



Daytona Beach Ocean Walk



N Wild Olive Ave

N Olander Ave

SALE North Wild Olive Avenue

NORTH WILD OLIVE AVENUE
Daytona Beach, FL 32118

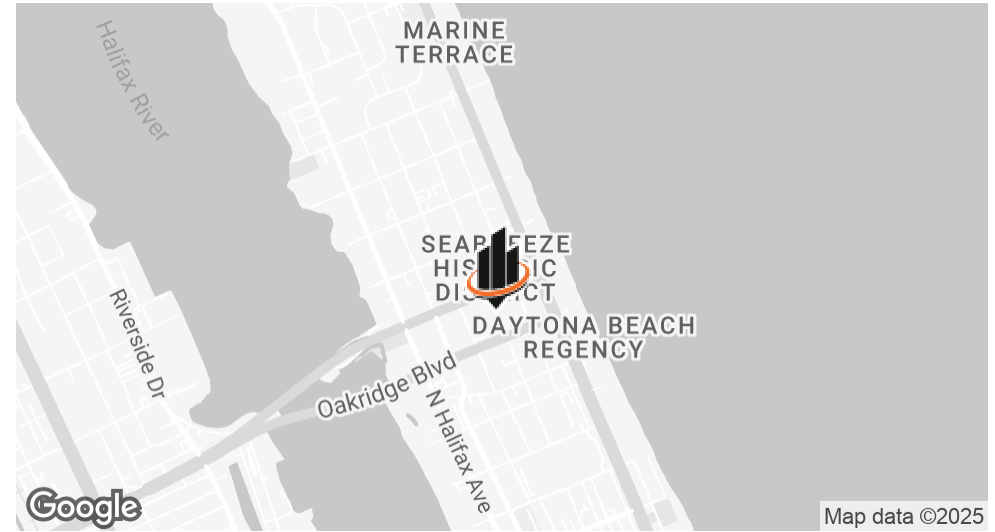
PRESENTED BY:

PATRICK M. OPALEWSKI, CCIM
O: 386.295.9676
patrick.opalewski@svn.com
FL #BK3042967

CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,490,000
LOT SIZE:	2.3 Acres
APPROVALS	Current Zoning RP - Up to 20 Units Per Acre
ROAD FRONTAGE:	375' Glenview Blvd. 320' N. Oleander Ave 320' N. Wild Olive

PROPERTY DESCRIPTION

Rare opportunity to acquire approximately 2.3 acres of vacant land on Daytona Beach, FL beachside.

Residential land cleared, already approved for townhomes with utilities available. Endless development opportunities - mixed use project, hotel, multi-family residential, retail, office, etc. Current zoning could yield up to 20 units per acre density.

Possible assemblage opportunity to acquire adjacent Wells Fargo bank branch and control the entire block.

Located in historic Seabreeze Boulevard district. Walking distance to the Atlantic Ocean and Intracoastal Waterway.

