



Ormond Beach  
Municipal  
Airport

**SITE**



Atlantic Ocean



Daytona  
International  
Speedway

Daytona Beach  
International  
Airport



**JOSEPH RUSSO**  
Director Investments  
O: 407.557.3843 / C: 407.453.0252  
Joseph.Russo@marcusmillichap.com

**RAY TURCHI**  
Senior Managing Director  
O: 407.557.3847  
Ray.Turchi@marcusmillichap.com



**24 +/- ACRE COMMERCIAL DEVELOPMENT SITE**

N US HWY 1 & N NOVA RD | ORMOND BEACH, FL 32714

*OFFERING MEMORANDUM*

# 24+/- AC COMMERCIAL DEVELOPMENT SITE

N US HWY 1 & N NOVA RD, ORMOND BEACH, FL 32174

**PRICE**

**Request for Offers**

TOTAL LAND SIZE (VCPA)\*

24+/- ACRES

EST. TOTAL “UPLANDS” LAND SIZE

8+/- ACRES

PRICE / “UPLANDS” ACRES

**Request for Offers**

CITY OF ORMOND BEACH ZONING

B-8 (COMMERCIAL)\*\*

FRONTAGE

EST. 1,300’ - N US HWY 1 & 780’ - N NOVA RD

FDOT TRAFFIC COUNTS - 2024

36,000 AADT - N US HWY 1  
16,700 AADT - N NOVA RD

PARCEL ID

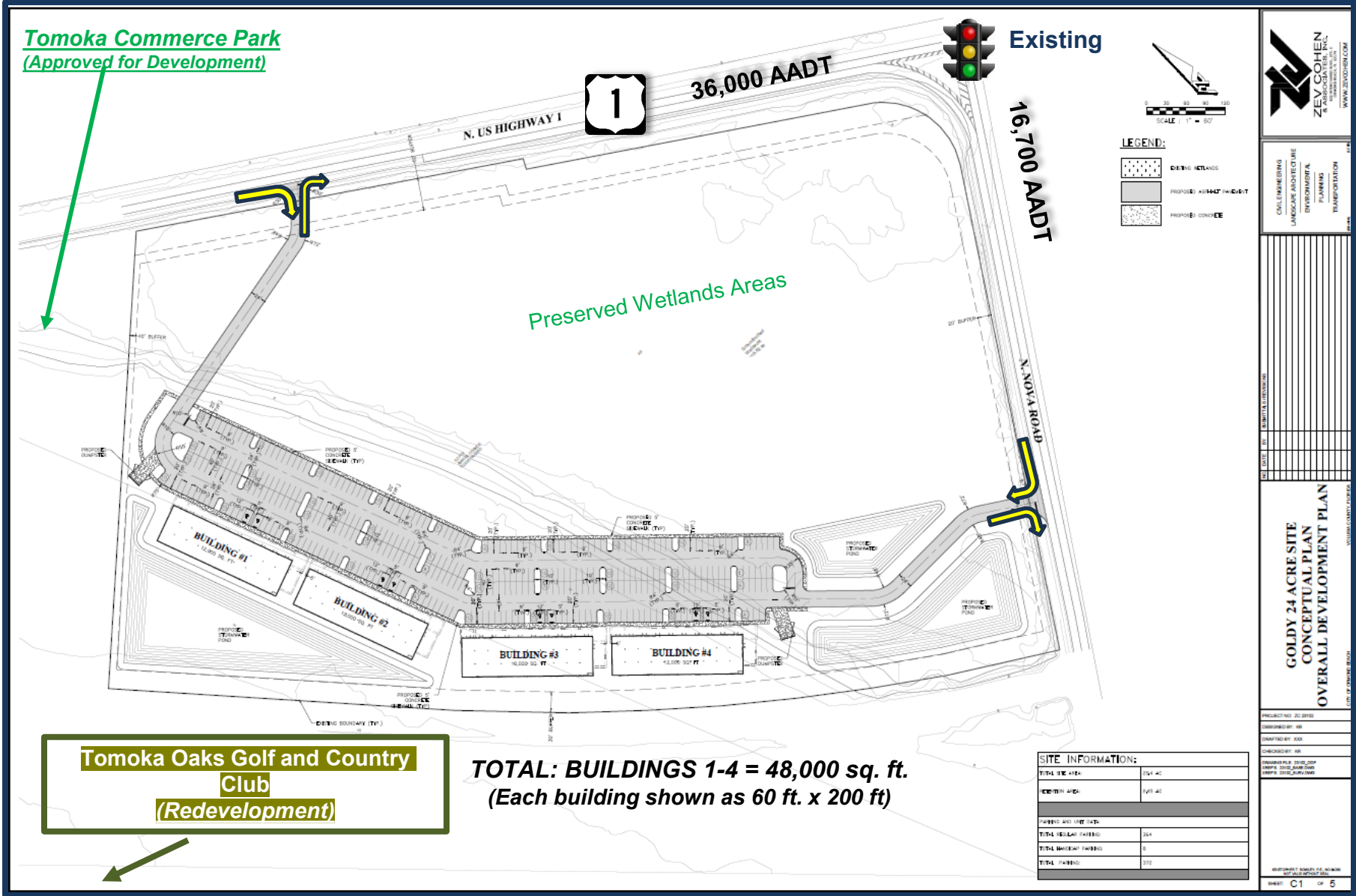
3242-00-00-0290

\*Volusia County Property Appraiser

\*\*B-8 – Commercial Zoning District:

Permitted Uses: Adult Day Care Center, Assisted Living Facility, Business and Professional Office, Business Service, Clubs and Fraternal Organization, Convenience Store (Type A), Financial Institution, Instructional Physical Activity, Nursing Home, Retail Sales and Services, School (Public), Veterinarian Conditional Uses: Bowling Center, Child Care Facility, Community Residential Home, Convenience Store (Type B & C), Multifamily (dwelling), Family Day Care Home, House of Worship, Parks and Recreation Facilities (Private & Public), Personal Services, Public Facilities, Public Utilities, Recreational Facilities (Indoor), Restaurant (Type “A”, “B”, “C”), School (Private), Shopping Center, Telecommunications Towers (Camouflaged), Theater, Wind Energy System





Civil Engineering  
Landscape Architecture  
Environmental Planning  
Transportation

**GOLDY 24 ACRE SITE**  
**CONCEPTUAL PLAN**  
**OVERALL DEVELOPMENT PLAN**

PROJECT NO. 20-0000  
DESIGNED BY: 98  
DRAWN BY: 500  
CHECKED BY: 98  
DATE: 08/11/2020  
SCALE: 1/8" = 1'-0"  
SHEET: C1 OF 5

# AREA DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2029 Projection</b>        |        |         |         |
| Total Population              | 4,275  | 41,048  | 81,916  |
| <b>2024 Estimate</b>          |        |         |         |
