

FOR SALE

16XX N US 1

DESTINATION DAYTONA
RETAIL OUTPARCELS

Ormond Beach, FL 32174

PRESENTED BY:

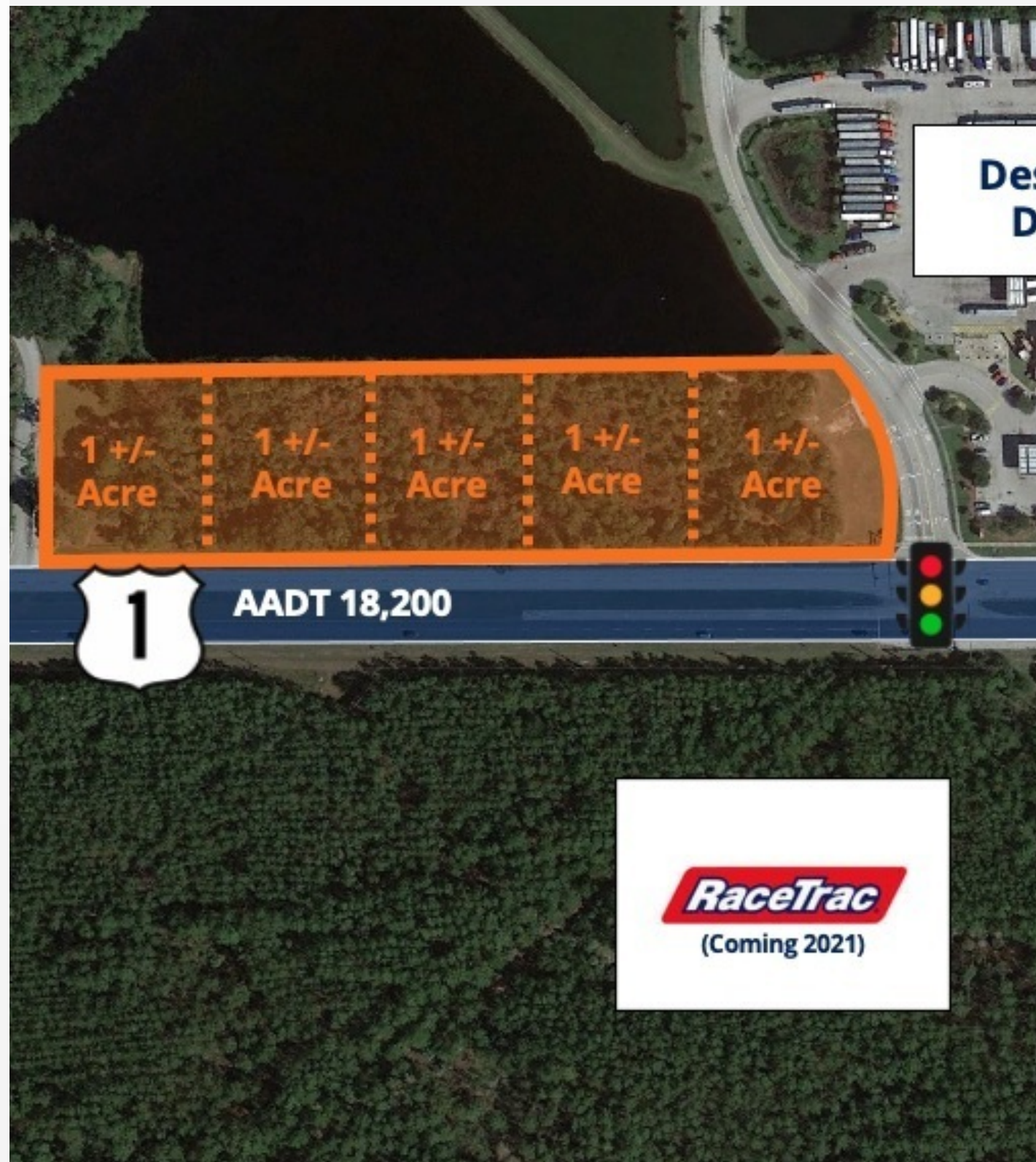
CHRIS BUTERA

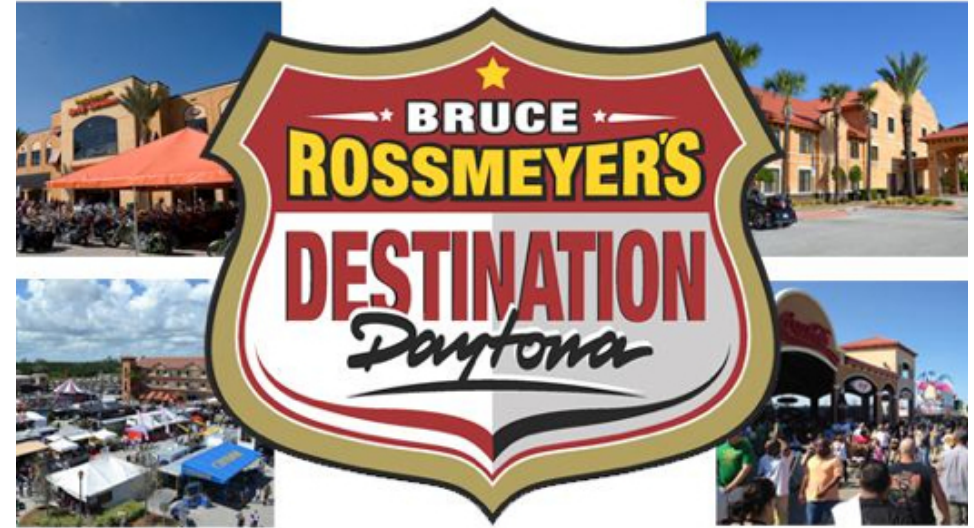
Principal

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110





