

Under Contract:  
Single Tenant Retail User

+/- 56,000 SF Of  
Small Bay  
Industrial

N US Hwy 1

**SALE**

# Small Bay Industrial Development-Ormond Beach- 56,000 SF Approved

**890 US HWY 1**

Ormond Beach, FL 32174



**PRESENTED BY:**

**PATRICK M. OPALEWSKI, CCIM**

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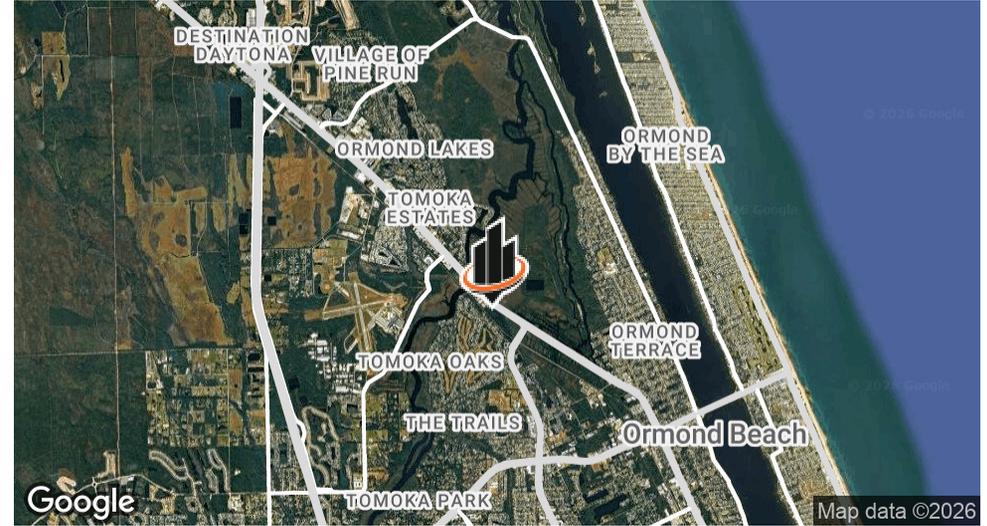
**CARL W. LENTZ IV, MBA, CCIM**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,500,000
<b>LOT SIZE:</b>	7.5 Acres

## PROPERTY DESCRIPTION

7.5 acres located in the heart of Ormond Beach, FL with utilities available. Strategically positioned near I-95, Nova Rd., and Granada Blvd. (SR 40). US 1 access and frontage in one of Ormond's strongest growth corridors. Very strong traffic counts (35,000 AADT) with US 1 median opening. Mixed-use zoning - Property Approved +/- 56,000 SF Small Bay Industrial. Adjacent 5 acres currently under contract with a national retailer. Civil engineering essentially complete.

