

**FOR
SALE**

ORMOND BEACH US HWY 1 1.33 AC RETAIL SITE

1510 N US Hwy 1, Ormond Beach, FL 32174



AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 74,500 US Hwy 95
- 2 24,500 US Hwy 1

ABOUT THE PROPERTY

SIZE 1.33± acres

PRICE Accepting offers for (in order of preference):
ground lease, build-to-suit, sale
Sale Price: \$1,500,000
Ground Lease Rate: \$150,000/year

ZONING B-7 (OB) A

FLU Commercial

UTILITIES Available

ROAD FRONTAGE 190'± on US Hwy 1
290'± on Broadway Ave

PARCEL ID 313601610080

DESCRIPTION

Prime Retail Location! Located on US Hwy 1 in Ormond Beach, Florida. Just 1,300' from the I-95/US Hwy 1 Interchange. Located at a lighted intersection across from the entrance to Plantation Oaks, a 1,900+ unit master planned community. Ormond Beach is located in Volusia County and one of the best places to live in Florida! Ormond Beach offers its 44,052 residents a dense suburban feel with many restaurants, parks, and above average public schools. Seller is open to reviewing all offers but prefers ground lease, build-to-suit, sale (in that order). See attached site plan and additional 2.47 acre listing included herein.

Call for more information today!

Source: <https://www.niche.com/places-to-live/ormond-beach-volusia-fl/>

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

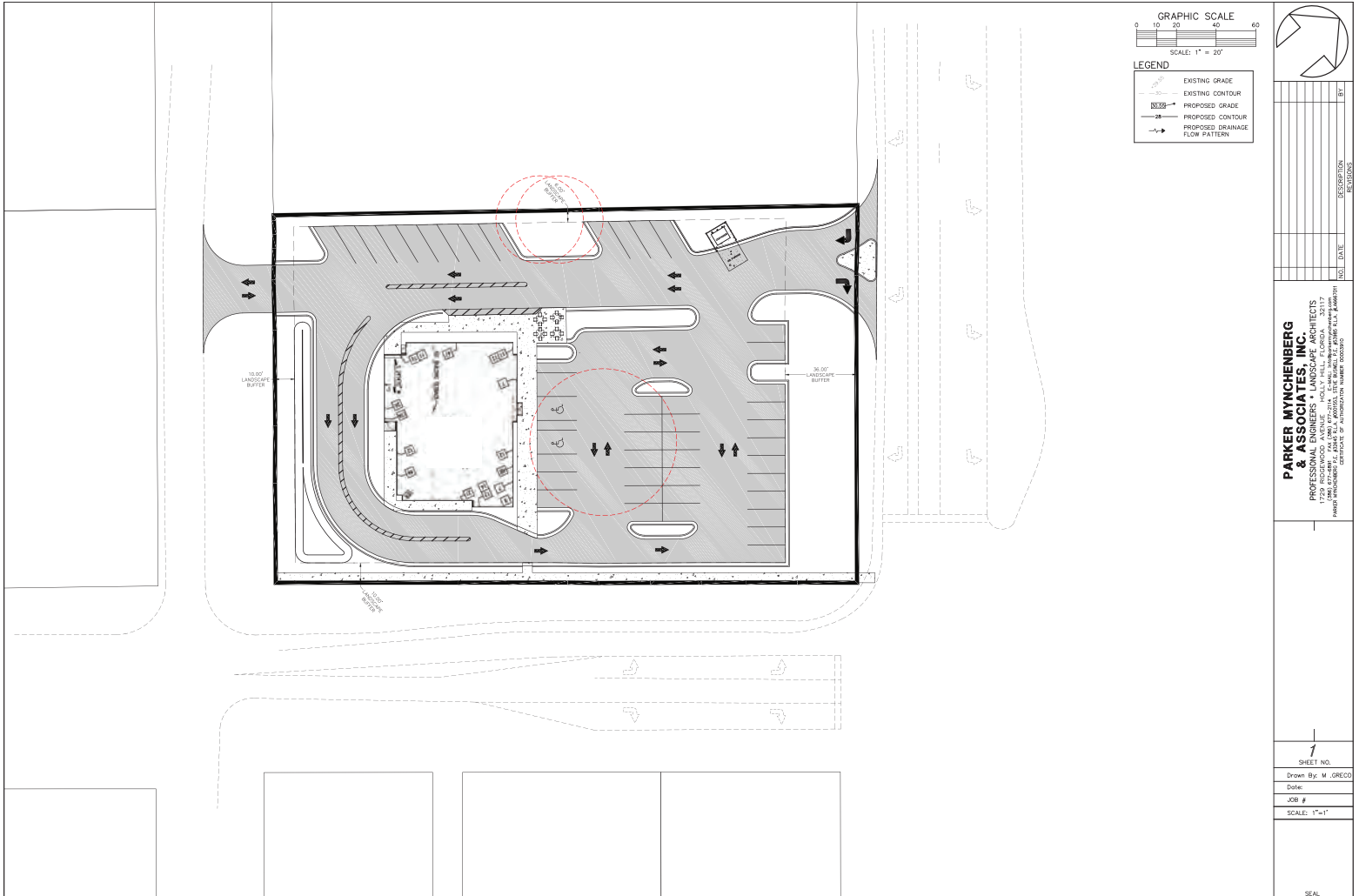
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CONCEPTUAL SITE PLAN