OFFERING SUMMARY

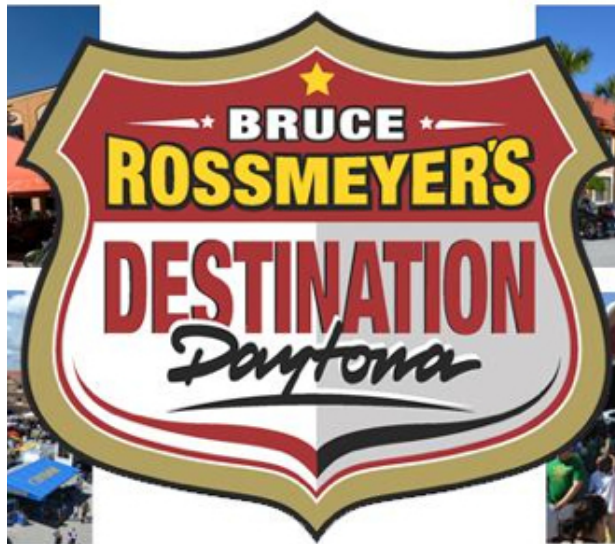
SALE PRICE:	\$899,000 / acre
AVAILABLE SF:	
AVAILABLE LOT SIZES:	1 - 5 Acres
AADT:	18,200 cars per day
ZONING:	B-7 Highway Tourist Commercial (Ormond Beach)
APN:	26-13-31-0000-0090

