

**SALE**

# Clyde Morris & Strickland- Daytona Beach 2.3 Acres Mixed Use

**CLYDE MORRIS BLVD & STRICKLAND**

Daytona Beach, FL , FL 32117

**PRESENTED BY:**

**PATRICK M. OPALEWSKI, CCIM**

O: 386.295.9676

patrick.opalewski@svn.com

FL #BK3042967

**CARL W. LENTZ IV, MBA, CCIM**

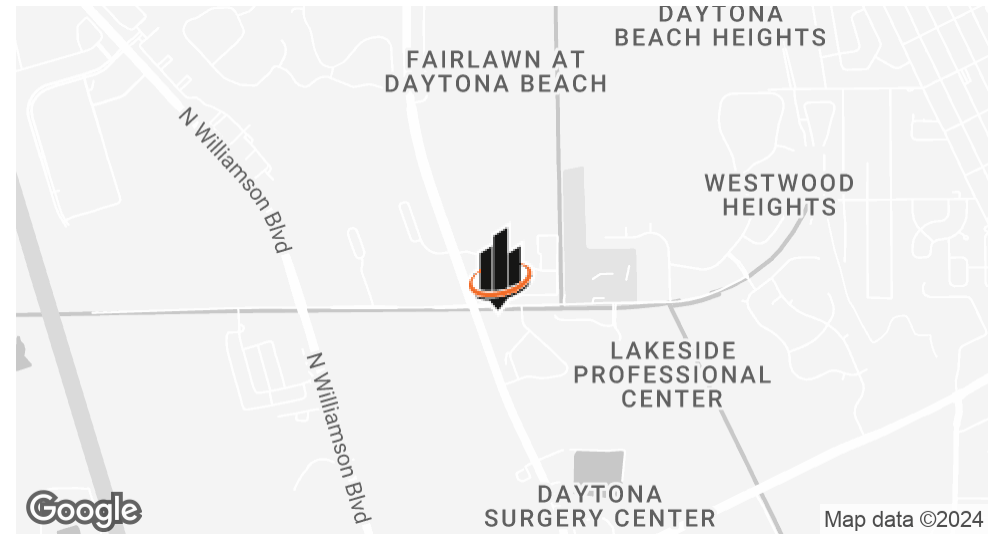
O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,950,000
<b>LOT SIZE:</b>	2.3 Acres
<b>APPROVALS:</b>	Mix Used - Retail   Office   Medical
<b>ROAD FRONTAGE:</b>	295' Clyde Morris Blvd. 400' Strickland Range Rd.
<b>PARCEL ID:</b>	5203-1600-OFDO

### PROPERTY DESCRIPTION

Great exposure at busy intersection, signalized hard corner of Clyde Morris Blvd. and Strickland Range Rd., Daytona Beach, FL

2.3 acres with off-site stormwater located in a hyper-growth corridor just north of LPGA Blvd. with utilities available.

Over 3,500 residential units (existing or under construction) within a mile of the site. Also in close proximity to Tomoka Town Center, Tanger Outlet Mall and Latitude Margaritaville.

Versatile zoning - retail, office, and medical uses

Essentially pad-ready - cleared, rough graded with engineering and utilities available

**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

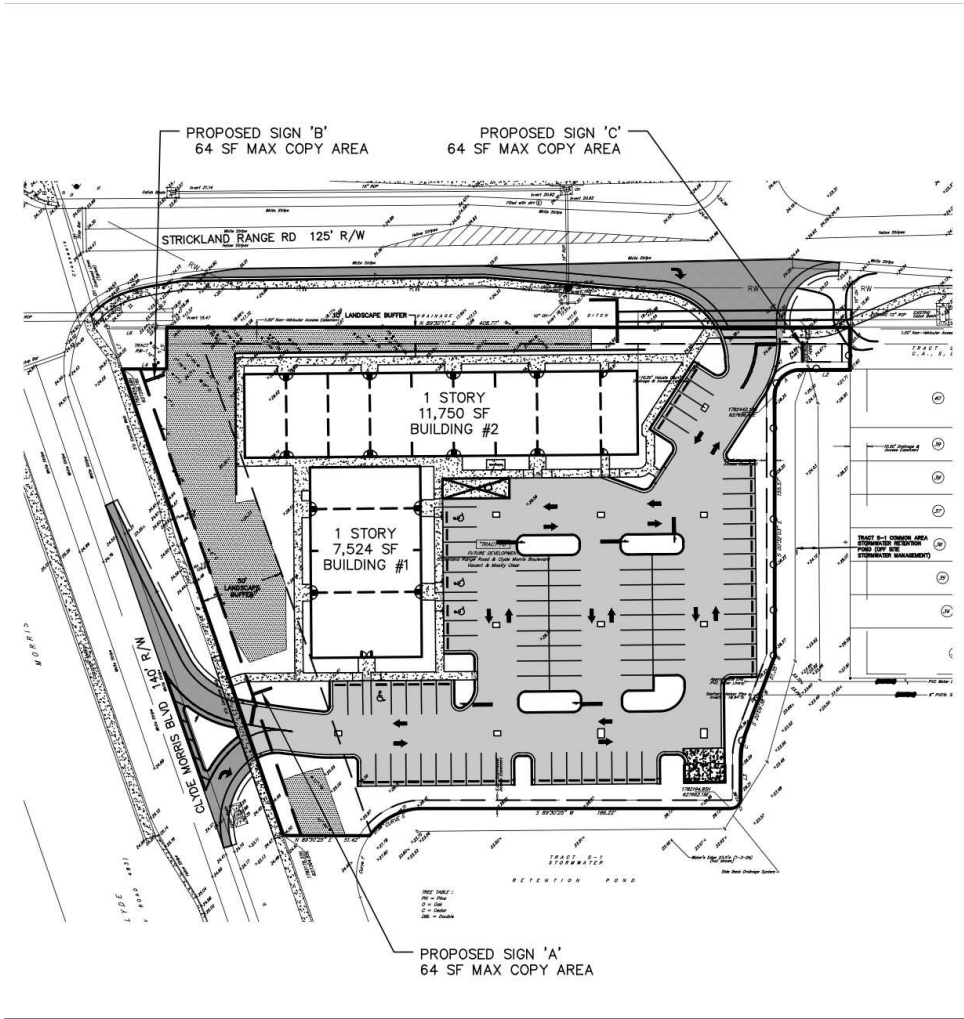
**CLYDE MORRIS & STRICKLAND-DAYTONA BEACH 2.3 ACRES MIXED USE** | Clyde Morris Blvd & Strickland Daytona Beach, FL , FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.





