

FOR SALE

210 S NOVA

ORMOND BEACH-NOVA ROAD
LAND 0.65 ACRES

Ormond Beach, FL 32174

PRESENTED BY:

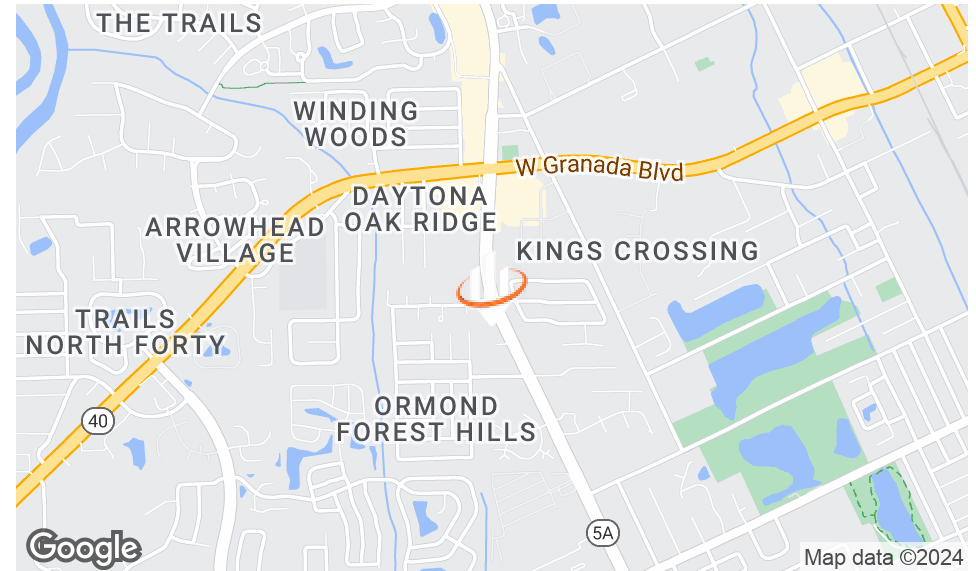
CARL W. LENTZ IV, MBA, CCIM

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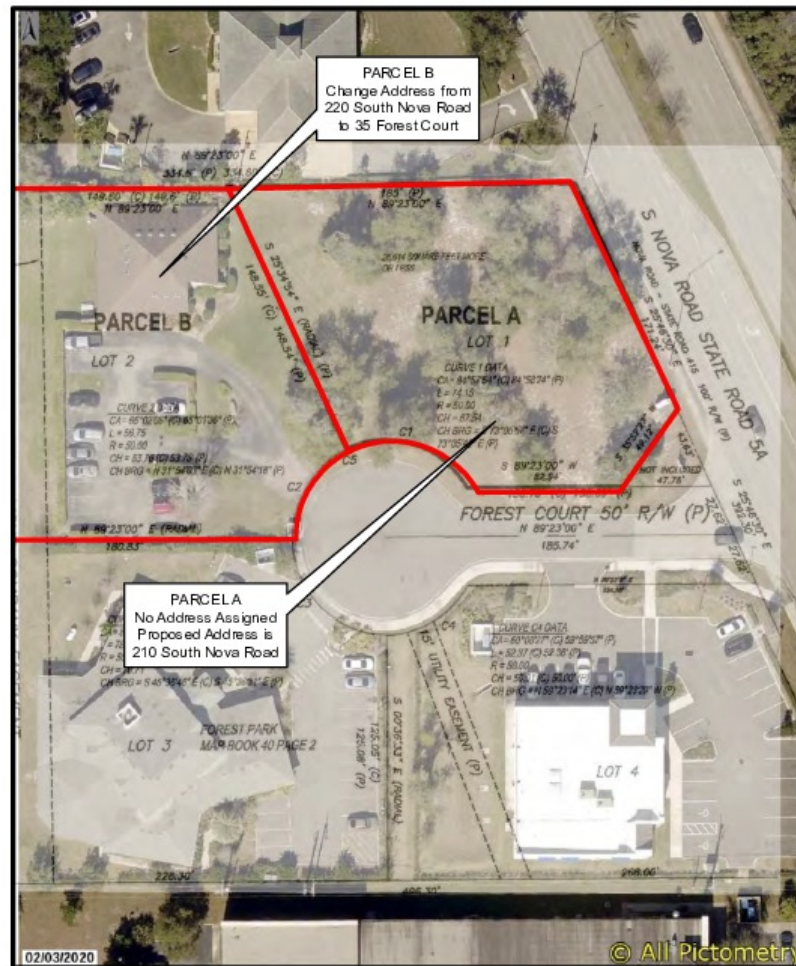
OFFERING SUMMARY