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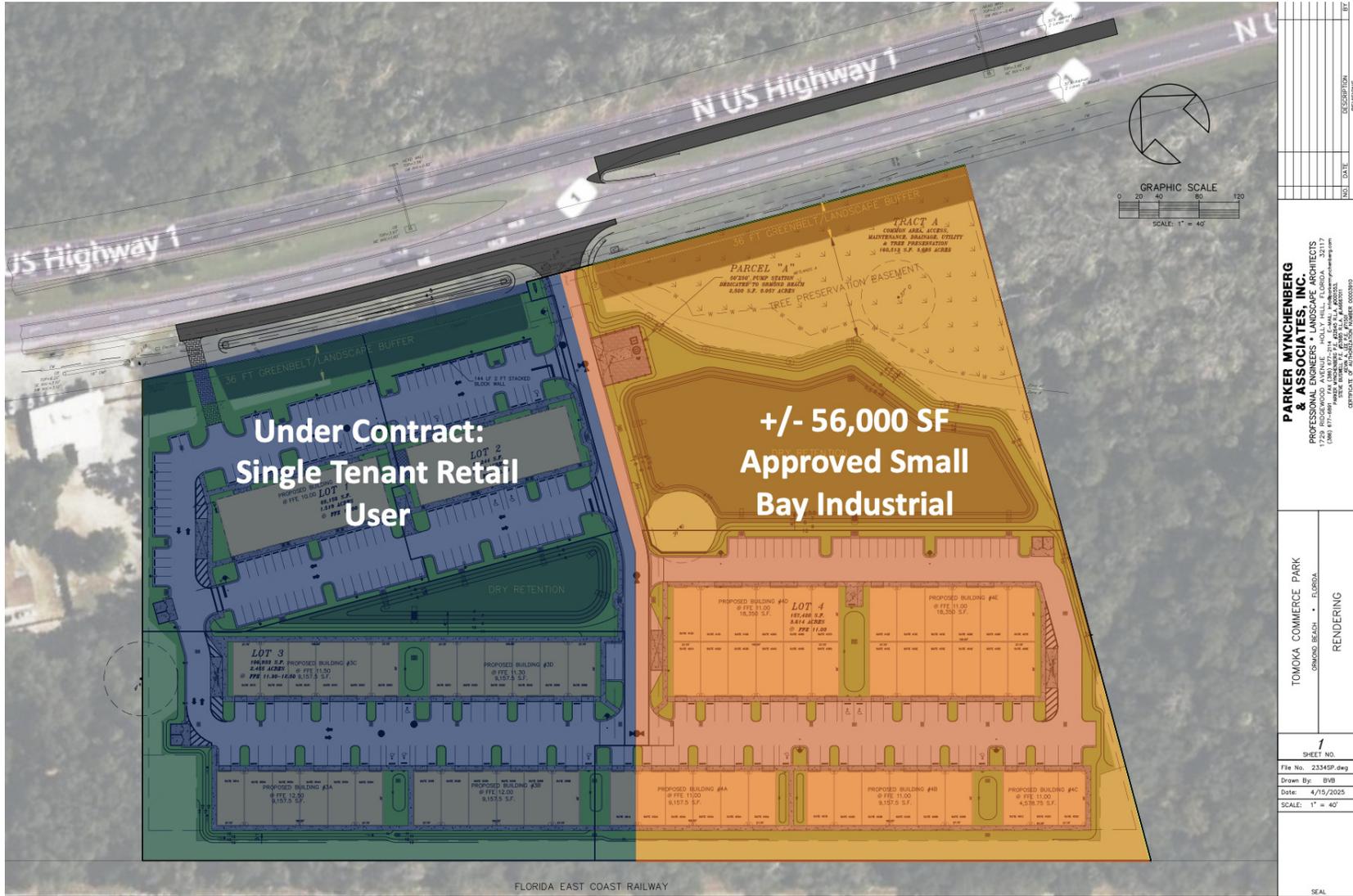
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# ADDITIONAL PHOTOS



