



Colliers

Accelerating success.

# For Sale or Lease

Vacant Fully Operational Assisted Living Facility

## 515 Tomoka Avenue

Ormond Beach, FL 32174

### Investment Advisors

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# Investment Summary

Colliers as owner's exclusive advisor, is pleased to present for sale or lease 515 Tomoka Avenue. offers compelling opportunity for owner/users or investors seeking to reposition it for use such as assisted living facilities (ALF), behavioral health centers, or continued operation as a behavioral health hospital. The building is located at Tomoka Avenue, Ormond Beach, FL 32174 (the "Property") and offers excellent accessibility, located just off West Granada Boulevard (SR 40)—a major east-west corridor in Ormond Beach—and less than two miles from Interstate 95, providing quick regional connectivity. in the Deltona–Daytona Beach–Ormond Beach MSA. Close proximity to Ormond & Daytona public beaches, Daytona Beach International Airport, Daytona Speedway, and destination shopping centers along LPGA Blvd and International Speedway Blvd.

515 Tomoka Ave strategic positioning offers the following advantages to its occupants:

- The property is near medical centers, retail hubs, and tourist destinations, making it ideal for assisted living, or healthcare.
- Property offers accessibility, with close proximity to major transportation corridors including Granada Blvd and Interstate 95.
- Ormond Beach is experiencing steady economic and population growth, positioning occupants to benefit from increasing demand and long-term value appreciation.

## Property Highlights

**Size**  
Two Buildings total 16,102± SF| 3.07 AC

**Built/Renovated**  
Bldg. A/B - 2000 | Bldg. C/D - 2001

**Location Perks & Connectivity**  
Ormond's public beaches, Daytona Beach International Airport, Daytona International Speedway, and destination shopping centers along LPGA Blvd and International Speedway Blvd.

**Opportunity**  
Owner/User or Investment Medical

**Parking Ratio**  
22 Parking Spaces (1.55/1000 SF)

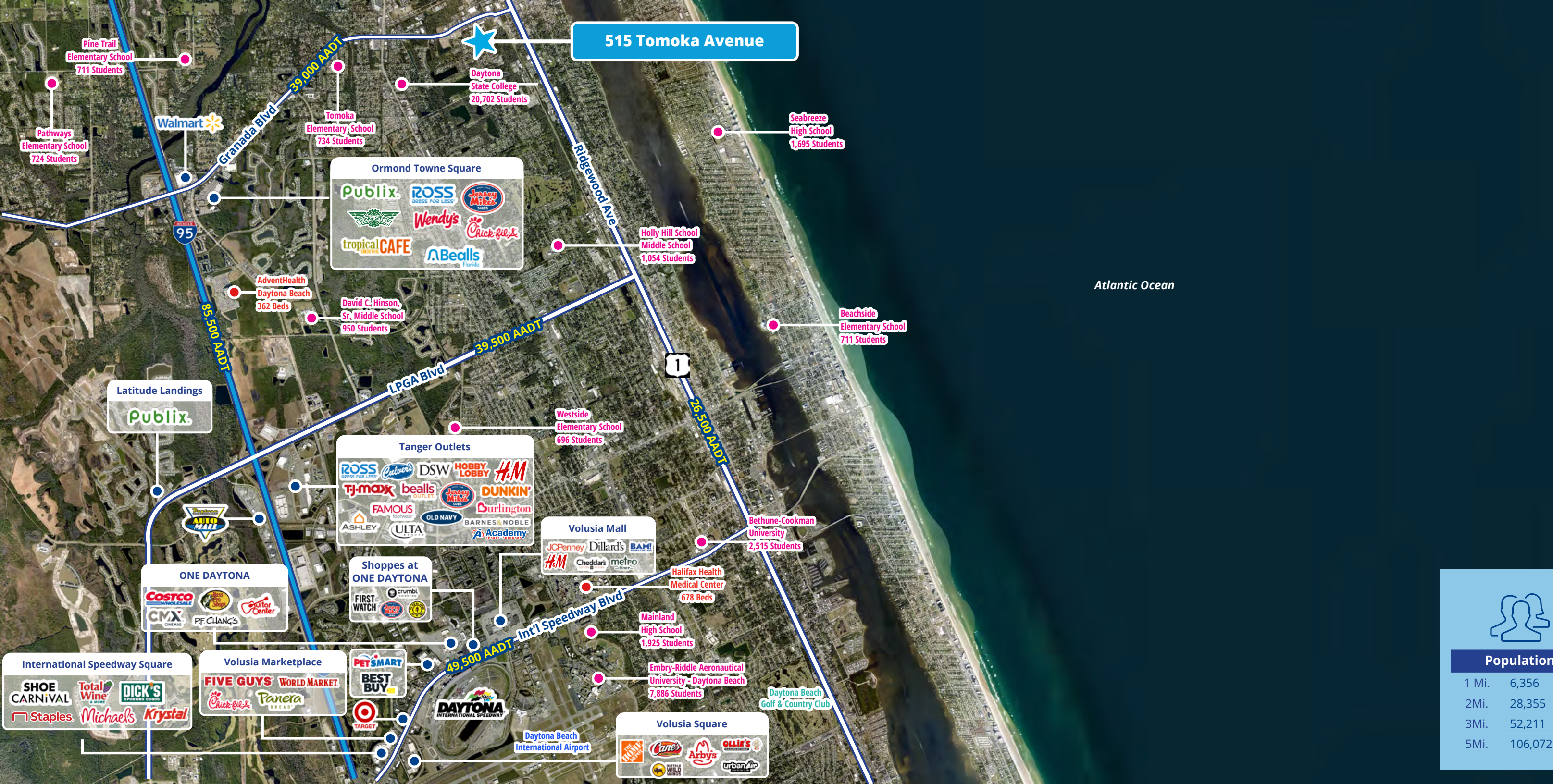
**Zoning**  
R-4C (Single-Family Cluster and Townhouse Zoning District)