SALE PRICE:	\$295,000
LOT SIZE:	0.61 Acres
PRICE / ACRE:	\$483,607
ZONING:	B-8 Ormond Beach
TRAFFIC COUNT:	28,000
APN:	4221-05-00-0010

PROPERTY HIGHLIGHTS

- Direct Nova Frontage - 170' - 0.65 Acres
- B-8 Zoning in Ormond Beach
- Centrally Located - Between W. Granada Blvd and LPGA
- Close to Hospitals and I-95
- Park Like Setting With an ALF, Dental Office and Veterinarian Clinic


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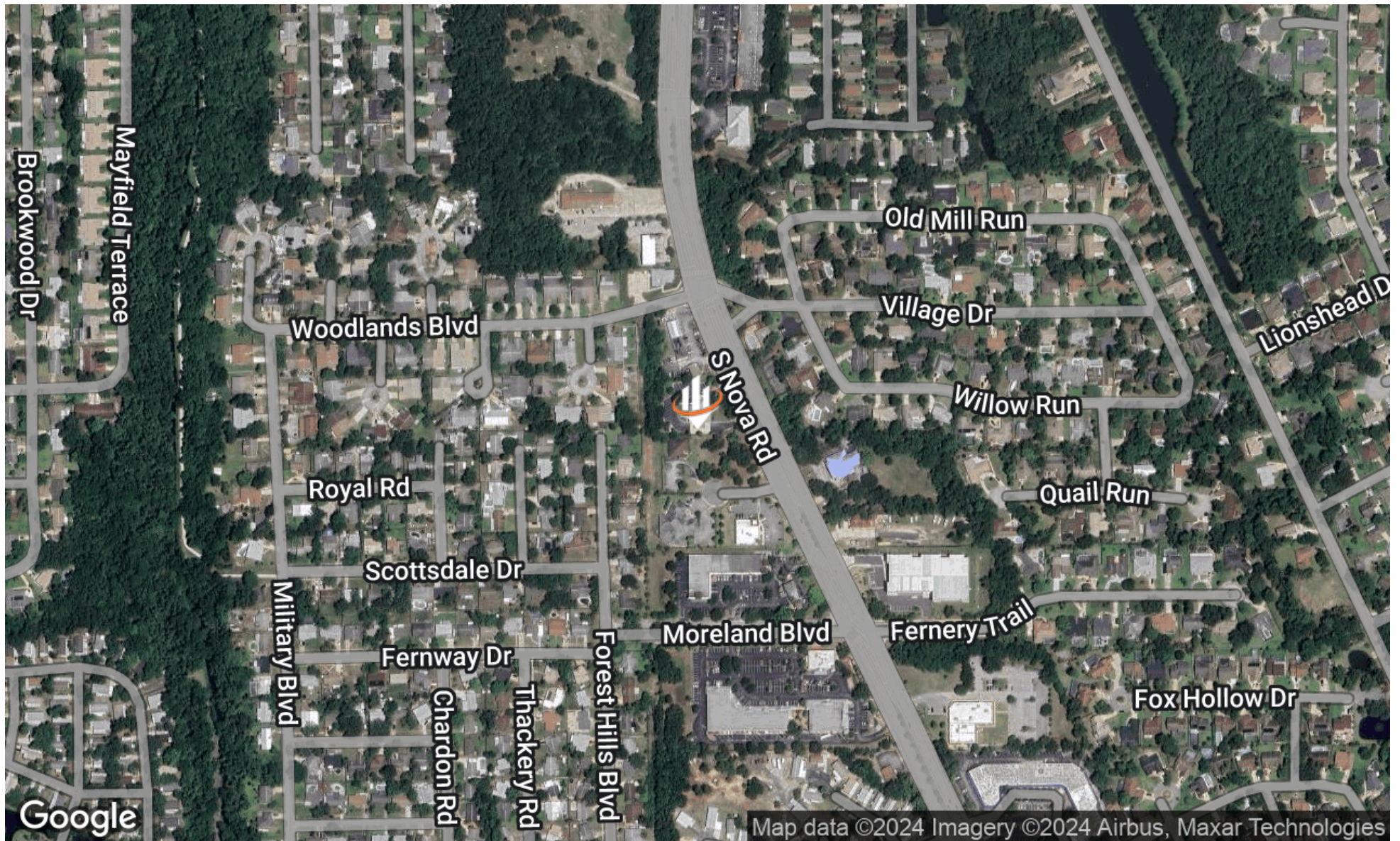


