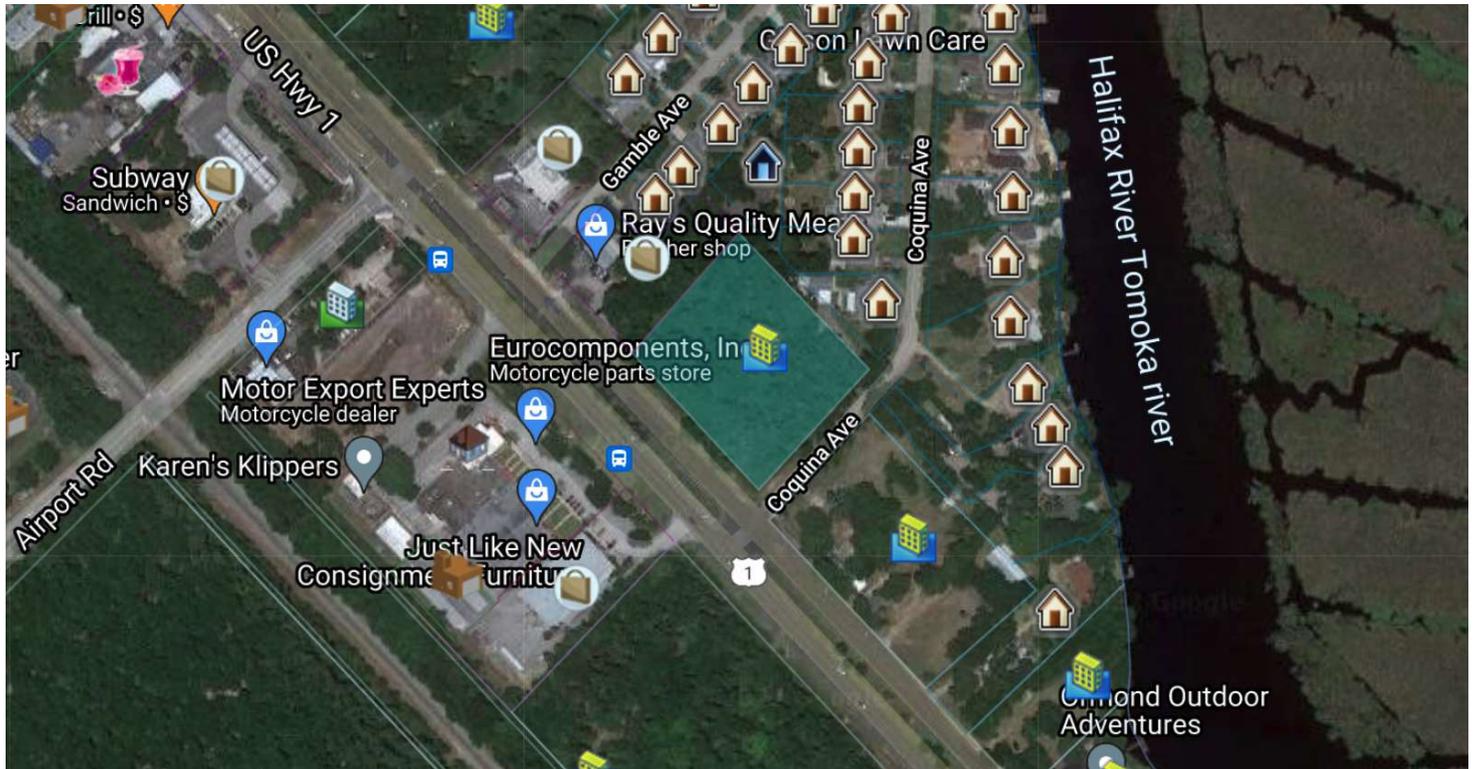


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,500
LOT SIZE:	2.06 Acres
PRICE / ACRE:	\$303,641
ZONING:	B-8 Ormond Beach
MARKET:	Daytona Beach
TRAFFIC COUNT:	31,000
APN:	423808070160