PROPERTY OVERVIEW

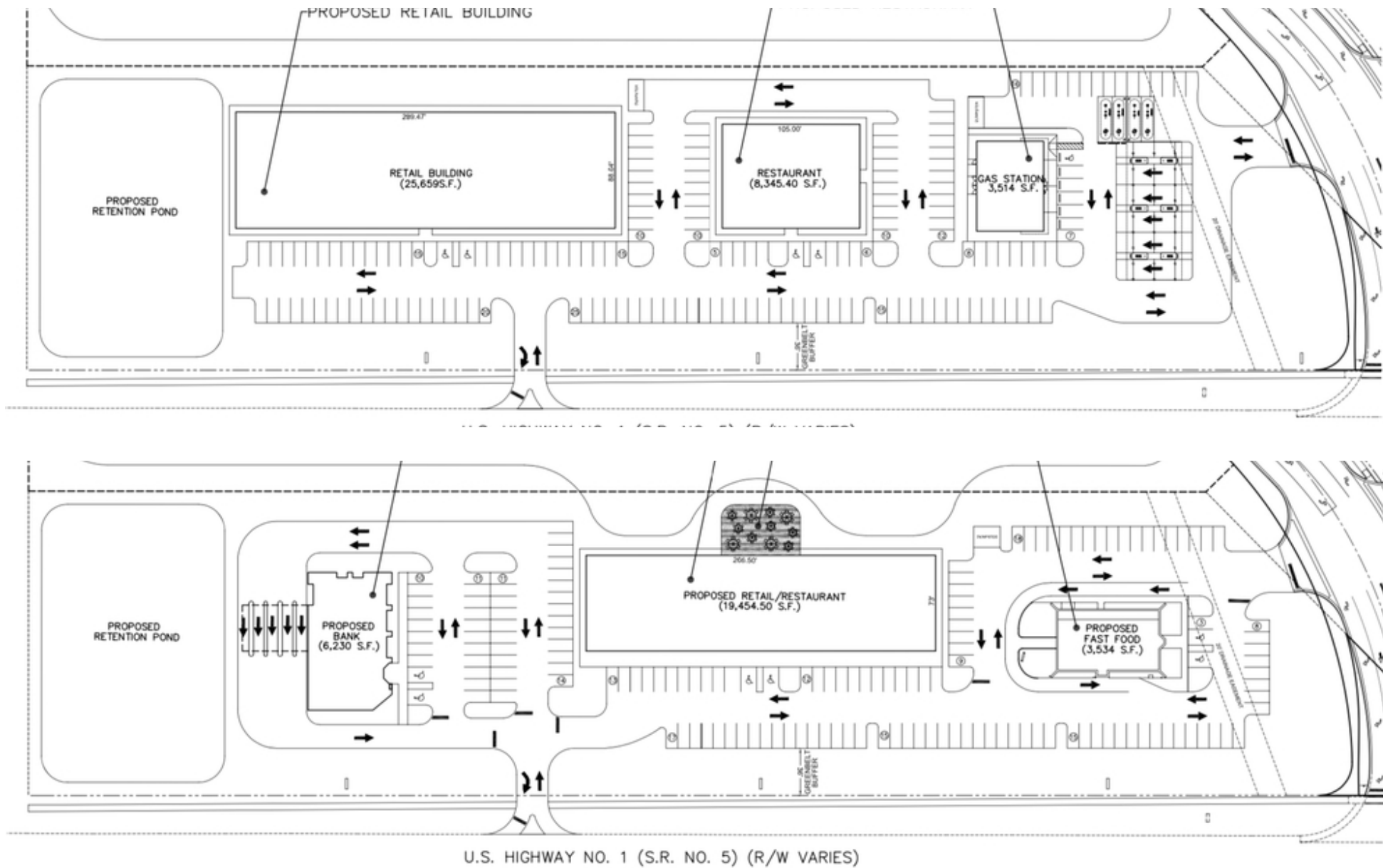
Offered for sale is this ideally positioned retail development site on the hard corner of US Hwy 1 and Destination Daytona Lane in Ormond Beach, FL. Potential for gas/C-store, QSR and/or strip type development, the B-7 zoning allows nearly all commercial uses. Our location is less than 0.25 miles north of I-95 [exit 273] and offers the ability to pull substantial highway traffic off of the interstate for the right user. This 5.2 acre site is available in bulk or could be subdivided into smaller outparcels.

The lighted intersection serves as the main entrance into Destination Daytona, a mixed-use entertainment complex featuring tenants such as Harley Davidson, Love's Travel Stop, J&P Cycles, Giant Recreation World, Howard Johnsons, Houligans, Colt's Pig Stand and many others. The site offers over 1,000' of frontage along US Hwy 1 and its 18,200 cars per day. This I-95 exit is the northernmost gateway into Volusia County and is experiencing substantial residential and commercial growth. Nearby Plantation Bay and Plantation Oaks are premier residential subdivisions that will continue to expand with over 2,500 future homesites coming online. Ormond Crossings is right across US Hwy 1 and will bring another 2,900 residences over the next decade. Nearby US Hwy 1 commercial projects include the new 130k SF headquarters for Security First Insurance, a new Race Trac "Superstation", a new Dunkin Donuts, a new Ace Hardware with many more retailers to come.

