

**SALE**

# Redevelopment Daytona Beach, FL

**902 S NOVA RD**

Daytona Beach, FL 32114

**PRESENTED BY:**

**PATRICK M. OPALEWSKI, CCIM**

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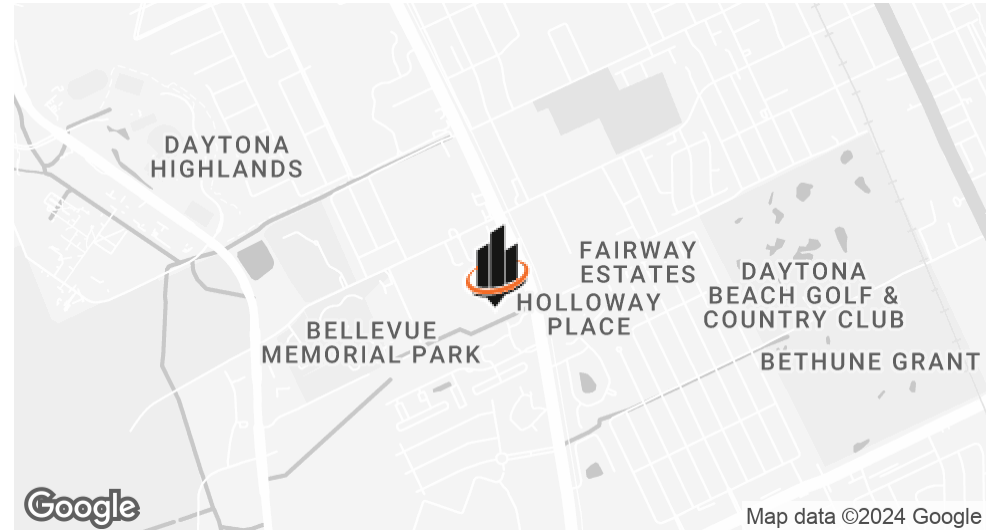
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FL #BK3042967





# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$599,000
<b>ZONING:</b>	M3 & MFR-20 (City of Daytona Beach)
<b>LOT SIZE:</b>	+/- 2.8 Acres
<b>LOT DIMENSIONS:</b>	120' x 1,015'
<b>PARCEL ID:</b>	5340-0519-0040

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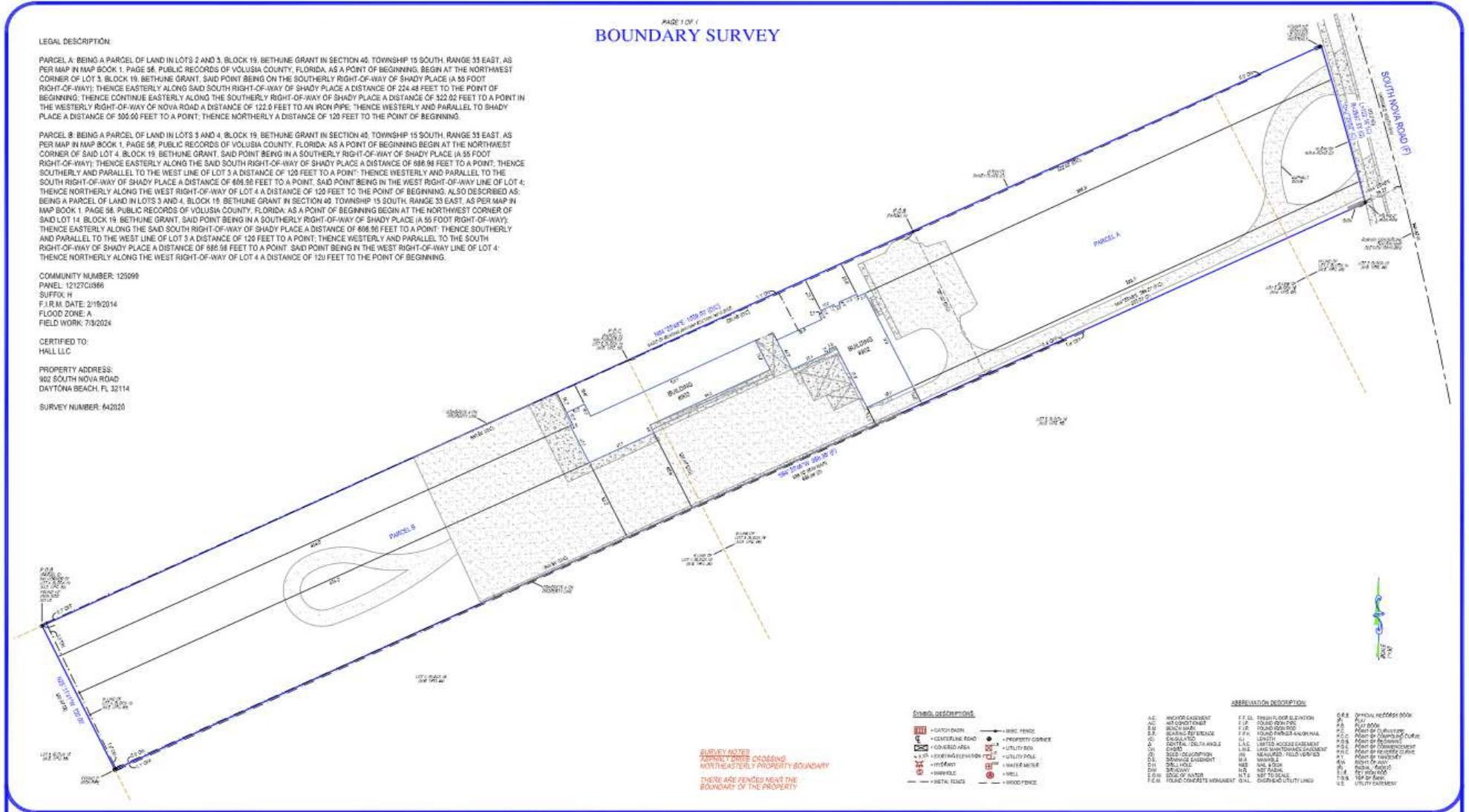
## PROPERTY DESCRIPTION