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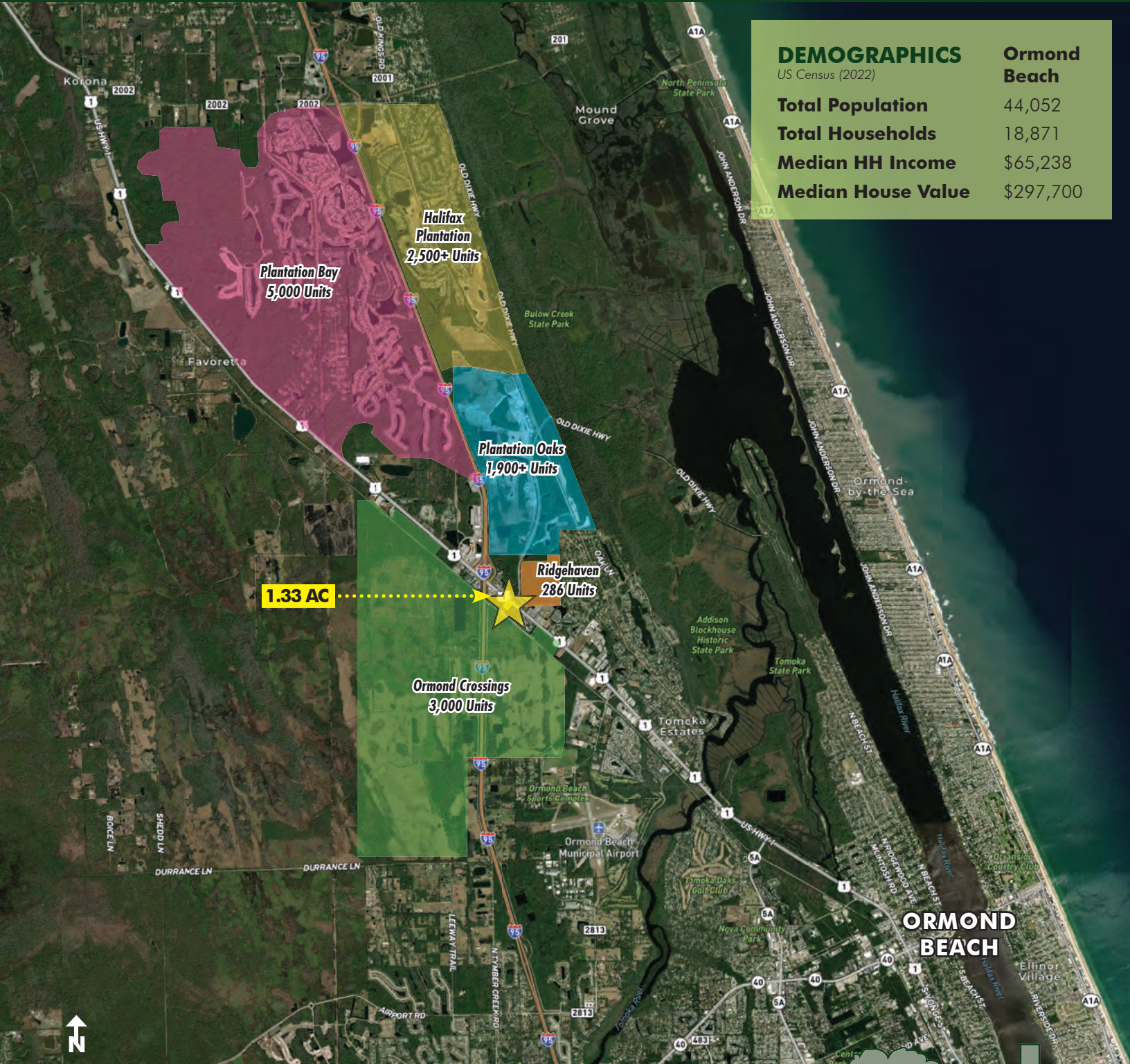