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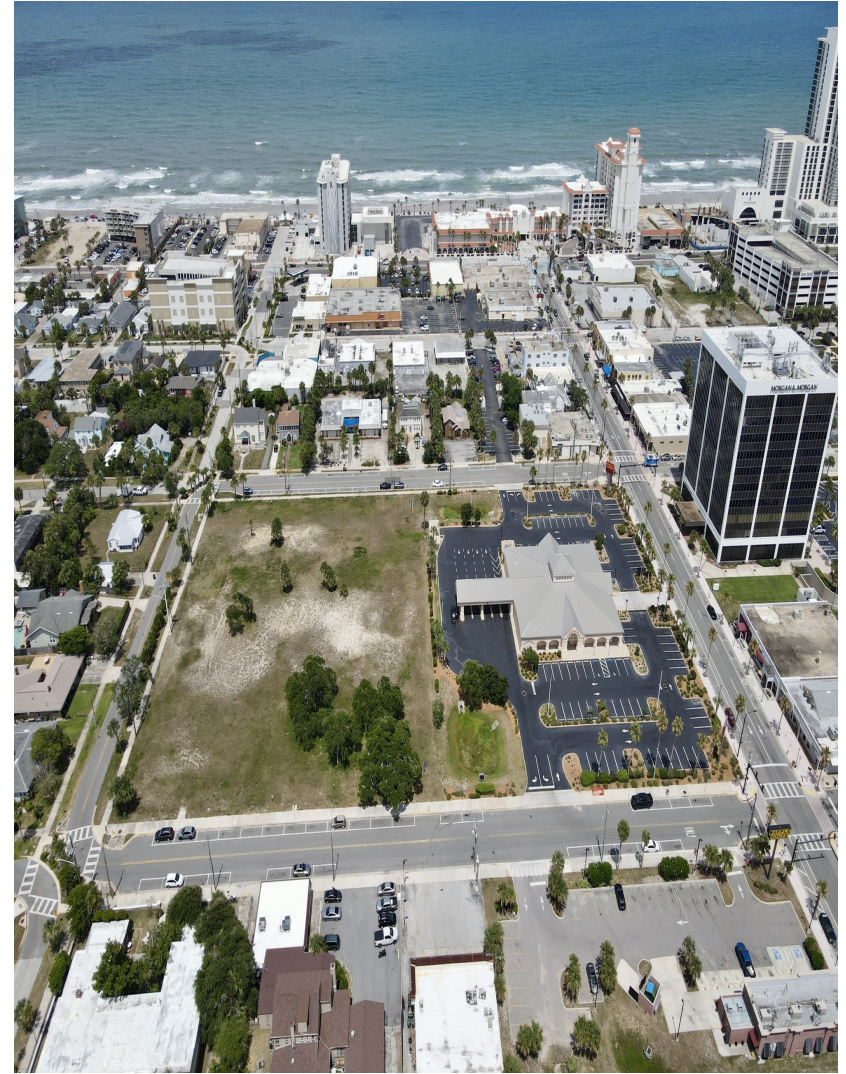
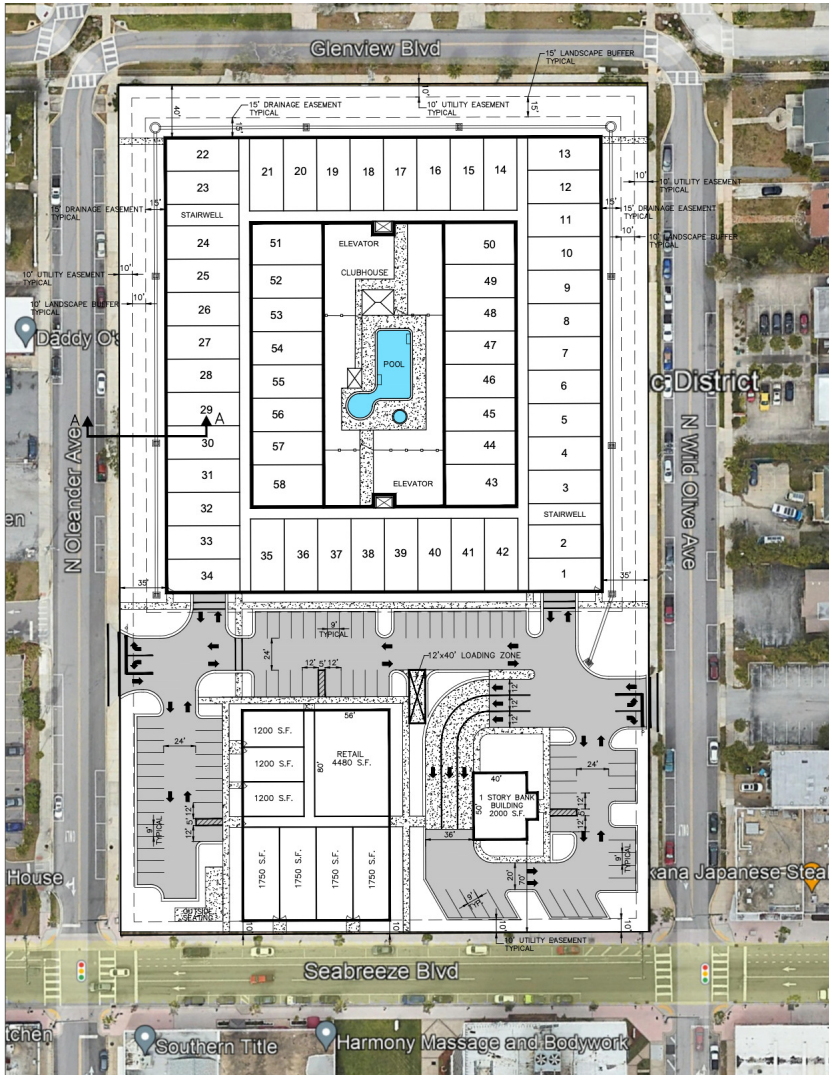
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CONCEPT PLANS