### \$3,500,000

Asking Price | Lease Rate: Call for Details







# Area Demographics

Strategically positioned along Florida’s Atlantic coast, the Deltona–Daytona Beach–Ormond Beach MSA offers a dynamic blend of accessibility, growth, and lifestyle appeal. Anchored by major transportation corridors like I-95 and I-4, the region provides seamless connectivity to Orlando (just an hour away) and Jacksonville, while also benefiting from proximity to Daytona Beach International Airport and the Port of Jacksonville.

The area is experiencing steady economic expansion, with strong job growth in healthcare, finance, and professional services, supported by a civilian labor force of over 320,000. Residents and businesses alike enjoy a rich mix of amenities, from the iconic Daytona International Speedway and vibrant beachfront to retail hubs like Tanger Outlets and the Volusia Mall. With a growing population nearing 700,000 and a diversifying employment base, the MSA is emerging as a key destination for both commercial investment and residential development. Whether you’re seeking visibility, workforce access, or lifestyle-driven appeal, this region offers a compelling environment for growth.



Population	
1 Mi.	6,356
2Mi.	28,355
3Mi.	52,211
5Mi.	106,072



Daytime Population	
1 Mi.	9,535
2Mi.	30,157
3Mi.	53,793
5Mi.	112,812



Average HH Income	
1 Mi.	\$66,388
2Mi.	\$82,219
3Mi.	\$90,853
5Mi.	\$91,372



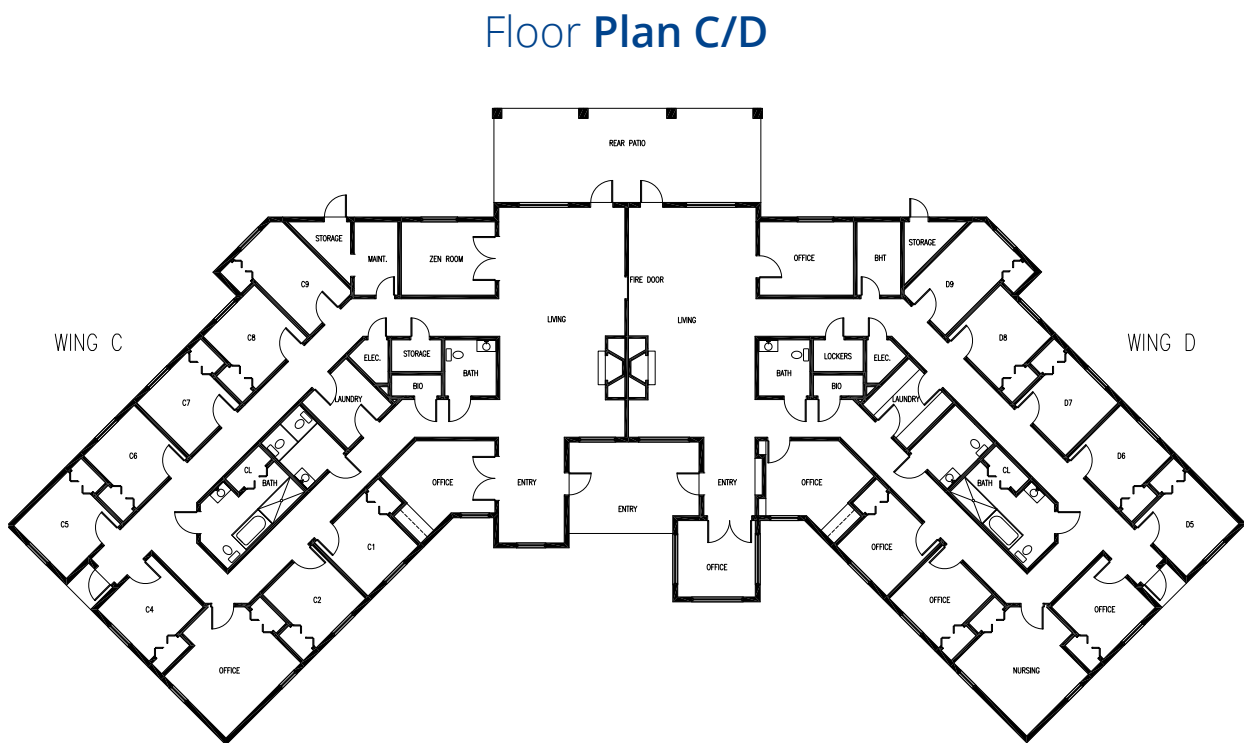
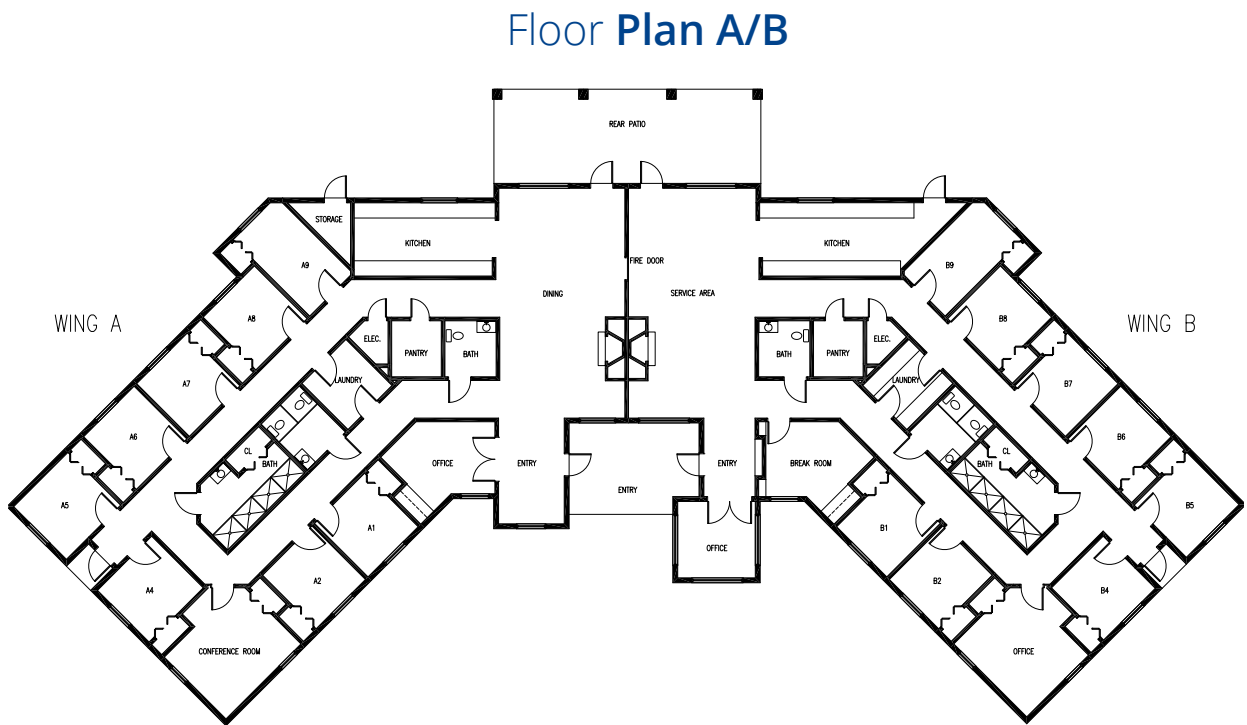
Households	
1 Mi.	2,936
2Mi.	13,003
3Mi.	24,375
5Mi.	48,449



# Floor Plan(s)



Room  
Description



# Additional Features

- Vacant Fully Operational Assisted Living Facility
- Offers excellent accessibility, located just off West Granada Blvd (SR 40), a major east-west corridor in Ormond Beach and less than two miles from Interstate 95, providing quick regional connectivity.
- Ideally positioned within a thriving healthcare corridor in Ormond Beach
- Outstanding Building Condition with many recent Capital Projects High Quality Recent Renovations







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## Colliers Orlando

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