# ADDITIONAL PHOTOS



**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

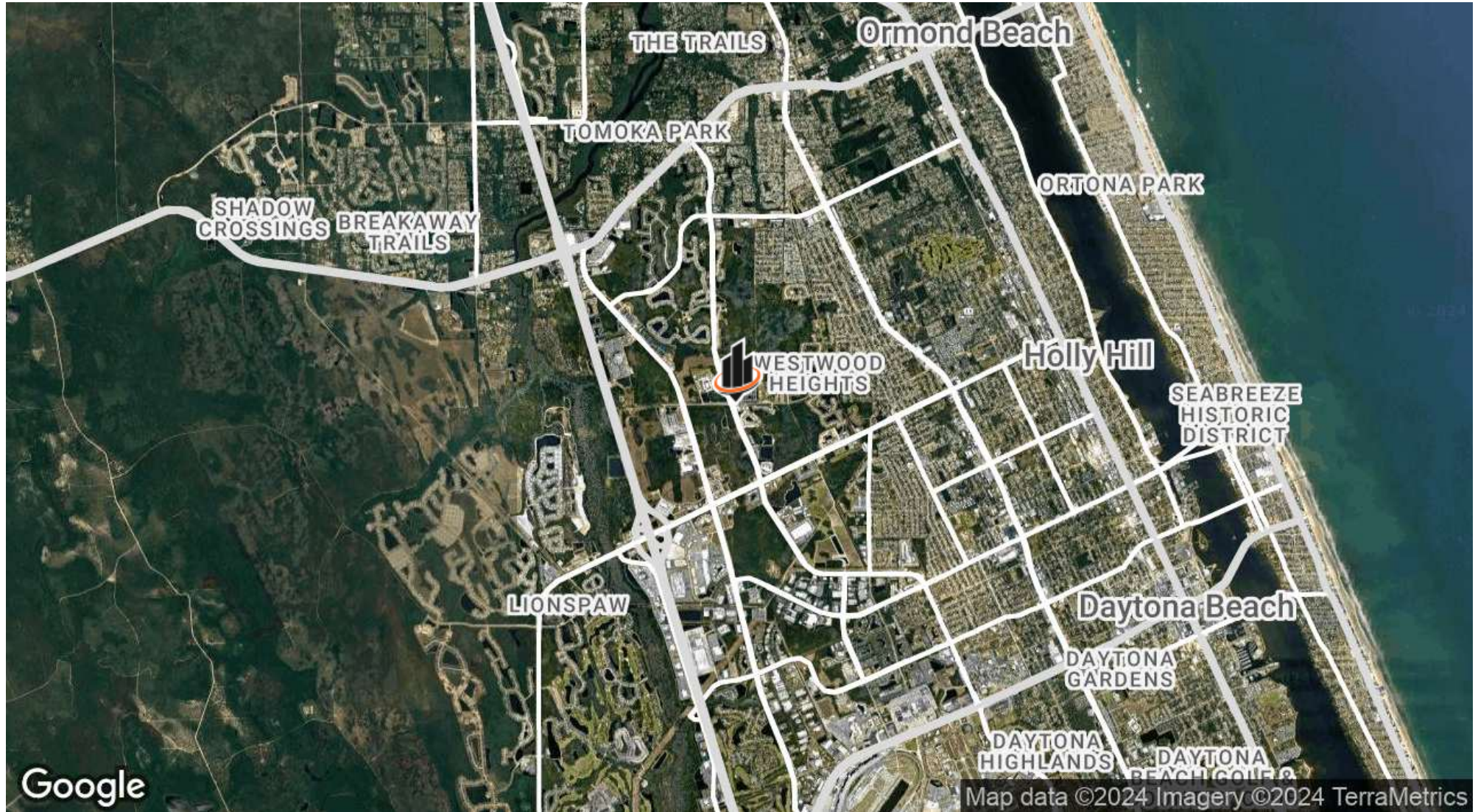
**CLYDE MORRIS & STRICKLAND-DAYTONA BEACH 2.3 ACRES MIXED USE** | Clyde Morris Blvd & Strickland Daytona Beach, FL , FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.





