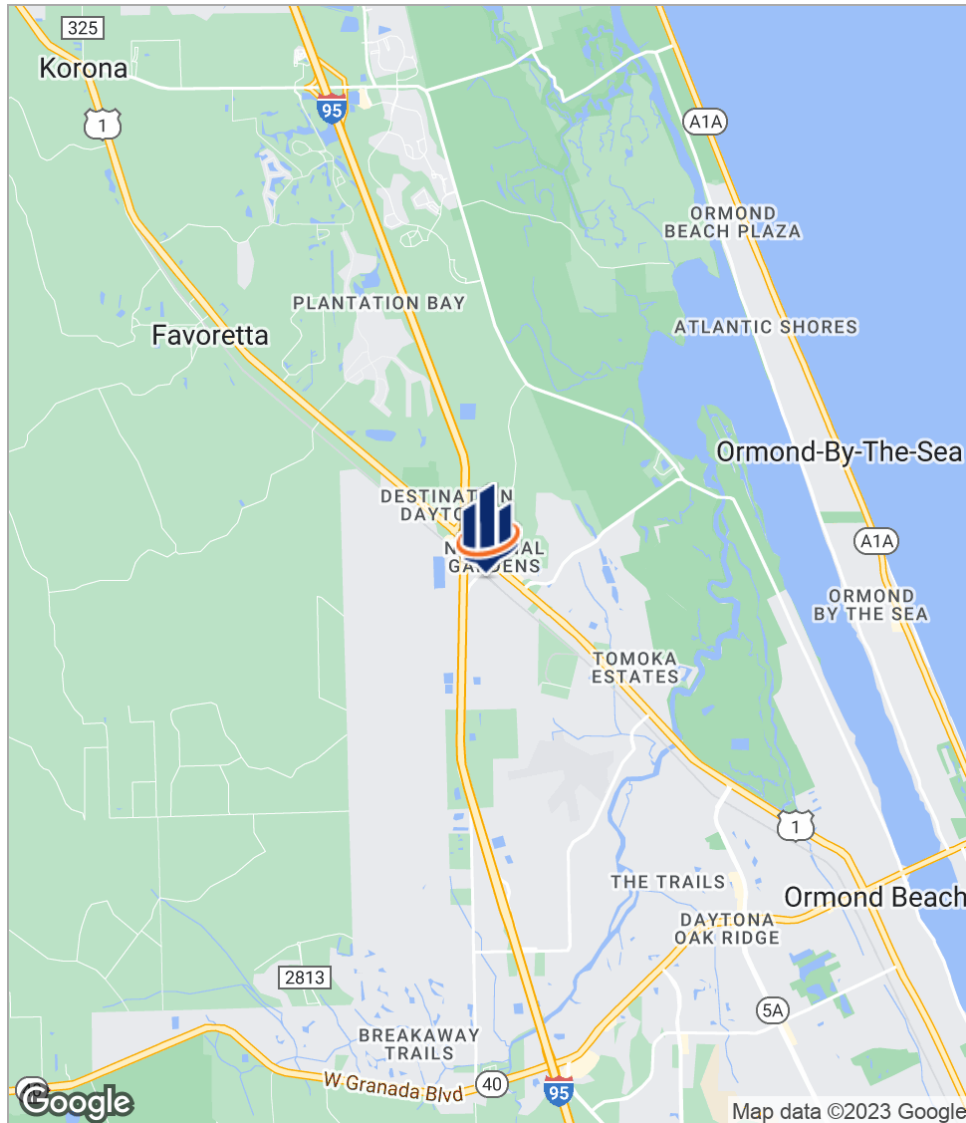
Site Aerial



I-95 Exit 273 Retail Aerial



Location Maps

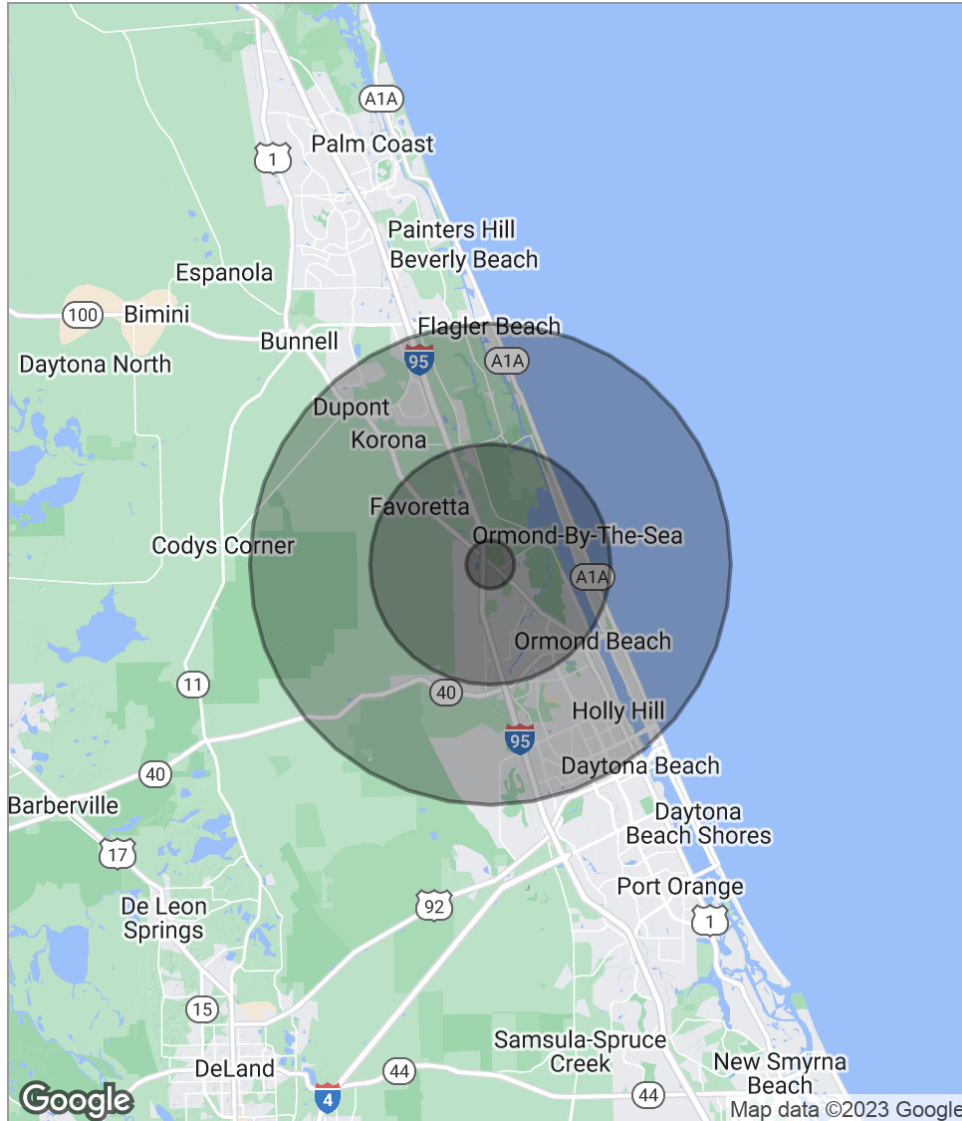


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	878	31,019	115,667
Median age	54.0	52.4	46.2
Median age (Male)	54.5	52.2	45.0
Median age (Female)	53.8	52.7	47.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	372	14,105	49,971
# of persons per HH	2.4	2.2	2.3
Average HH income	\$90,623	\$77,016	\$59,481
Average house value		\$256,446	\$205,637

* Demographic data derived from 2020 ACS - US Census