

N US Hwy 1

Approved 20,000 SF  
of Commercial

Approved Over 90,000 SF  
of Industrial

**SALE**

## Tomoka Commerce Land, Ormond Beach- 12.5 Acres

**890 US HWY 1**

Ormond Beach, FL 32174

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LOT SIZE:</b>	12.5 Acres
<b>APPROVALS:</b>	Mixed-Use
<b>TRAFFIC COUNTS:</b>	35,000 AADT
<b>PARCEL ID:</b>	3242-0000-0280

## PROPERTY DESCRIPTION

12.5 acres located in the heart of Ormond Beach, FL with utilities available. The owner has approvals from the city. Strategically positioned near I-95, Nova Rd., and Granada Blvd. (State Road 40). Over 750' of US 1 frontage in one of Ormond's strongest growth corridors. Very strong traffic counts (35,000 AADT) with US 1 median opening and proposed left-in. Mixed-use zoning - Property approved for 20,000 SF of commercial and over 90,000 SF of industrial space. Property has been subdivided, owner will consider selling sub-parcels separately. Civil engineering essentially completed.

## PROPERTY HIGHLIGHTS

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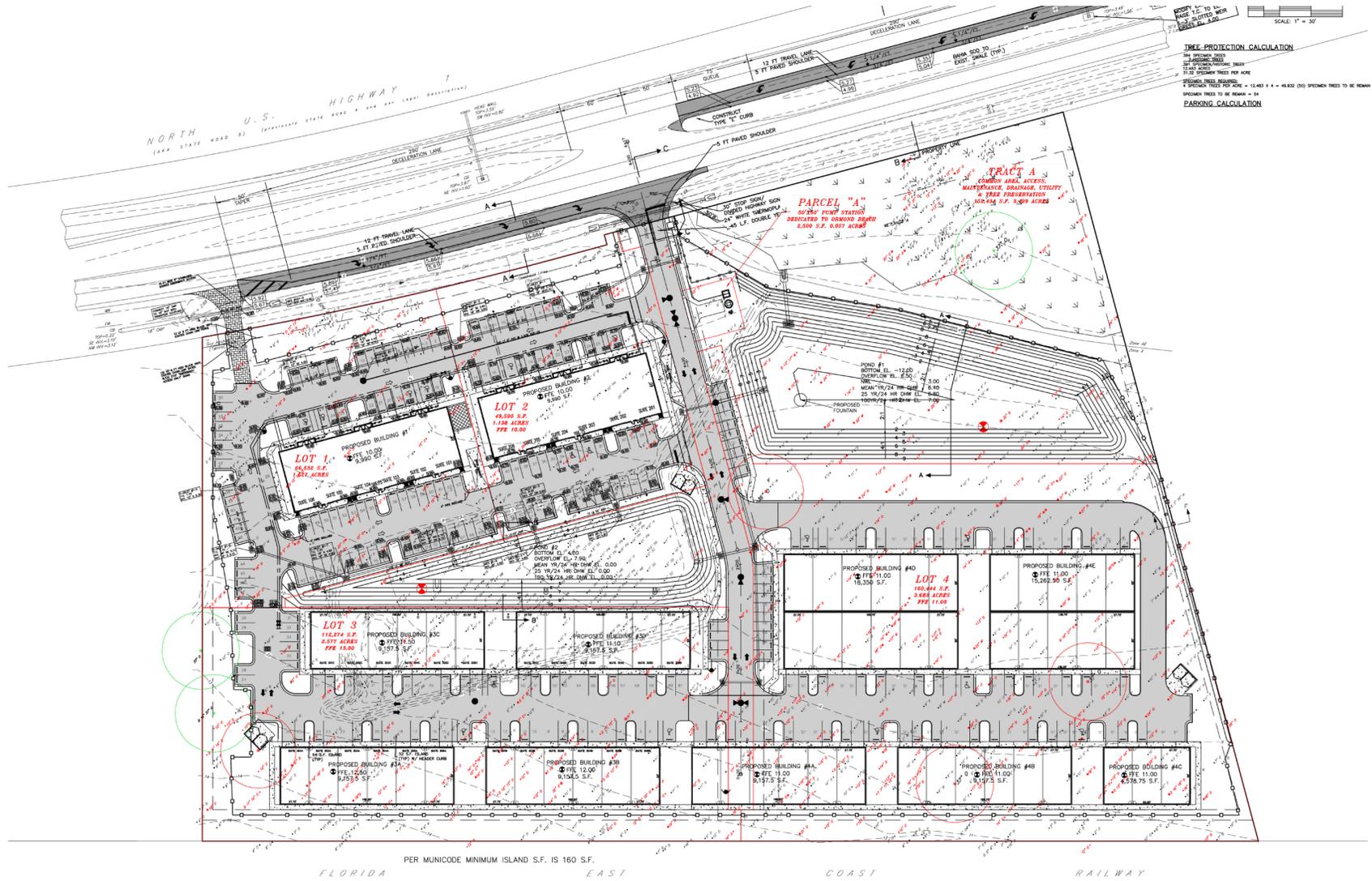
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**TOMOKA COMMERCE LAND, ORMOND BEACH-12.5 ACRES** | 890 US HWY 1 Ormond Beach, FL 32174