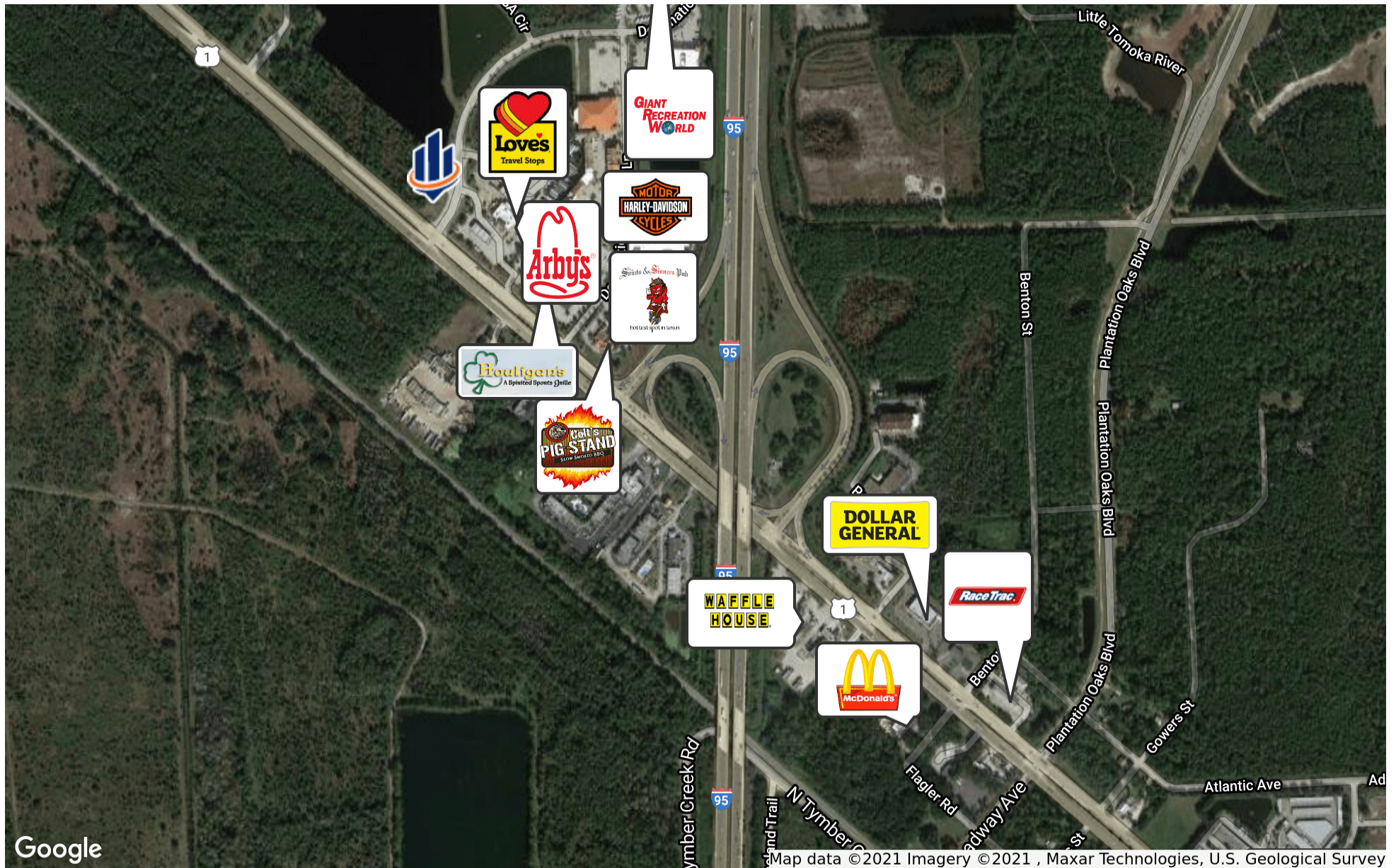
CHRIS BUTERA
Principal
O: 386.453.4789
chris.butera@svn.com
FL #SL3083110



