

# SALE

## MELROSE PLAZA

401 U.S. 1 Ormond Beach, FL 32174



**SALE PRICE**

**\$810,000**

**G.G. Galloway**  
(386) 672-8530

**Scott Harter**  
(386) 672-8530

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## **CONFIDENTIALITY AGREEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

Why CBC - Page 1

Property Summary

Property Description

Complete Highlights

Additional Photos

Regional Map

Location Map

Aerial Map

Site Plans

Demographics Map & Report

Advisor Bio 1

Advisor Bio 2

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES,  
45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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### PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity located at 401 U.S. 1, Ormond Beach, FL. This well-maintained 7,085 SF building, featuring 4 units, is ideally positioned for discerning retail investors. Built in 1978 and tastefully renovated in 2005, the property is 100% occupied, ensuring immediate rental income. The property has a 2024 roof, rebuilt and replace backflows, new paint and sits on a large lot with expansion possibilities. Zoned B-8 and located in vibrant Ormond Beach, this property offers a lucrative proposition for those seeking a solid retail/street retail investment. With its strong occupancy and strategic location, this property represents a compelling asset in the thriving commercial real estate market.

### PROPERTY HIGHLIGHTS

- 7,085 SF building
- 4 units
- Built in 1978, Renovated in 2005
- Zoned B-8

### OFFERING SUMMARY

Sale Price:	\$810,000
Number of Units:	4
Lot Size:	219,600 SF
Building Size:	7,085 SF
NOI:	\$57,516.00
Cap Rate:	7.1%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	215	684	2,268
Total Population	445	1,376	4,752
Average HH Income	\$79,797	\$74,535	\$79,318

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### LOCATION DESCRIPTION

Explore a prime investment opportunity in the vibrant Ormond Beach, FL market. Situated along U.S. Route 1, the area boasts a charming coastal vibe, bustling retail activity and located next door to the Ormond Beach Performing Arts Center. With its close proximity to local attractions and a steady stream of visitors, this dynamic retail hub presents an array of opportunities for retail and street retail investors looking to capitalize on the area's thriving commercial landscape. Whether it's the local charm or the variety of shopping and dining destinations, this area promises an exciting venture for savvy investors.

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### PROPERTY HIGHLIGHTS

- 7,085 SF building
- 4 units
- Built in 1978, Renovated in 2005
- Zoned B-8
- Excellent location
- Consistent 100% occupancy



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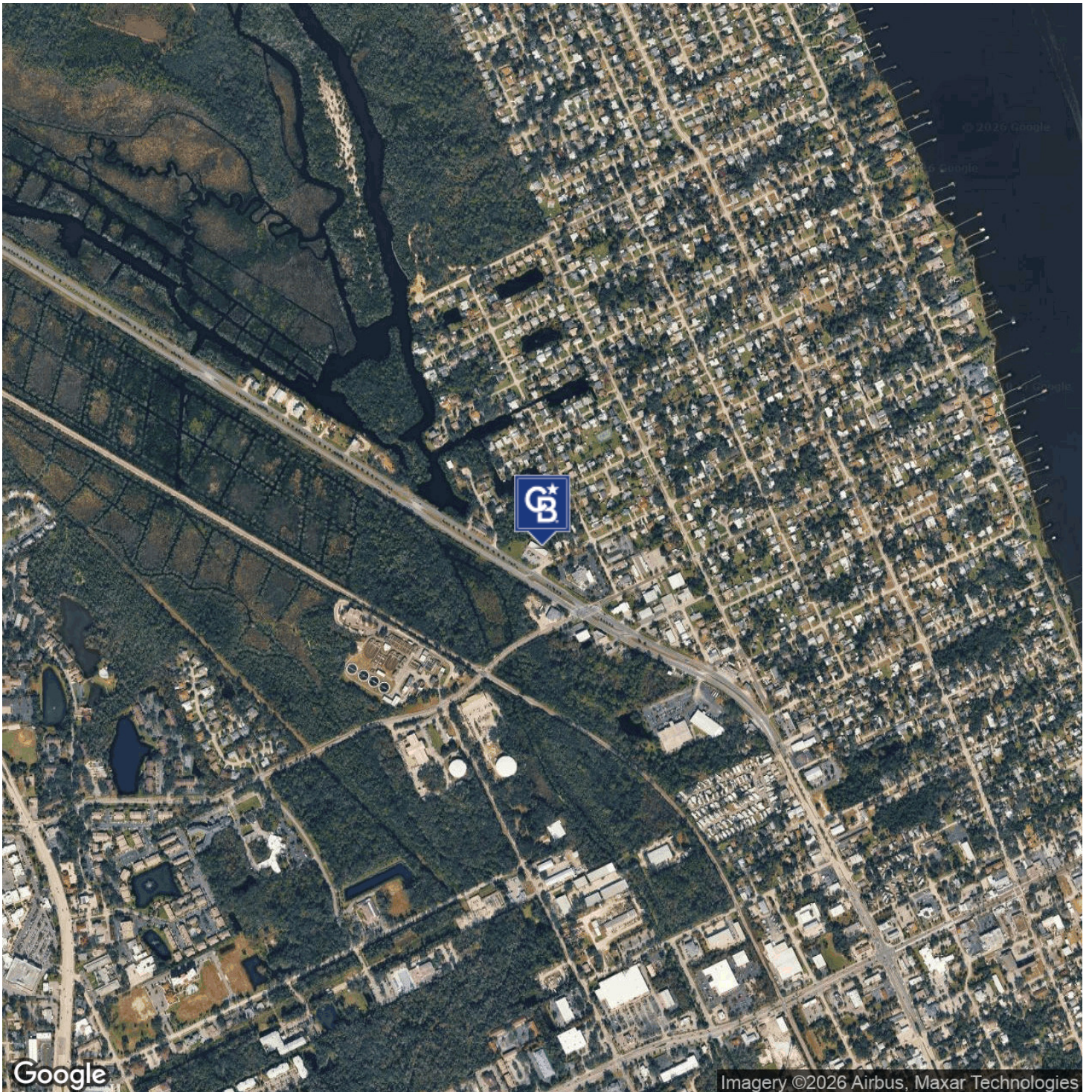