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# PROPOSED SITE PLAN



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## EXTERIOR RENDERINGS



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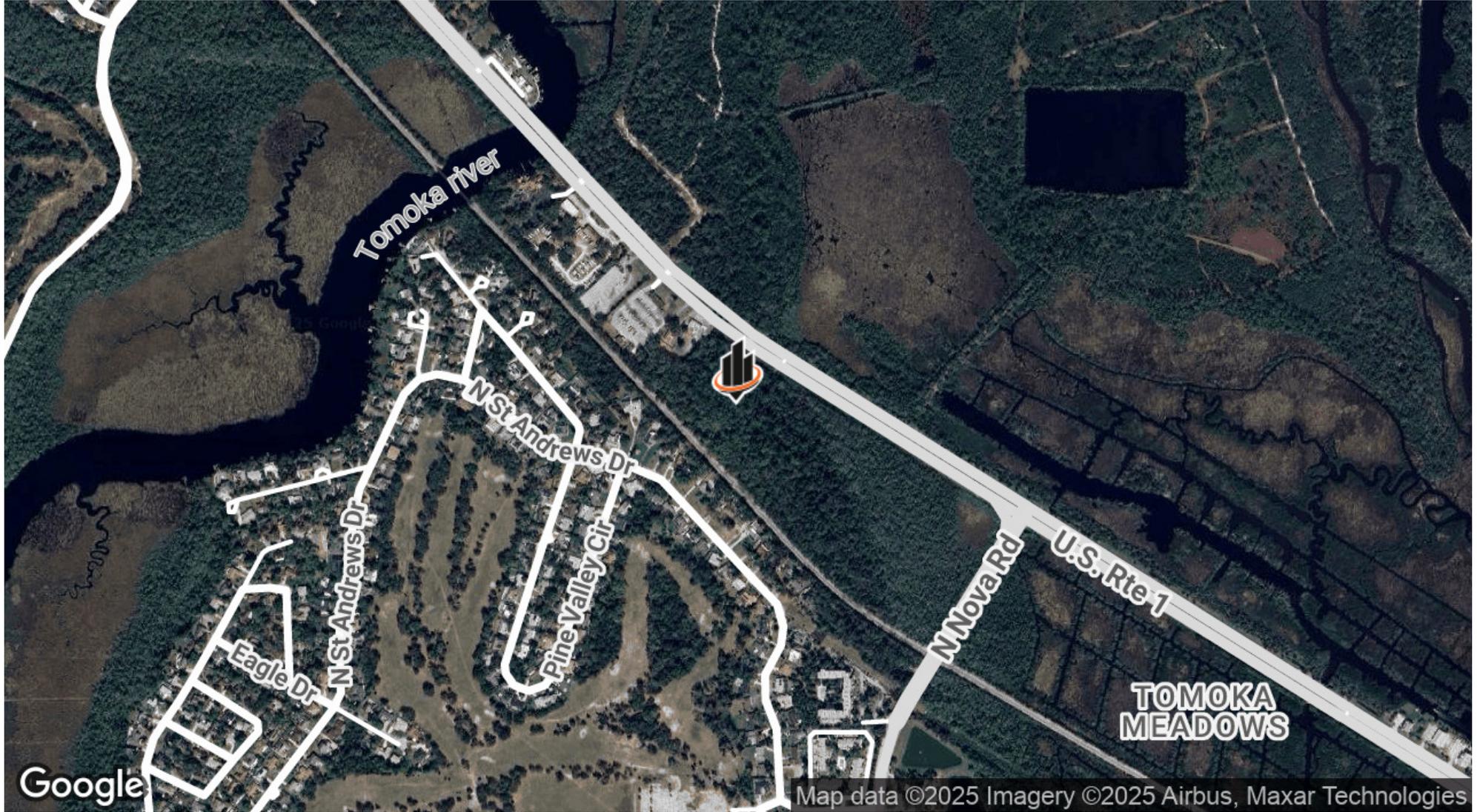
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