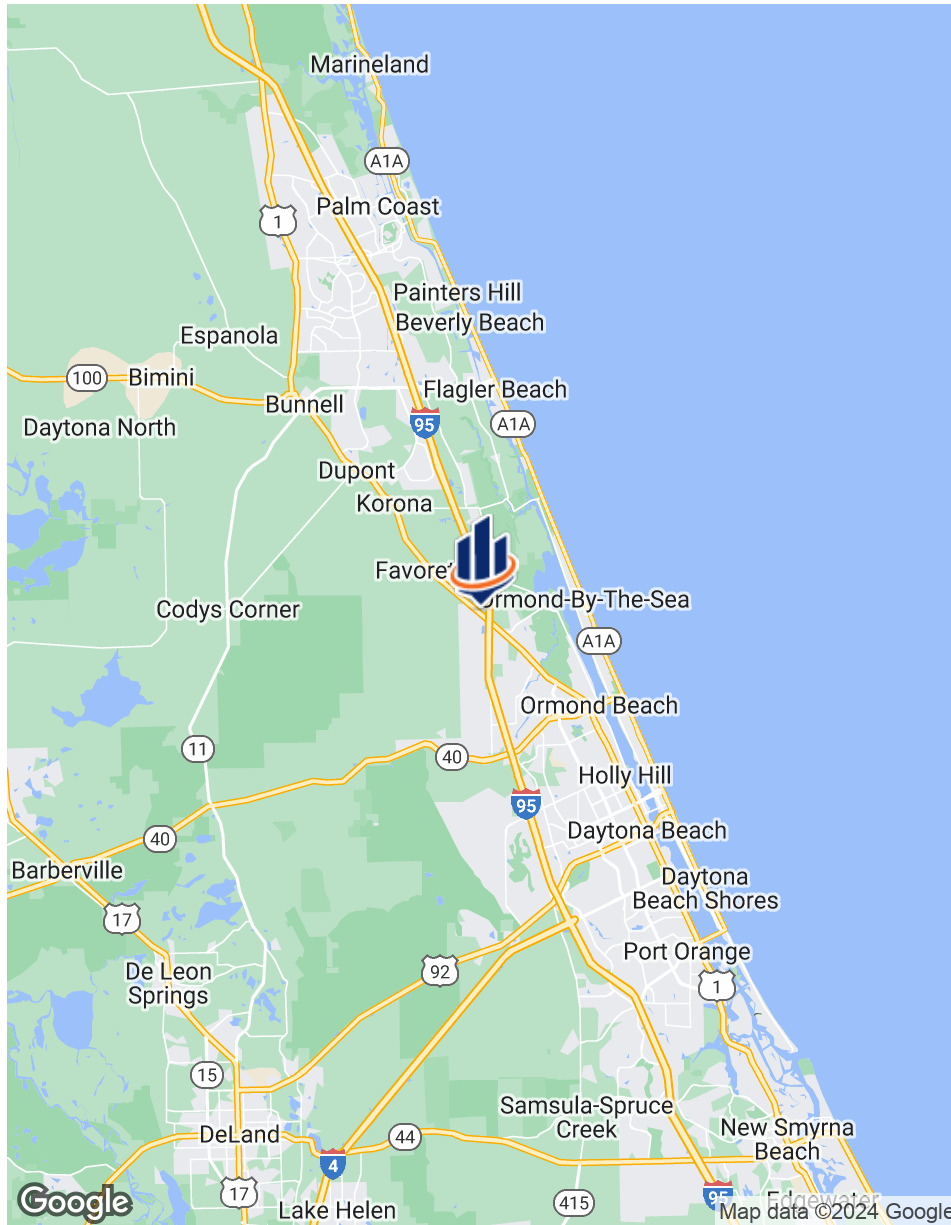
Principal
O: 386.453.4789
chris.butera@svn.com
FL #SL3083110