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03/07/2024



02/23/2021

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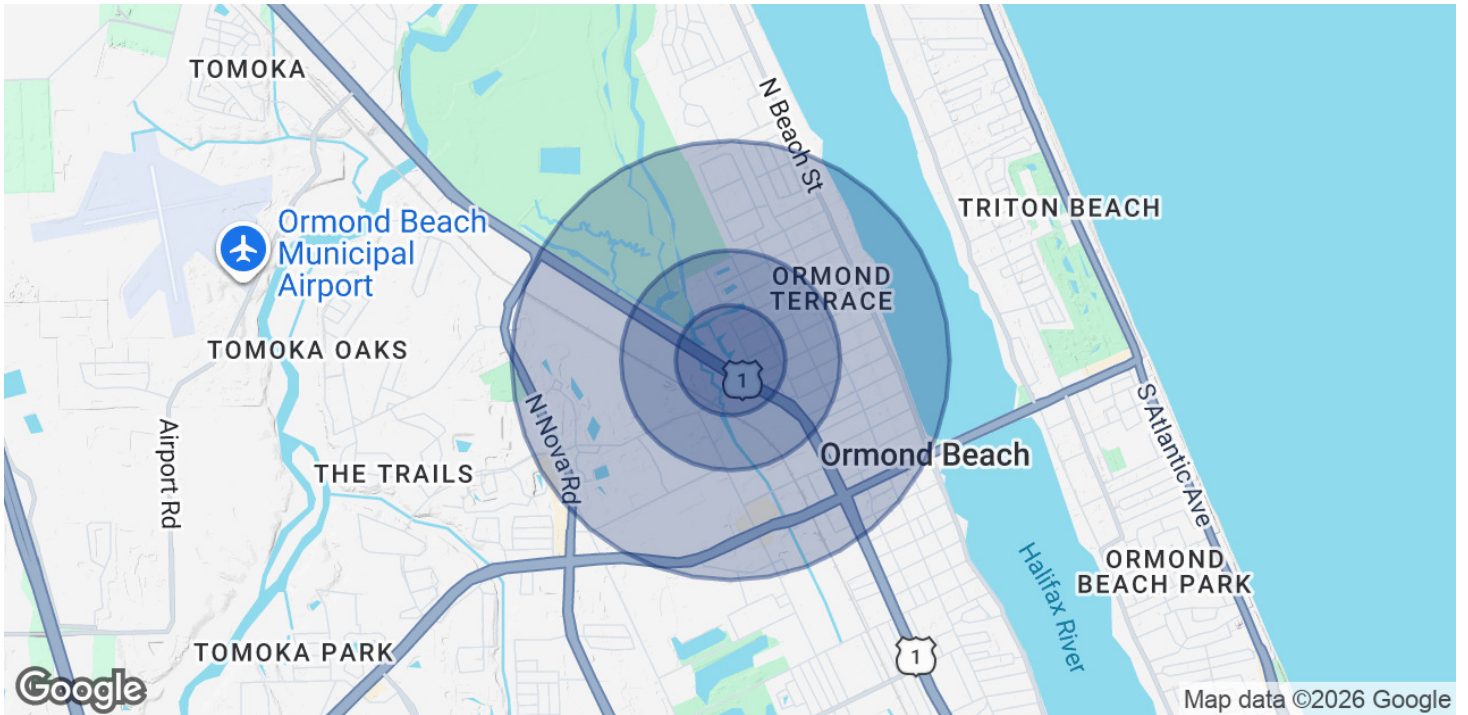