| Total Population              | 4,148  | 39,749  | 79,387  |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 3,840  | 37,371  | 74,971  |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 3,446  | 34,590  | 69,028  |
| <b>Daytime Population</b>     |        |         |         |
| 2024 Estimate                 | 3,719  | 39,616  | 74,583  |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| <b>2029 Projection</b>        |        |         |         |
| Total Households              | 1,856  | 17,954  | 36,891  |
| <b>2024 Estimate</b>          |        |         |         |
| Total Households              | 1,792  | 17,330  | 35,666  |
| Average (Mean) Household Size | 2.3    | 2.2     | 2.2     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 1,704  | 16,475  | 33,994  |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 1,572  | 15,419  | 31,535  |

| HOUSEHOLDS BY INCOME     | 1 Mile    | 3 Miles  | 5 Miles  |
|--------------------------|-----------|----------|----------|
| <b>2024 Estimate</b>     |           |          |          |
| \$250,000 or More        | 4.2%      | 5.7%     | 5.8%     |
| \$200,000-\$249,999      | 2.0%      | 2.4%     | 2.5%     |
| \$150,000-\$199,999      | 14.3%     | 7.5%     | 6.7%     |
| \$125,000-\$149,999      | 7.5%      | 7.1%     | 6.7%     |
| \$100,000-\$124,999      | 9.4%      | 9.0%     | 8.6%     |
| \$75,000-\$99,999        | 12.8%     | 14.8%    | 14.0%    |
| \$50,000-\$74,999        | 16.1%     | 16.7%    | 17.7%    |
| \$35,000-\$49,999        | 12.3%     | 11.8%    | 11.7%    |
| \$25,000-\$34,999        | 9.7%      | 9.3%     | 9.4%     |
| \$15,000-\$24,999        | 5.4%      | 8.3%     | 8.6%     |
| Under \$15,000           | 6.3%      | 7.5%     | 8.3%     |
| Average Household Income | \$100,323 | \$94,708 | \$92,502 |
| Median Household Income  | \$87,680  | \$74,660 | \$71,639 |
| Per Capita Income        | \$42,225  | \$41,648 | \$41,219 |

# AREA DEMOGRAPHICS



## POPULATION

In 2024, the population in your selected geography is 79,387. The population has changed by 15.01 percent since 2010. It is estimated that the population in your area will be 81,916 five years from now, which represents a change of 3.2 percent from the current year. The current population is 52.1 percent male and 47.9 percent female. The median age of the population in your area is 51.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,012 people per square mile.