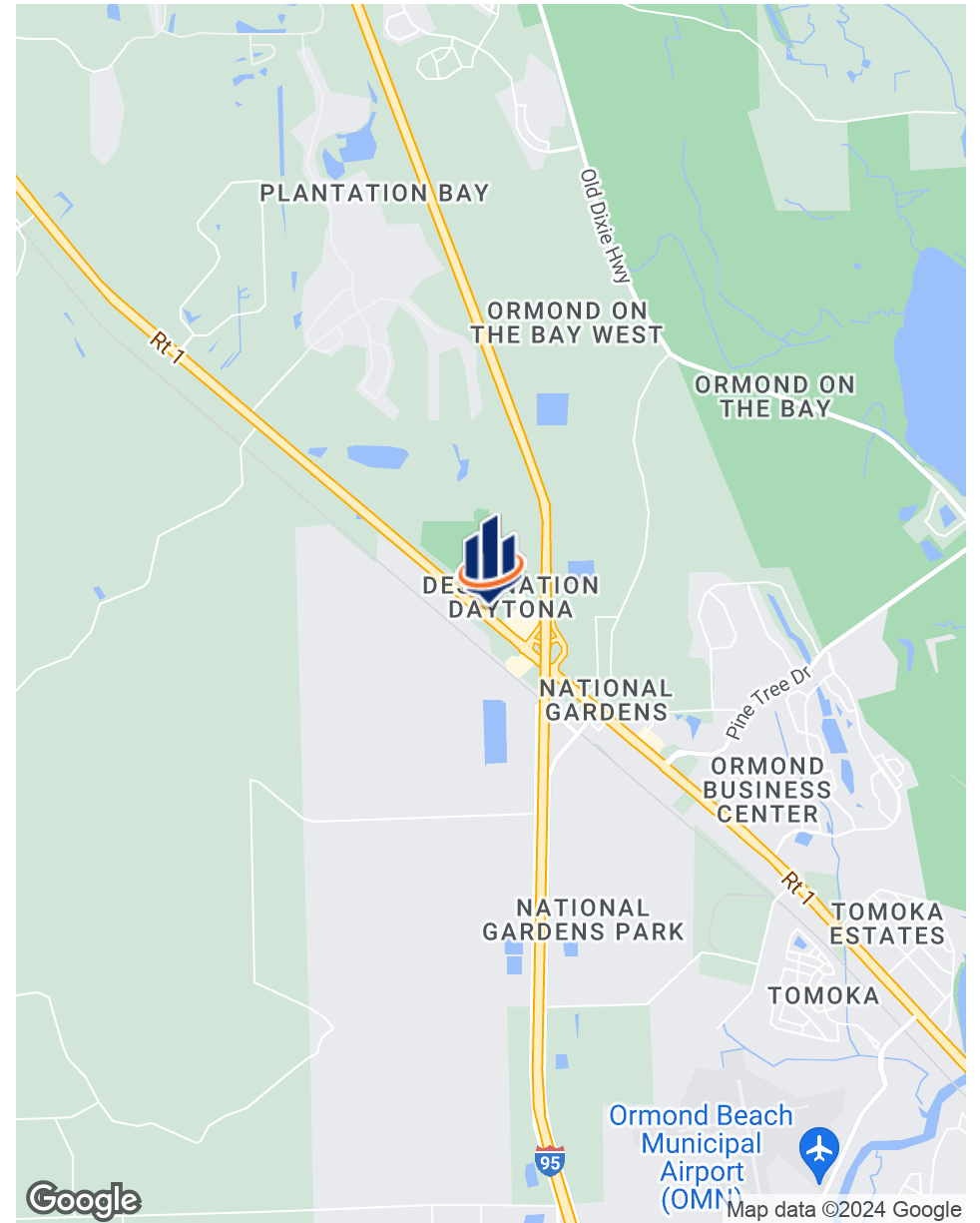
Principal
 O: 386.453.4789
 chris.butera@svn.com
 FL #SL3083110



Principal
 O: 386.453.4789
 chris.butera@svn.com
 FL #SL3083110



Principal
 O: 386.453.4789
 chris.butera@svn.com
 FL #SL3083110



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	902	23,313	106,343
AVERAGE AGE	50.6	53.7	47.2
AVERAGE AGE (MALE)	51.0	53.6	45.9
AVERAGE AGE (FEMALE)	50.6	53.8	48.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	363	10,573	46,071
# OF PERSONS PER HH	2.5	2.2	2.3
AVERAGE HH INCOME	\$93,540	\$79,040	\$61,862
AVERAGE HOUSE VALUE		\$257,524	\$208,924

* Demographic data derived from 2020 ACS - US Census

CHRIS BUTERA
Principal
O: 386.453.4789
chris.butera@svn.com
FL #SL3083110