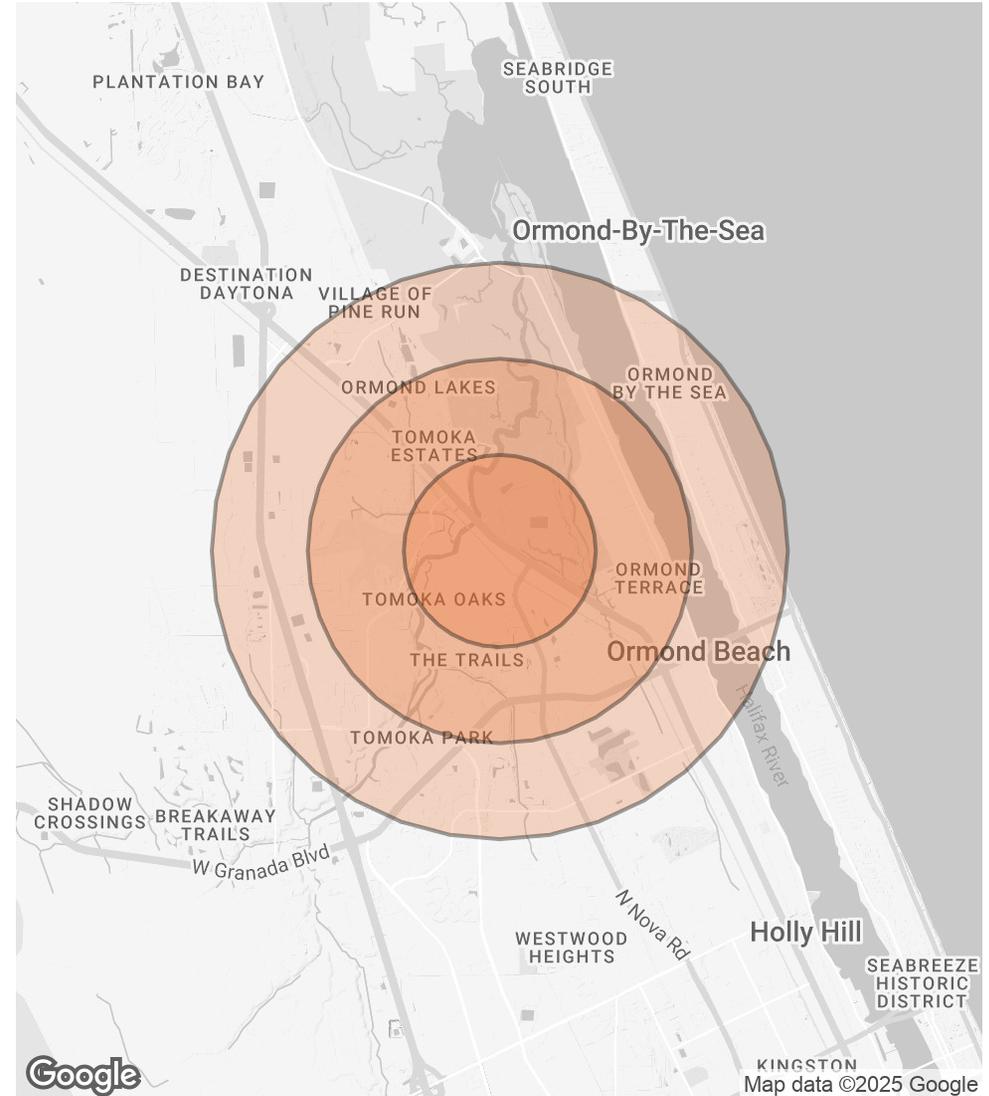
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	3,125	16,013	37,434
<b>AVERAGE AGE</b>	50	51	51
<b>AVERAGE AGE (MALE)</b>	48	49	50
<b>AVERAGE AGE (FEMALE)</b>	52	52	53

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	1,368	7,175	17,198
<b># OF PERSONS PER HH</b>	2.3	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$92,580	\$89,194	\$87,400
<b>AVERAGE HOUSE VALUE</b>	\$359,189	\$356,247	\$355,295

Demographics data derived from AlphaMap



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