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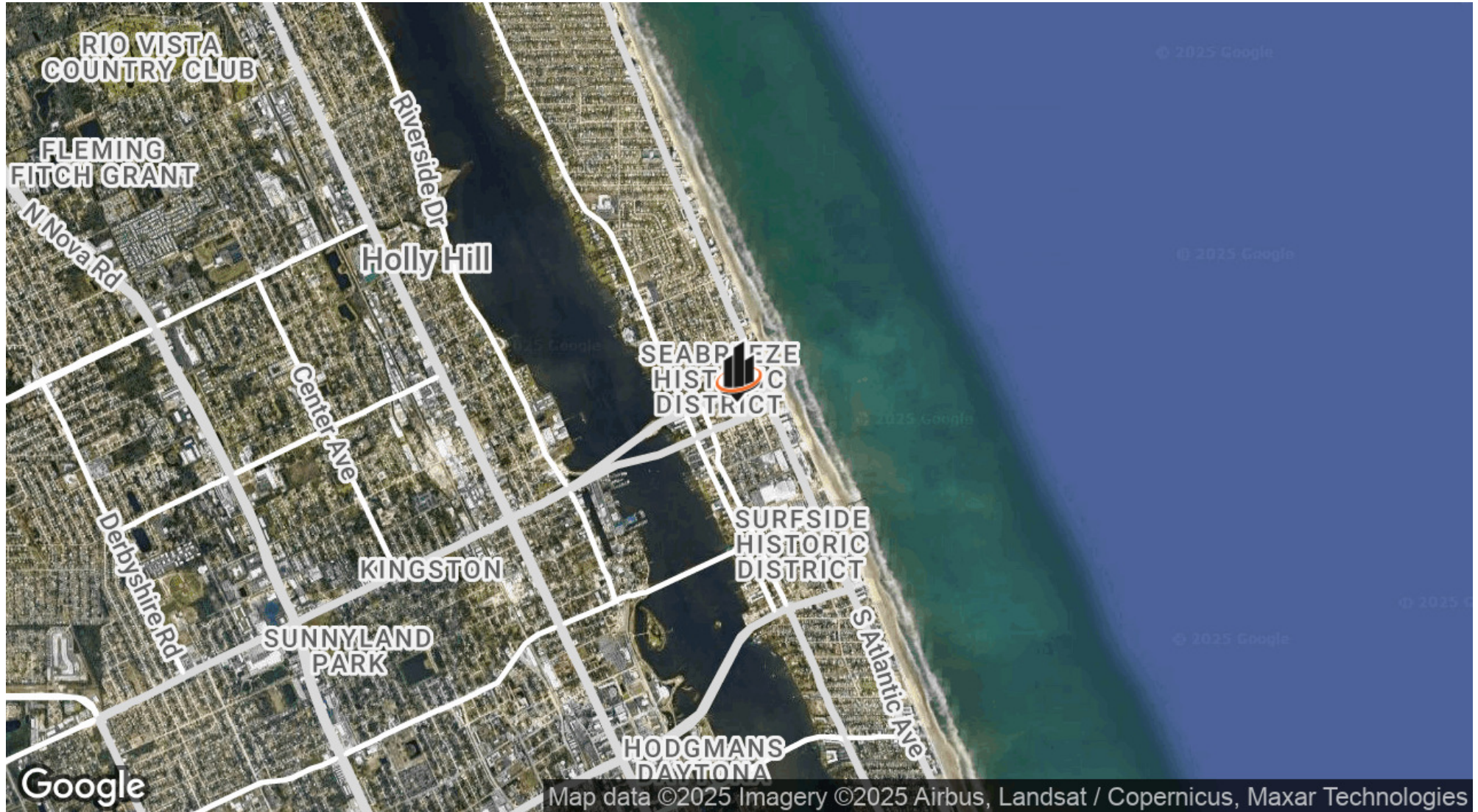
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

