

# RETAIL PAD FOR GROUND LEASE OR BUILD TO SUIT



## PROPERTY DESCRIPTION

Retail Pad For Ground Lease or Build to Suit in Destination Daytona.  
 Restaurant / Bar / Fast Food / Retail.  
 10,000 SF Pad with Off-Site Retention in place, Plenty of Parking, and Signage in place.  
 625,000 visitors annually to Destination Daytona Events.  
 Located in the heart of a high-growth area and adjacent to busy Houligan's Restaurant and Sports Bar.  
 Nearby Ormond Crossings has announced plans to build 3,000 new homes and 2.5 million SF of commercial space.

## LOCATION DESCRIPTION

Located just north of the US Highway 1 and Interstate 95 interchange within Destination Daytona.

## LOCATION ADDRESS

1641 N. US Highway 1  
 Ormond Beach, FL 32174

**CARL W. LENTZ IV, MBA, CCIM**  
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## OFFERING SUMMARY

<b>LEASE RATE:</b>	Price Undisclosed
<b>LOT SIZE:</b>	10,000 SF
<b>PARCEL NO:</b>	A portion of 3125-04-00-0020
<b>TRAFFIC COUNT:</b>	17,500 AADT (US Hwy 1) 74,500 AADT (I-95)
<b>ZONING:</b>	PBD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	632	4,216	18,546
<b>TOTAL POPULATION</b>	1,223	8,571	32,433
<b>AVERAGE HH INCOME</b>	\$88,479	\$84,051	\$73,357

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# ADDITIONAL PHOTOS



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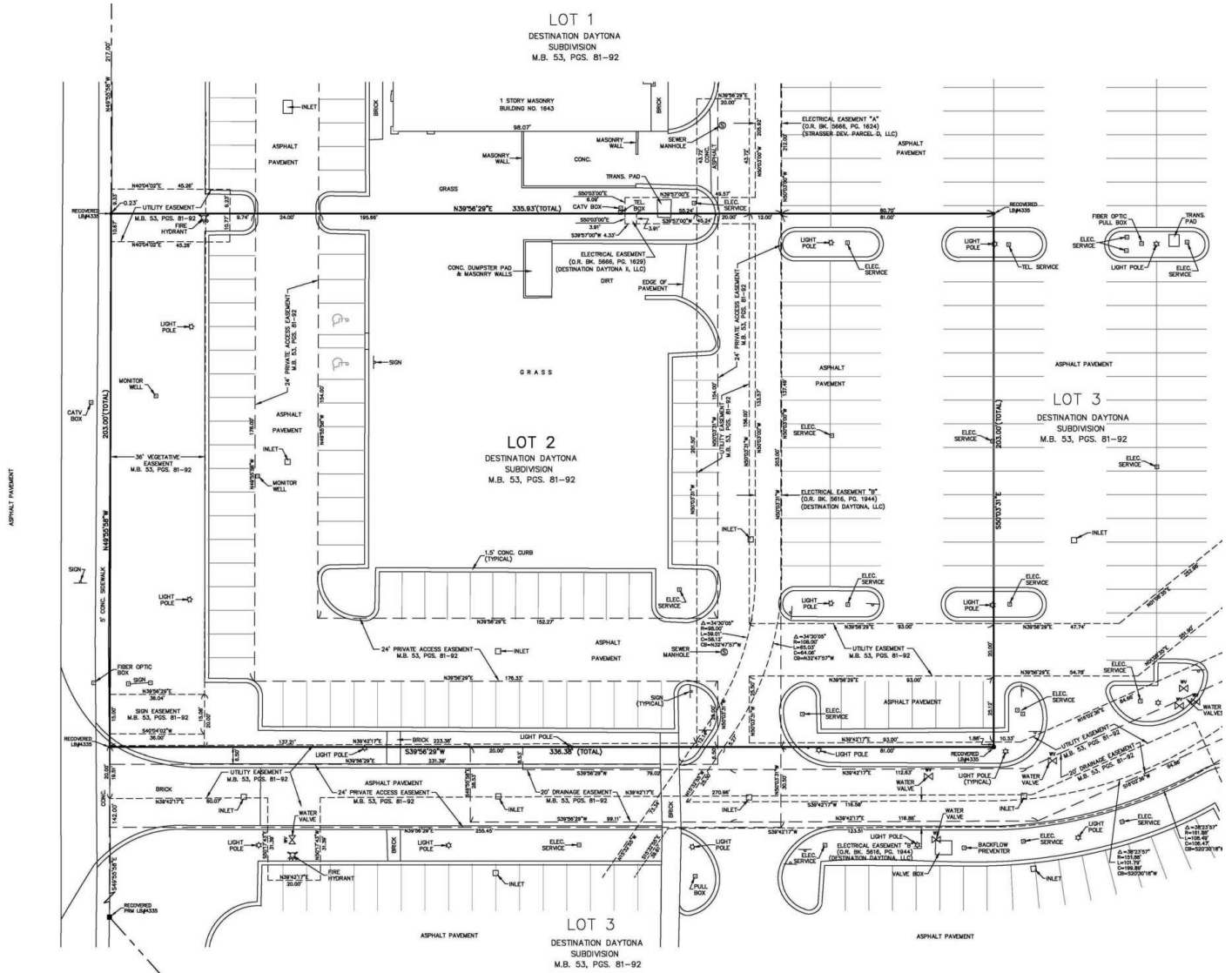