## HOUSEHOLDS

There are currently 35,666 households in your selected geography. The number of households has changed by 13.10 percent since 2010. It is estimated that the number of households in your area will be 36,891 five years from now, which represents a change of 3.4 percent from the current year. The average household size in your area is 2.2 people.



## INCOME

In 2024, the median household income for your selected geography is \$71,639, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 69.98 percent since 2010. It is estimated that the median household income in your area will be \$79,982 five years from now, which represents a change of 11.6 percent from the current year.

The current year per capita income in your area is \$41,219, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$92,502, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 35,607 people in your selected area were employed. The 2010 Census revealed that 60.9 percent of employees are in white-collar occupations in this geography, and 17.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



## HOUSING

The median housing value in your area was \$324,643 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 22,908.00 owner-occupied housing units and 8,626.00 renter-occupied housing units in your area.



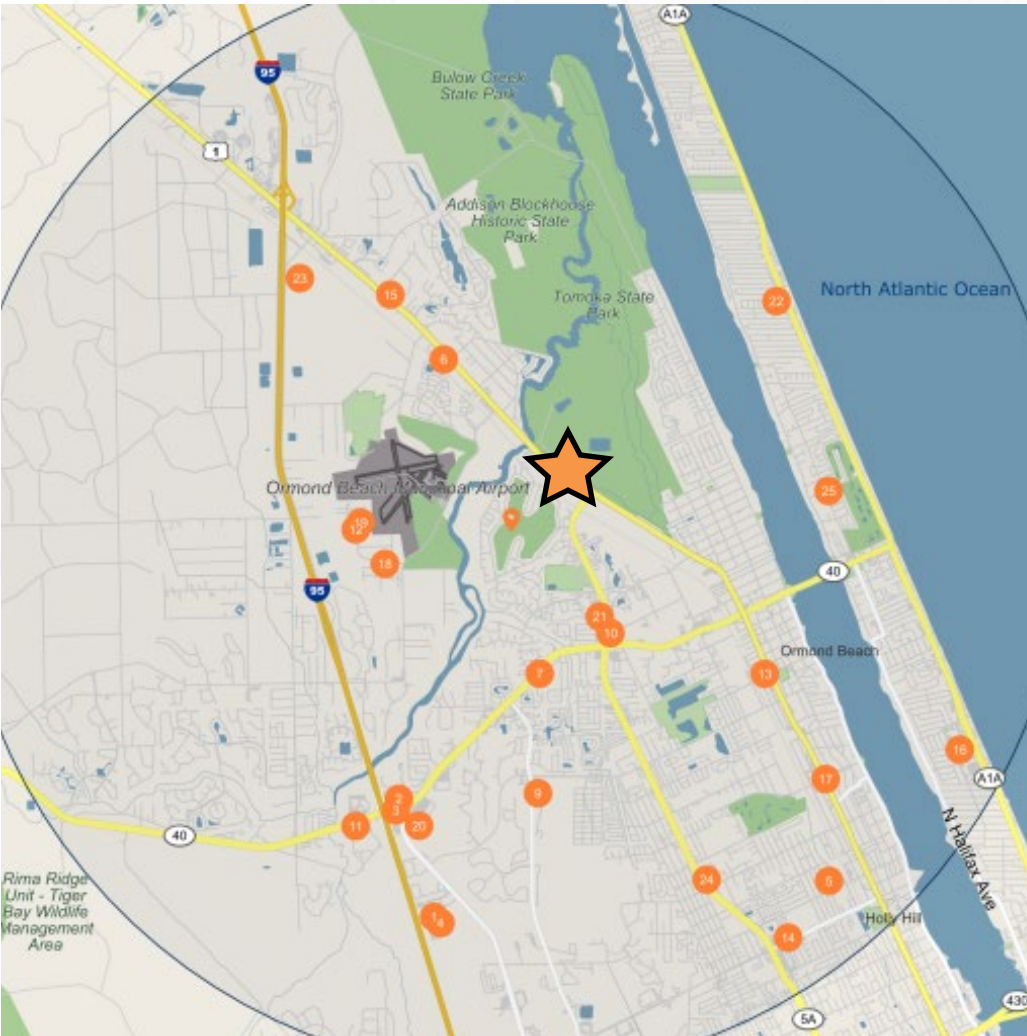
## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 29.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