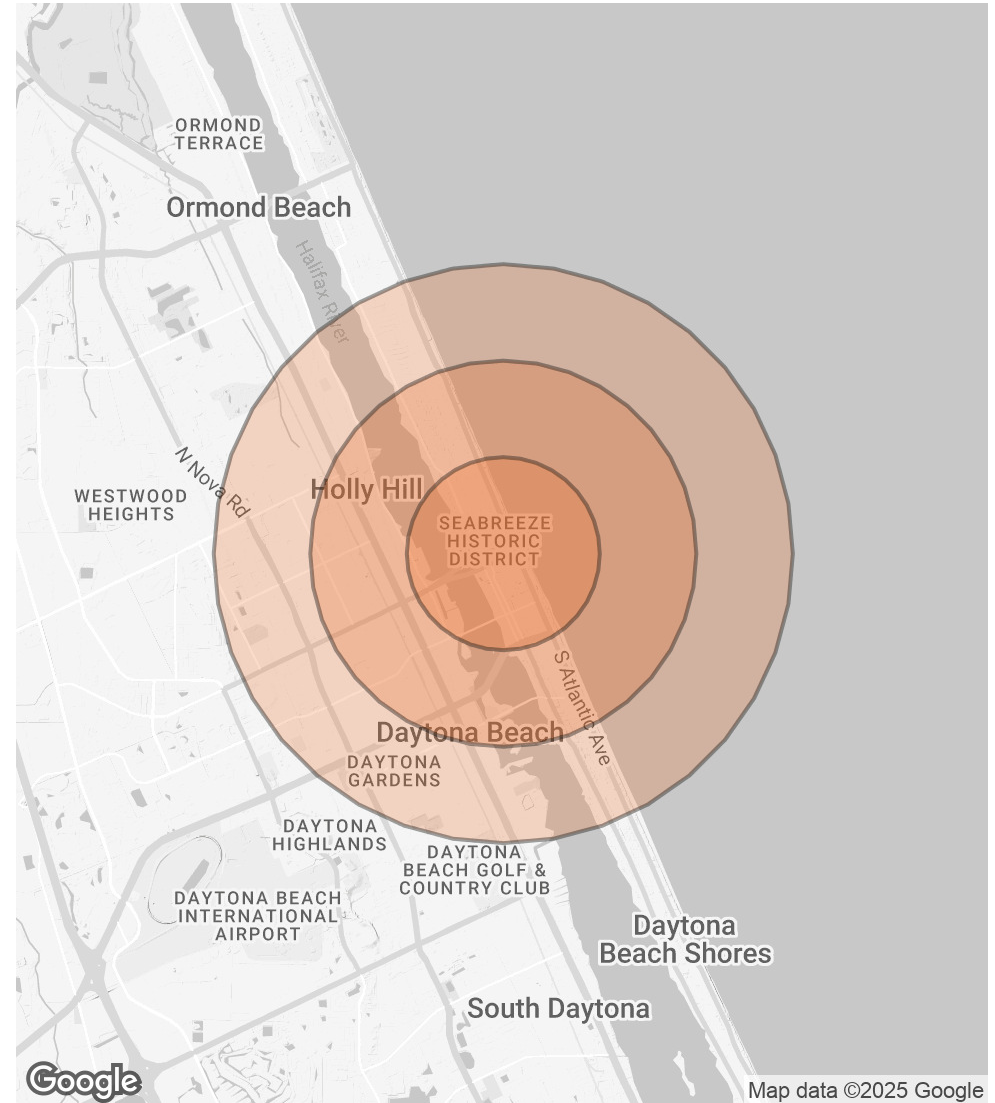
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,912	22,438	50,603
AVERAGE AGE	49	45	45
AVERAGE AGE (MALE)	49	45	44
AVERAGE AGE (FEMALE)	49	45	46

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,204	10,164	22,544
# OF PERSONS PER HH	1.8	2.2	2.2
AVERAGE HH INCOME	\$57,341	\$55,792	\$58,114
AVERAGE HOUSE VALUE	\$315,606	\$274,618	\$246,377

Demographics data derived from AlphaMap



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