PROPERTY HIGHLIGHTS

- 2.06 Acres in Ormond Beach - N US Highway 1
- 327 Feet of N US-1 Frontage
- Just South of Intersection with Airport Road
- B-8 Zoning Allows for a Variety of Uses-
- Office, Retail, ALF, Convenience Store
- Corner Property With Left In - Left Out
- New Survey and Topo Available
- Geotechnical Evaluation, Species Report, Stormwater Permit
- All Engineering Available to Start Your Project
- 31,000 Average Daily Traffic Count

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	876	24,686	58,040
TOTAL POPULATION	1,888	55,139	139,361
AVERAGE HH INCOME	\$69,408	\$66,184	\$54,500

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ORMOND BEACH US-1- 2.06 ACRES OFFICE/RETAIL/ALF/C-STORE 1031 N US Highway 1 Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

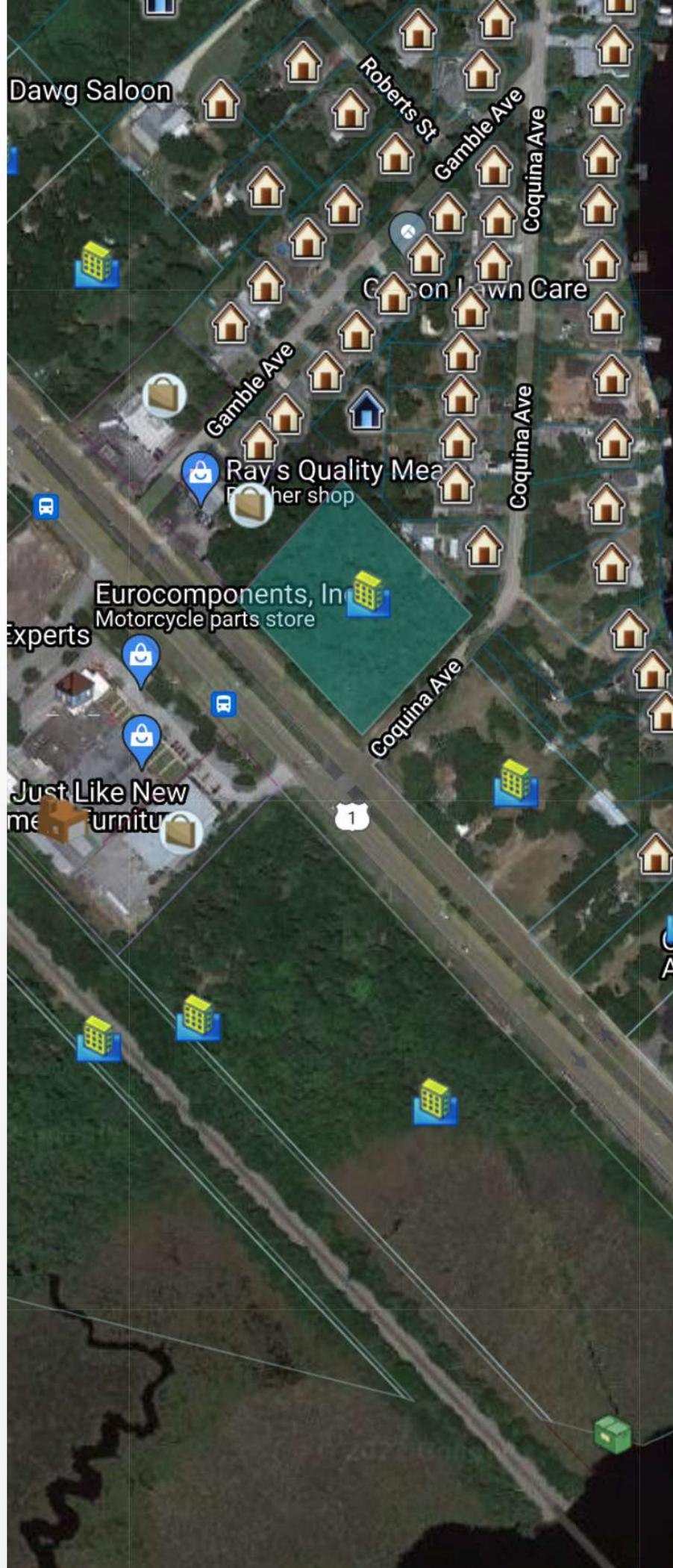
1031 N US HIGHWAY 1

ORMOND BEACH US-1- 2.06
ACRES OFFICE/RETAIL/ALF/C-
STORE

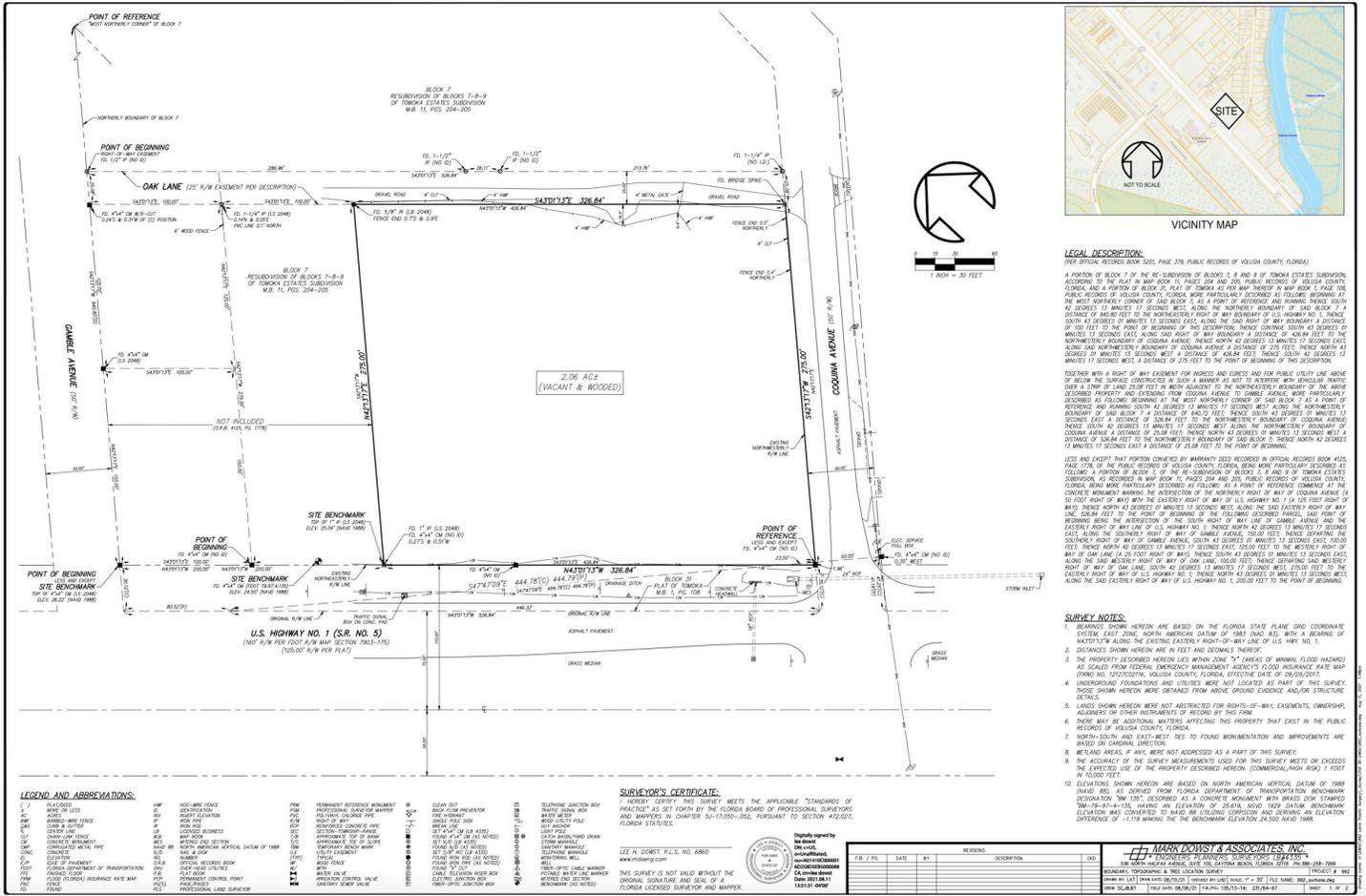
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PRESENTED BY:

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SURVEY



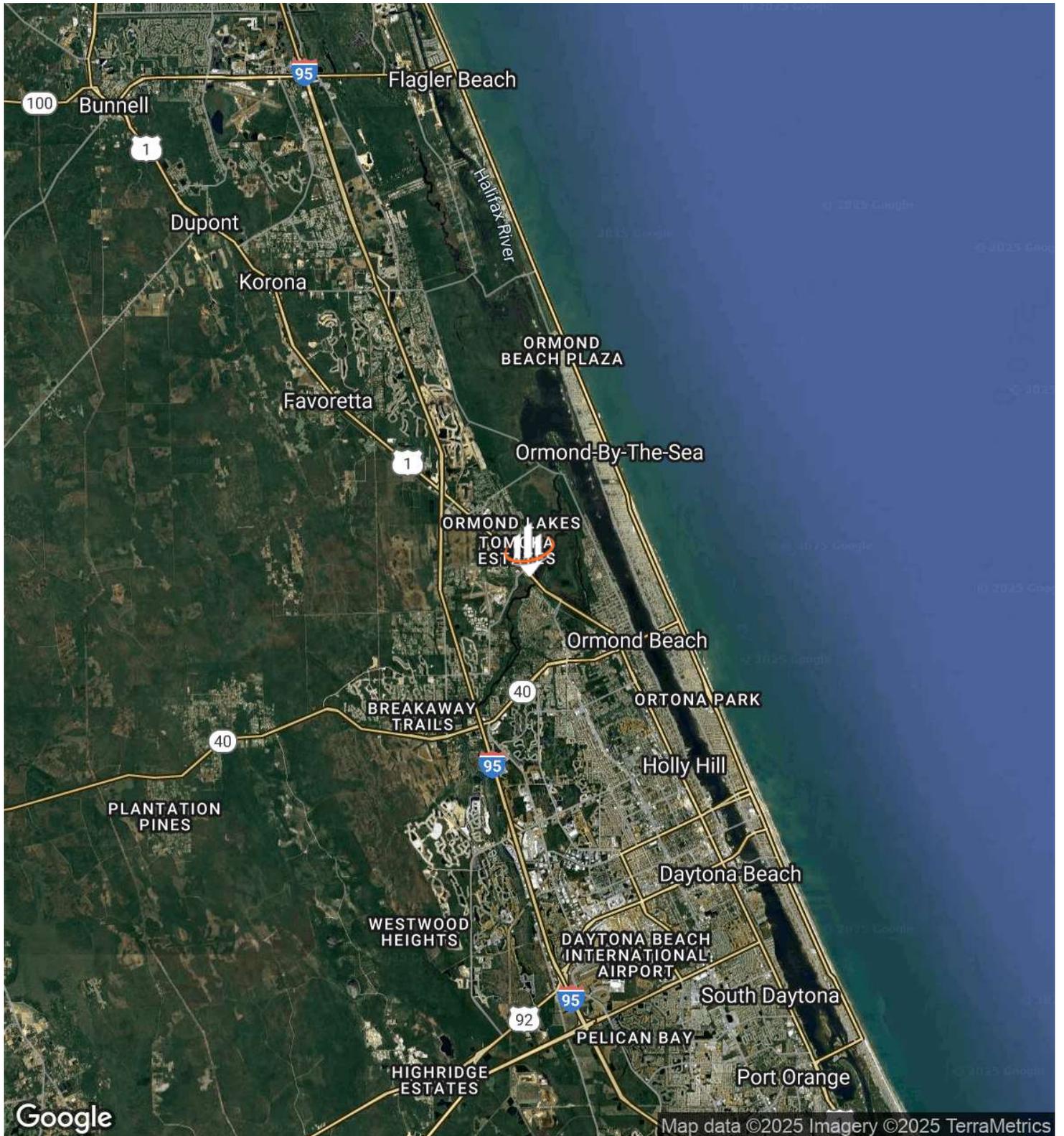
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LOCATION MAP



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