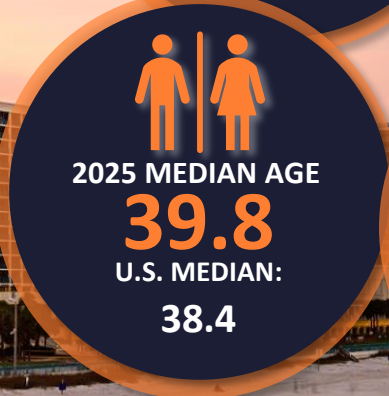
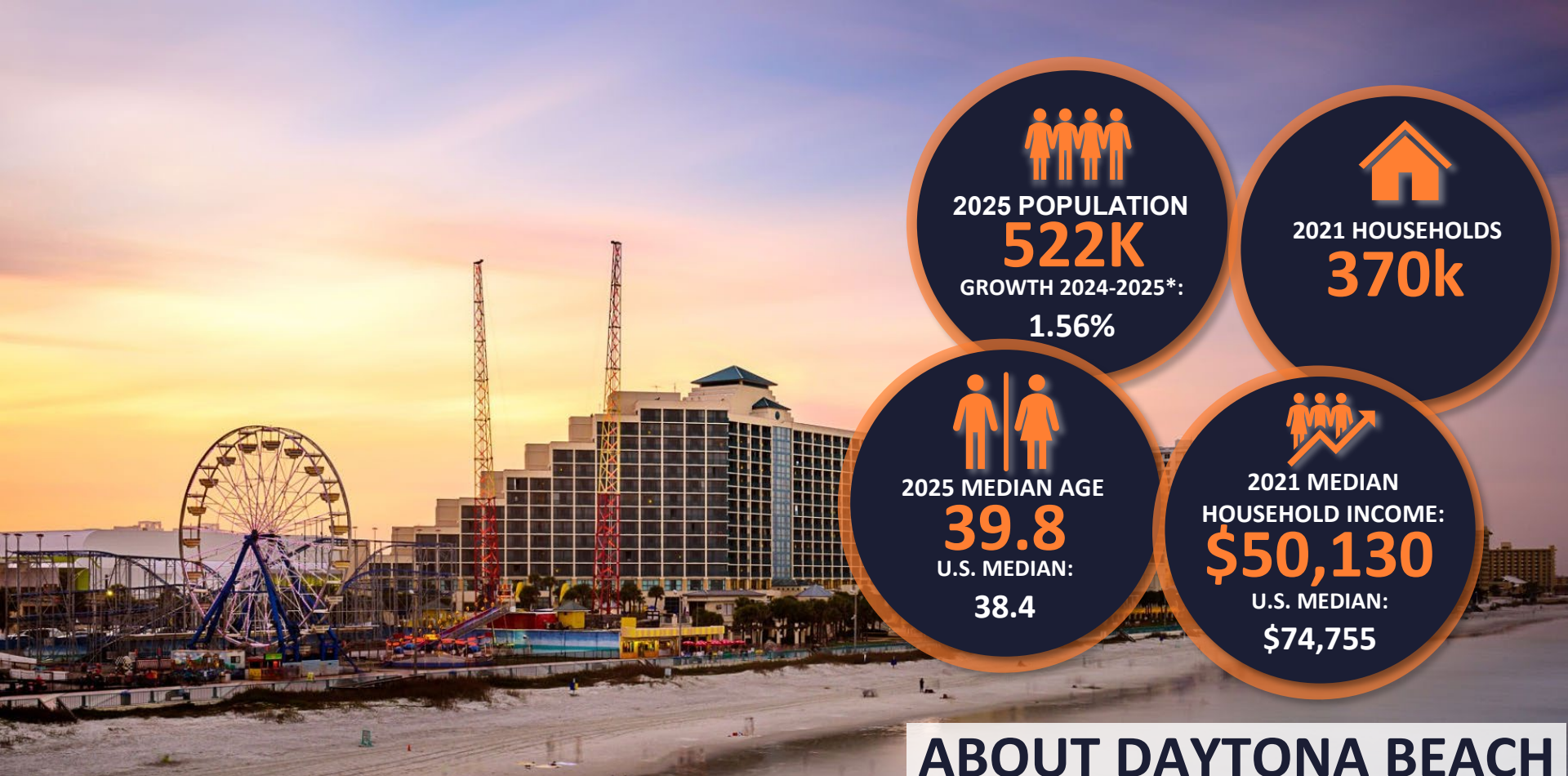
The number of area residents with an associate degree was higher than the nation's at 15.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.3 percent in the selected area compared with the 19.7 percent in the U.S.