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DEMOGRAPHICS

US Census (2022)

**Ormond
Beach**

Total Population	44,052
Total Households	18,871
Median HH Income	\$65,238
Median House Value	\$297,700

AREA DEVELOPMENT MAP

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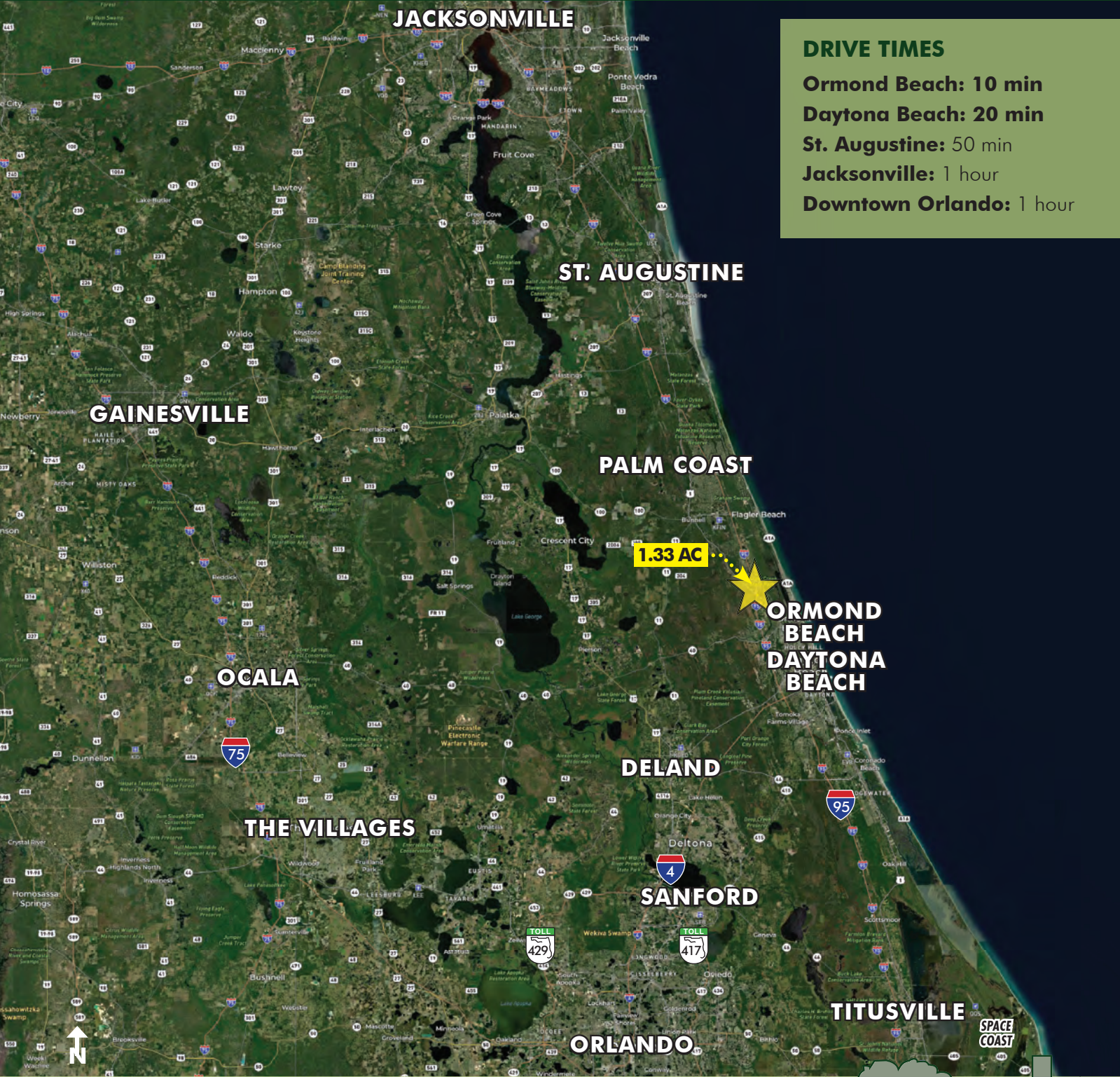
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DRIVE TIMES

- Ormond Beach: 10 min
- Daytona Beach: 20 min
- St. Augustine: 50 min
- Jacksonville: 1 hour
- Downtown Orlando: 1 hour



LOCATION MAP

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