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# SURVEY

U.S. HIGHWAY NO. 1 (SR. NO. 5) (R/W VARIES) GRASS MEDIAN



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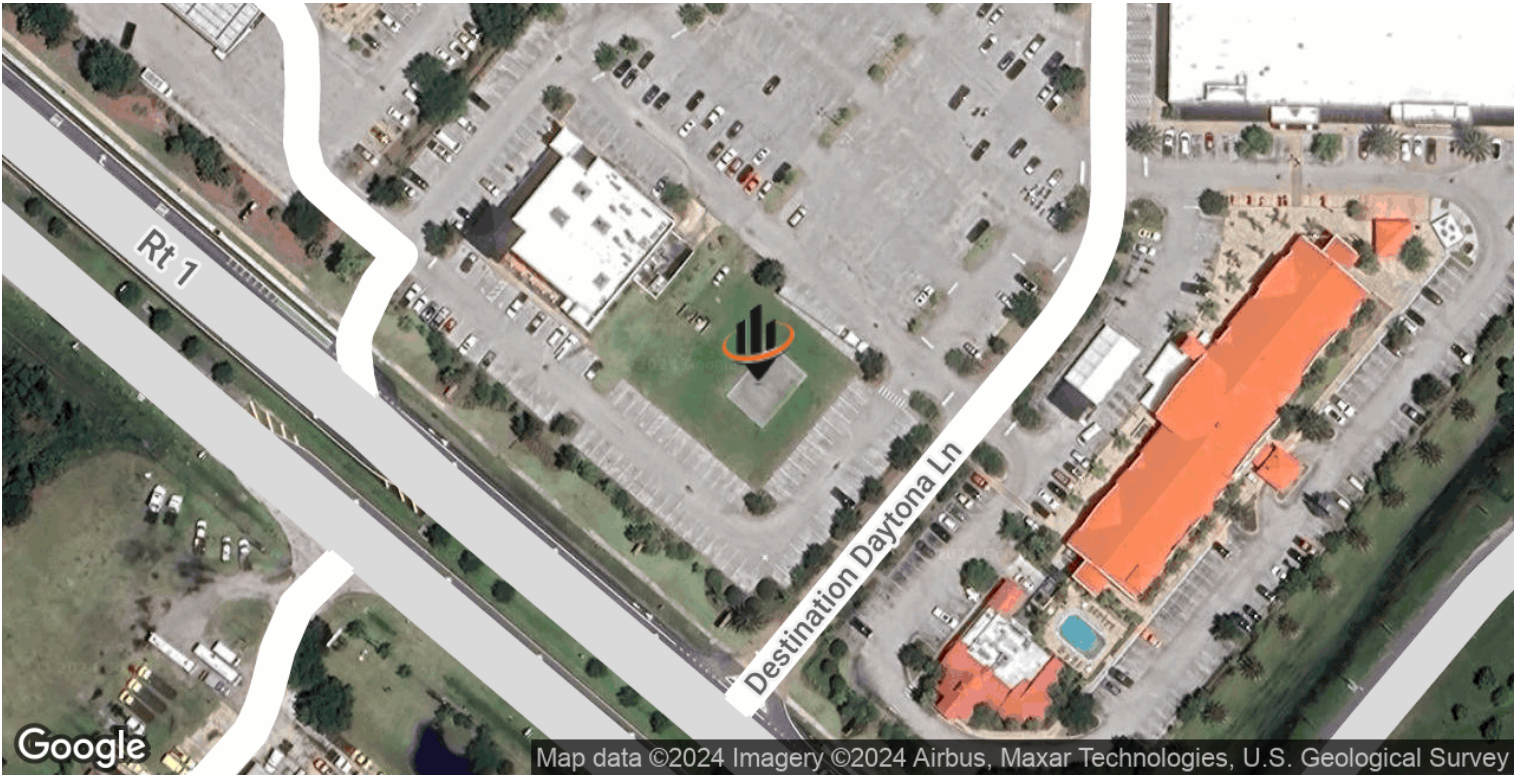
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# LOCATION MAPS



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