# MAJOR EMPLOYERS



| Major Employers |  | Employees |
|-----------------|--|-----------|
| 1               | Memorial Health Systems Inc-ADVENTHEALTH                   | 1,100     |
| 2               | Walmart Inc-Walmart  | 614       |
| 3               | Northlake Foods Inc-Waffle House                           | 604       |
| 4               | Florida Hospital Mem HM Hlth-Adventist Hlth System/Sunbelt | 525       |
| 5               | Metra Electronics Corporation-Install Bay                  | 450       |
| 6               | Edgewell Personal Care Company-Alpha To Omega              | 400       |
| 7               | Cypress Coquina Bank                                       | 313       |
| 8               | Adventist Hlth Sys Snbelt Hlth                             | 311       |
| 9               | Adventist Hlth Sys Snbelt Hlth                             | 311       |
| 10              | Simply Southern Rest Group LLC                             | 296       |
| 11              | Halifax Hlth Care Systems Inc-Oncology Center              | 269       |
| 12              | Florida Production Engrg Inc-Automotive Mfg & Indus PDT    | 250       |
| 13              | Healthcare Billing Systems LLC-Duvasawko                   | 250       |
| 14              | Holly Hill Rhf Housing Inc-RETIREMENT HOUSING              | 225       |
| 15              | Hudson Tool & Die Company Inc-Hudson Technologies          | 220       |
| 16              | Volusia County School District-Seabreeze High School       | 205       |
| 17              | Publix Super Markets Inc-Publix                            | 201       |
| 18              | Germfree Laboratories LLC-Germfree                         | 185       |
| 19              | Analytical Pace Services LLC                               | 175       |
| 20              | Publix Super Markets Inc-Publix 00446                      | 167       |
| 21              | Publix Super Markets Inc-Publix Super Market 203           | 167       |
| 22              | Publix Super Markets Inc-Publix 1290                       | 167       |
| 23              | Security First Managers                                    | 166       |
| 24              | Walmart Inc-Walmart  | 163       |
| 25              | County of Volusia-Volusia Academy Ntrtn Dieteti            | 155       |



## ABOUT DAYTONA BEACH

Daytona Beach is home to the oldest and largest aviation and aerospace university, Embry-Riddle Aeronautical University.

Sunshine, miles of sandy beaches and motor sports are among the many features that draw visitors to the Daytona Beach metro, making tourism the largest economic driver.

The region's growing manufacturing sector and a vibrant health care sector also provide jobs.

A more affordable cost of living than larger nearby metros attracts businesses and retirees.

The Daytona Beach metro comprises all of Volusia and Flagler counties. The city of Daytona Beach itself is located 55 miles northeast of Orlando and 90 miles southeast of Jacksonville.

# NON-ENDORSEMENT AND DISCLAIMERS

---

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. (“Marcus & Millichap”) and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

**BROKER OF RECORD:**  
RYAN NEE  
License: BK3154667

## JOSEPH RUSSO

Director Investments  
[Joseph.Russo@marcusmillichap.com](mailto:Joseph.Russo@marcusmillichap.com)  
License: FL SL677351

## RAY TURCHI

Senior Managing Director  
[Ray.Turchi@marcusmillichap.com](mailto:Ray.Turchi@marcusmillichap.com)  
License: FL BK3015549

## DAVID VAUGHAN

Managing Director Investments  
[David.Vaughan@marcusmillichap.com](mailto:David.Vaughan@marcusmillichap.com)  
License: FL SL3294062

**Marcus & Millichap**  
TURCHI VAUGHAN TEAM