

SALE

Ormond Gateway, retail outparcels

N US HWY 1

Ormond Beach, FL 32174

PRESENTED BY:

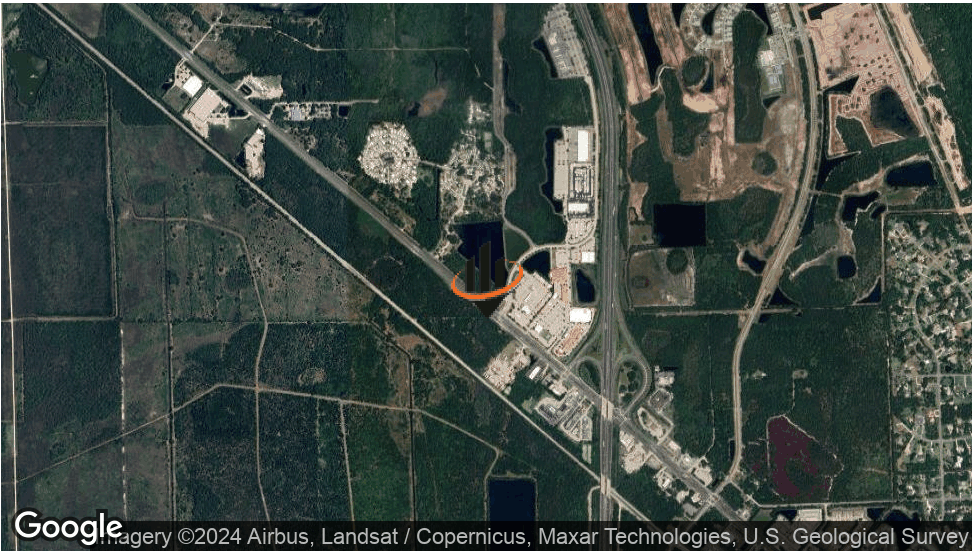
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000 / Acre (or ground lease)
LOT SIZE:	0.87 - 4.85 acres
DELIVERED:	Master-planned with storm water, utilities & entrances in place
ZONING:	B-7, Highway Tourist Commercial
AADT:	20,000 cars per day
RESTRICTED USES:	Drug, Dollar, Donut, Smoothie & Coffee

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PROPERTY OVERVIEW

Offered for sale/ground lease are the retail outparcels of Ormond Gateway, an 18 acre retail development site in Ormond Beach, FL. Potential for gas/C-store, QSR, medical and/or retail strip development, the B-7 zoning allows nearly all commercial uses. Ormond Gateway is less than 0.25 miles north of I-95 (exit 273) which is the northern entry into Volusia County and offers the ability to pull substantial highway traffic off of the interstate. These retail outparcels will be delivered with the master infrastructure in place including storm water, utilities and entrance features.

The lighted intersection serves as the main entrance into Destination Daytona, a mixed-use entertainment complex featuring Harley Davidson, Love's Travel Shop, J&P Cycles, Giant Recreation World, Houligans, Colt's Pig Stand and Howard Johnsons. Substantial growth is occurring along the US Hwy 1 corridor including new subdivisions and multifamily communities bring over 5,000+ more households to the area.

LOCATION OVERVIEW

Ormond Gateway is located along US Hwy 1 in Ormond Beach, FL, just north/west of I-95 (exit 273). Offered are both hard corners of the lighted intersection of US Hwy 1 and Destination Daytona Lane, directly across from Destination Daytona (Harley Davidson/Love's Truck Stop).

US HWY 1 RETAIL MAP



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