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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	445	1,376	4,752
Average Age	51.7	52.7	50.4
Average Age (Male)	56	55.6	50
Average Age (Female)	42.4	45.3	49.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	215	684	2,268
# of Persons per HH	2.1	2	2.1
Average HH Income	\$79,797	\$74,535	\$79,318
Average House Value	\$320,821	\$333,445	\$365,476

2023 American Community Survey (ACS)

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### G.G. GALLOWAY

Commercial Advisor/Partner

ggalloway@cbcbenchmark.com

Direct: (386) 672-8530 | Cell: (386) 295-0839

FL #SL488121

### PROFESSIONAL BACKGROUND

One of east central Florida's premier commercial real estate "guru" professionals with over 36 years of real world commercial real estate experience. G.G. Galloway has been recognized by his peers and performance 5 different times as the top producer of commercial real estate in the area and two times earning the level of Circle of Distinction from Coldwell Banker Commercial Corporate. G.G. Galloway's full-service attitude, tenacity, and integrity allows him and his team to be on the cutting edge of what is happening in today's ever-changing world of commercial real estate. The first in his company to go to teaming is his personal business platform of his success. Being able to adapt to changes and having a can-do attitude allows the opportunity for all to be successful in all teaming transactions. His can do attitude has been extremely contagious with giving back to his community with hundreds of hours of volunteering time to the various community organizations as well as local, state, and national professional organizations. Galloway has never been selfish with his time and commitment to his team, company, community, or professional associations. G.G.'s professional record, service record, and personal accomplishments speak for itself as to his integrity and commitment on behalf of whomever he or his team is working for. Galloway's number one goal is to always protect his client's best interest; the bottom line is we must always do what is right regardless of the consequences.

G.G.'s 110 % effort that he expects from his team, himself, and company is a direct reflection of understanding his commitment to his team, his company, and his family. You must be "ALL IN" every day and every second you step on to the field of play. His clientele, former teammates, sphere of influence, and repeat business clearly understands his commitment to being "ALL IN."

G.G. Galloway has been involved in some of the area's largest land and warehouse deals. He has stood the test of time and has weathered the storm during the downturn years by being creative and being able to find and identify those golden nuggets that are always out there but just need to be "rediscovered."

### EDUCATION

He graduated from Clemson University with a BS degree in business and marketing. He has had the honor and privilege of being an Eagle Scout, and Rotary Paul Harris Fellow as well as being inducted into Tiger Brotherhood. He signed with Seattle Seahawks in 1976.

### MEMBERSHIPS

**Benchmark**  
570 Memorial Circle Suite 300  
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### SCOTT HARTER

Commercial Broker/Associate

dscottharter@gmail.com

Direct: (386) 672-8530 | Cell: (386) 290-6994

FL #BK3041405

### PROFESSIONAL BACKGROUND

Scott Harter has worked for Coldwell Banker Commercial Benchmark since 2007 and made a partner in 2017. Scott has brokered all property types and classes including working extensively with several lenders handling their troubled assets and REO disposition leading to over 125 transactions totaling over \$50 million. Scott believes in teaming which results in the customer receiving specialized treatment.

Scott started his career in 1989 in southern California, specializing in Apartment sales, management and consulting. He relocated to Florida in 1994 where he owned and operated a small manufacturing company giving him the knowledge of how small manufacturing companies operate and utilize space. After Scott's brief hiatus from real estate he obtained his Florida Real Estate license in 2002 and brokerage license in 2005.

Scott specializes in applying his expertise, attention to detail and market knowledge to broker warehouse, flex, office, land, multifamily, retail, and investment properties. He is an expert in leasing warehouse, office and retail space as well. Scott represents Sellers, Buyers, Landlords and Tenants.

### MEMBERSHIPS

REALTOR, National Association of REALTORS

#### Benchmark

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