# LOCATION MAP



**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

**CLYDE MORRIS & STRICKLAND-DAYTONA BEACH 2.3 ACRES MIXED USE** | Clyde Morris Blvd & Strickland Daytona Beach, FL , FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.





# DEMOGRAPHICS MAP & REPORT

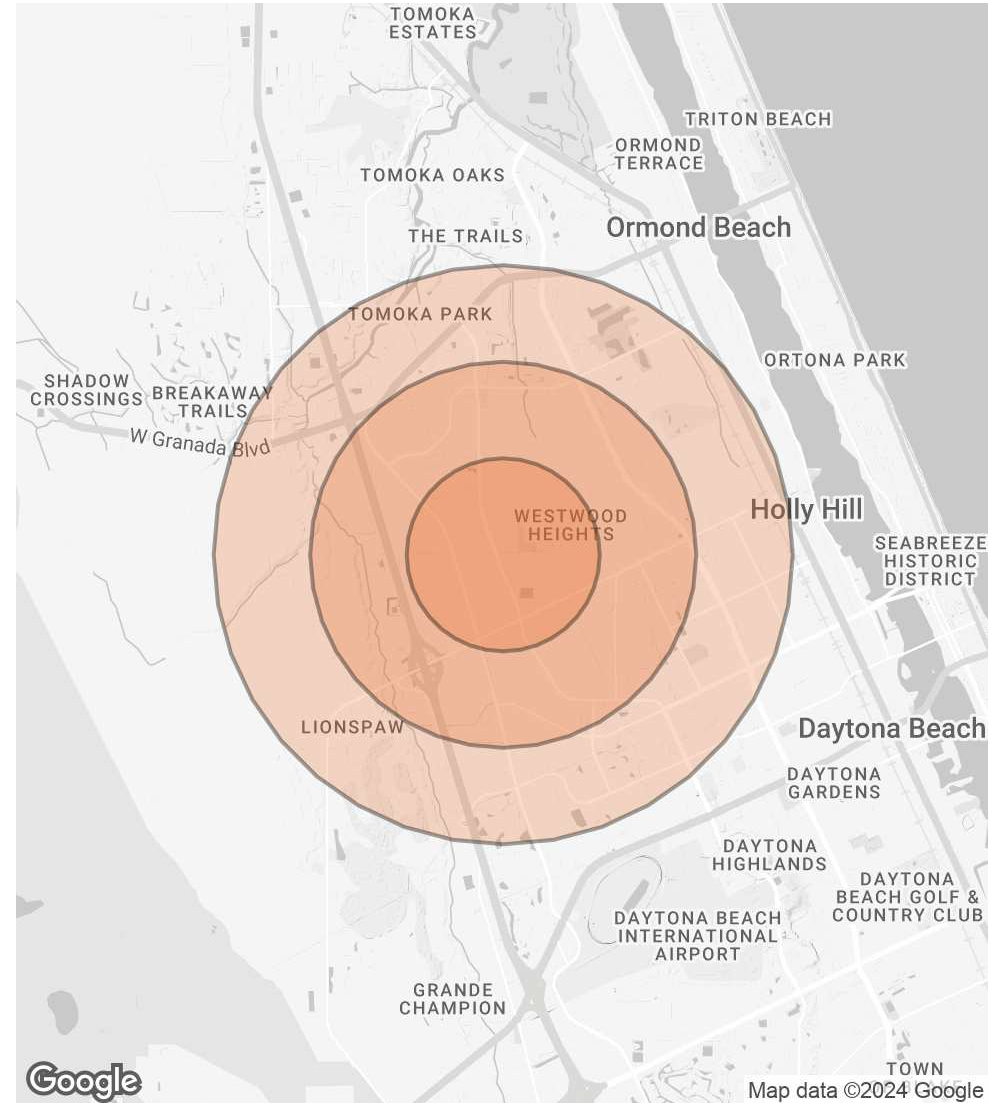
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	10,436	32,641	65,012
<b>AVERAGE AGE</b>	43	45	46
<b>AVERAGE AGE (MALE)</b>	41	43	44
<b>AVERAGE AGE (FEMALE)</b>	44	46	47

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	4,411	13,918	28,746
<b># OF PERSONS PER HH</b>	2.4	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$67,403	\$63,733	\$64,656
<b>AVERAGE HOUSE VALUE</b>	\$182,897	\$192,144	\$229,742

Demographics data derived from AlphaMap



**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

**CLYDE MORRIS & STRICKLAND-DAYTONA BEACH 2.3 ACRES MIXED USE** | Clyde Morris Blvd & Strickland Daytona Beach, FL , FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