Approximately 2.8 acres located in the heart of Daytona Beach, FL on Nova Rd. Great exposure in very busy trade area, 36,500 trips in front of the site per day. Strong residential population, over 9,000 people within a mile, and over 35,000 people within 2 miles of the property. Strategically positioned between two major thoroughfares (ISB & Beville Rd.) Flexible zoning, excellent redevelopment opportunity with utilities available.

## PROPERTY HIGHLIGHTS

- Traffic Count: 36,500 AADT
- Excellent Redevelopment Opportunity
- Located in Very Busy Trade Area

# SURVEY



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**CONCEPTUAL PLAN**



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# DEMOGRAPHICS MAP & REPORT

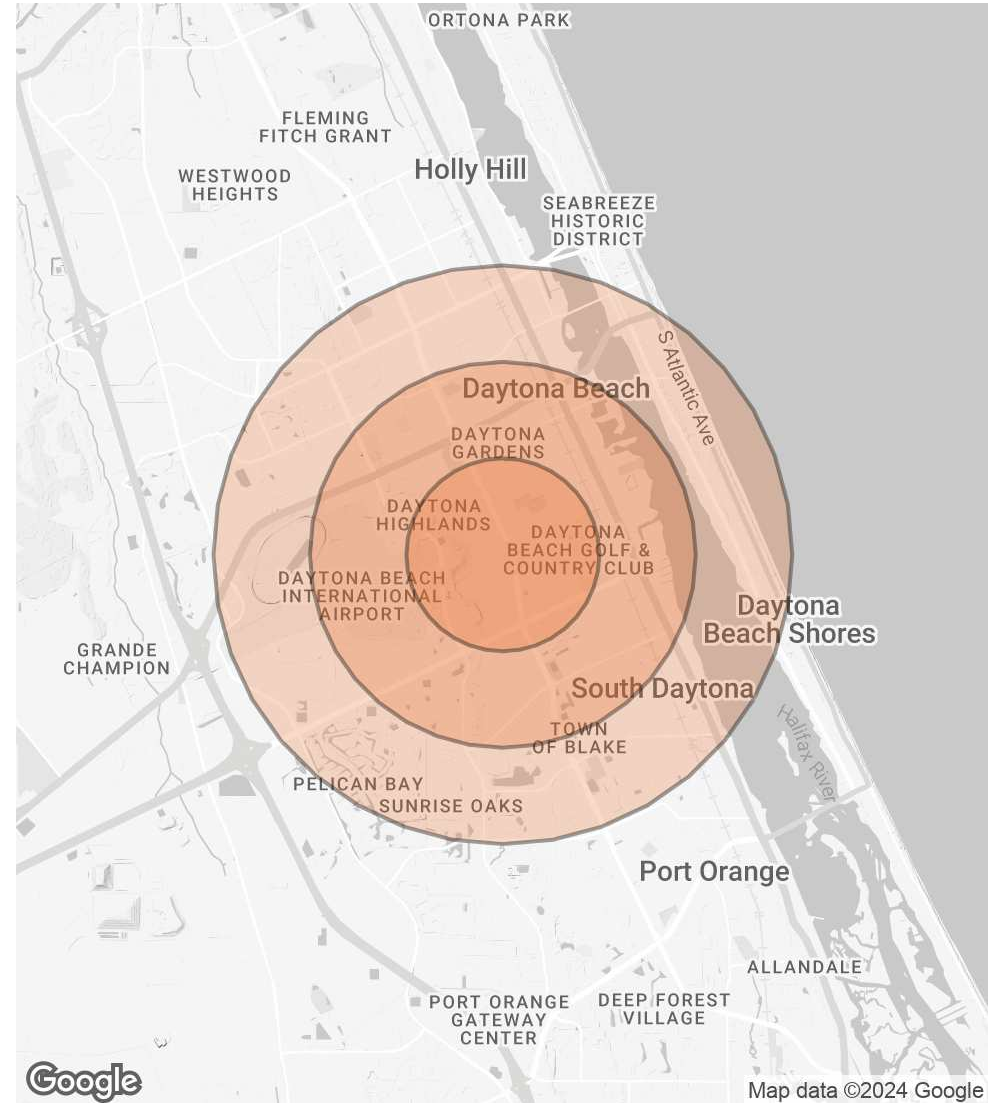
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	9,178	35,379	73,597
<b>AVERAGE AGE</b>	40	41	44
<b>AVERAGE AGE (MALE)</b>	38	40	43
<b>AVERAGE AGE (FEMALE)</b>	41	43	45

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	3,814	14,812	32,138
<b># OF PERSONS PER HH</b>	2.4	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$55,217	\$56,689	\$59,183
<b>AVERAGE HOUSE VALUE</b>	\$210,163	\$217,052	\$226,074

Demographics data derived from AlphaMap



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