PROPOSED ADDRESS MAP
LOT SPLIT - 220 SOUTH NOVA RD
(4221-05-00-0010)

Prepared By: The City of Ormond Beach
 G.I.S. Department - December 2, 2020



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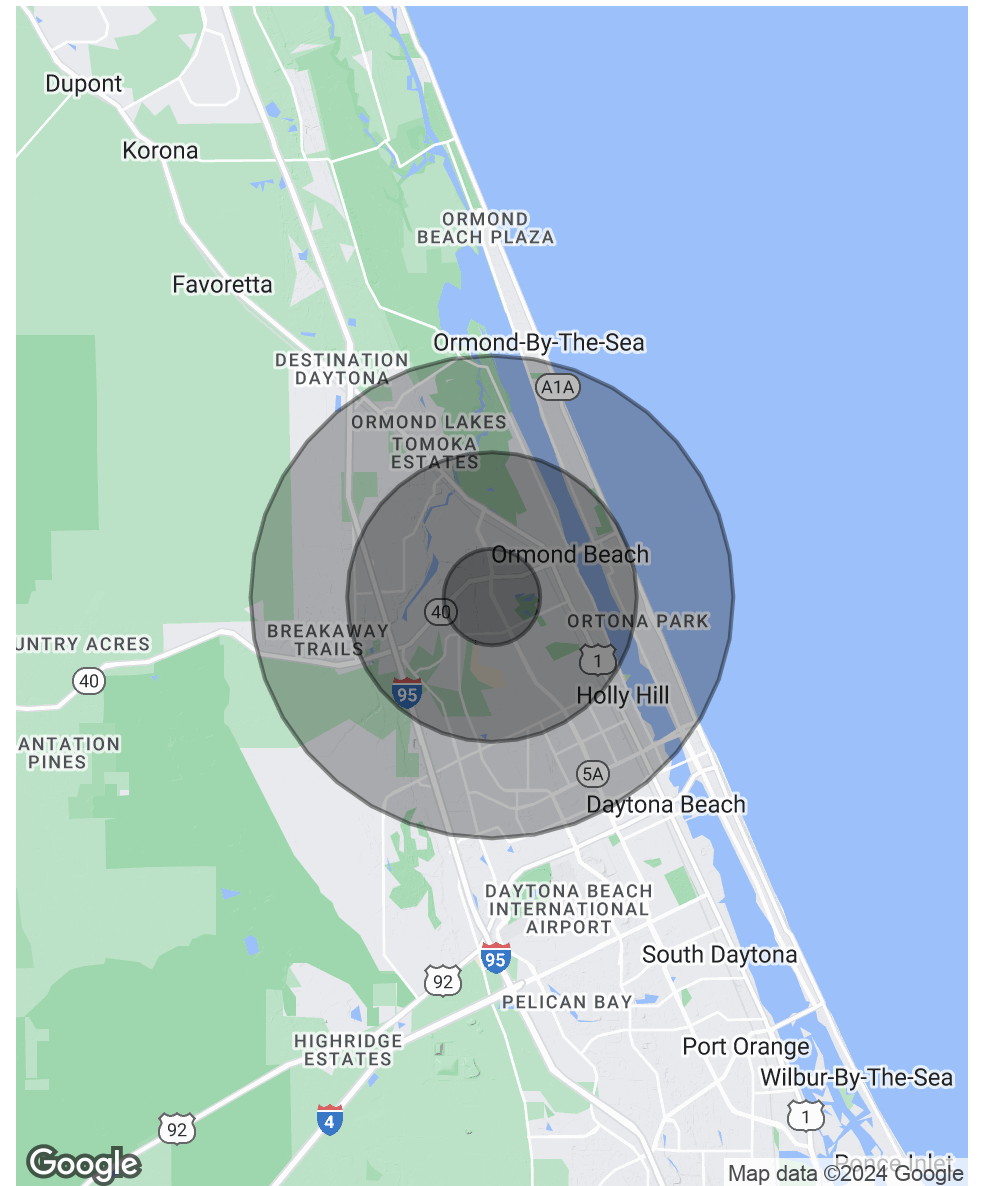
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,591	41,274	86,121
AVERAGE AGE	46.8	48.0	45.0
AVERAGE AGE (MALE)	45.8	45.6	43.3
AVERAGE AGE (FEMALE)	47.5	49.5	46.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,812	18,380	37,339
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$51,114	\$54,692	\$55,059
AVERAGE HOUSE VALUE	\$203,941	\$195,755	\$191,492

* Demographic data derived from 2020 ACS - US Census



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Managing Director

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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

SVN | Alliance Commercial Real Estate Advisors

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