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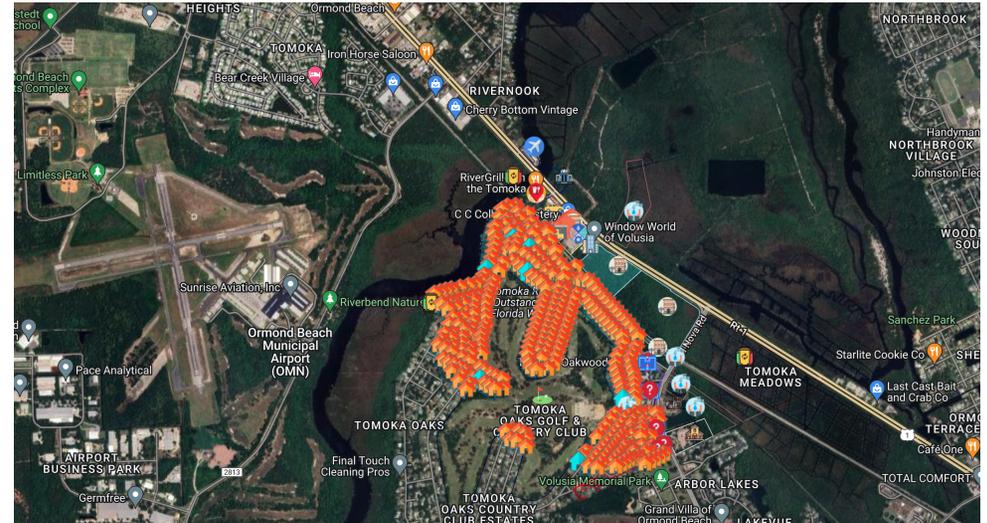
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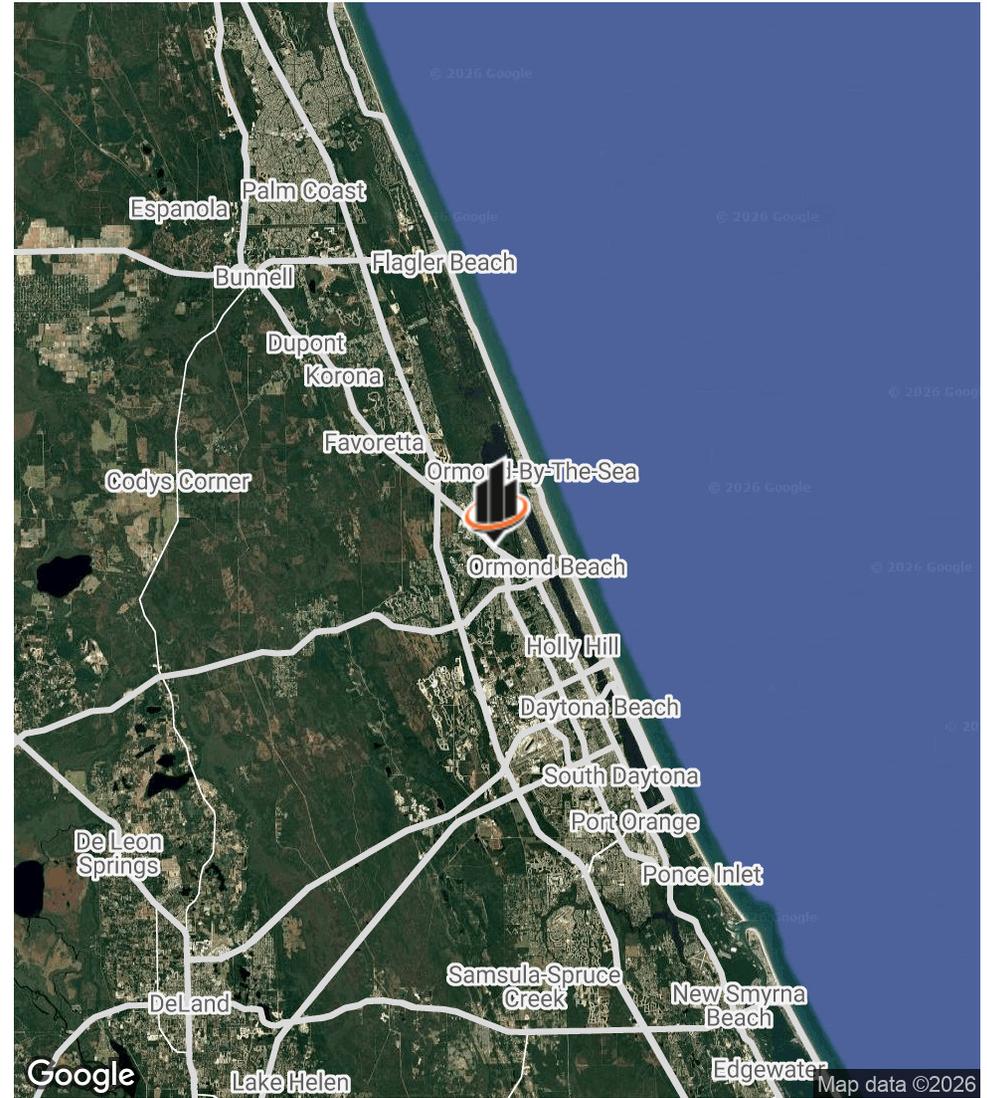
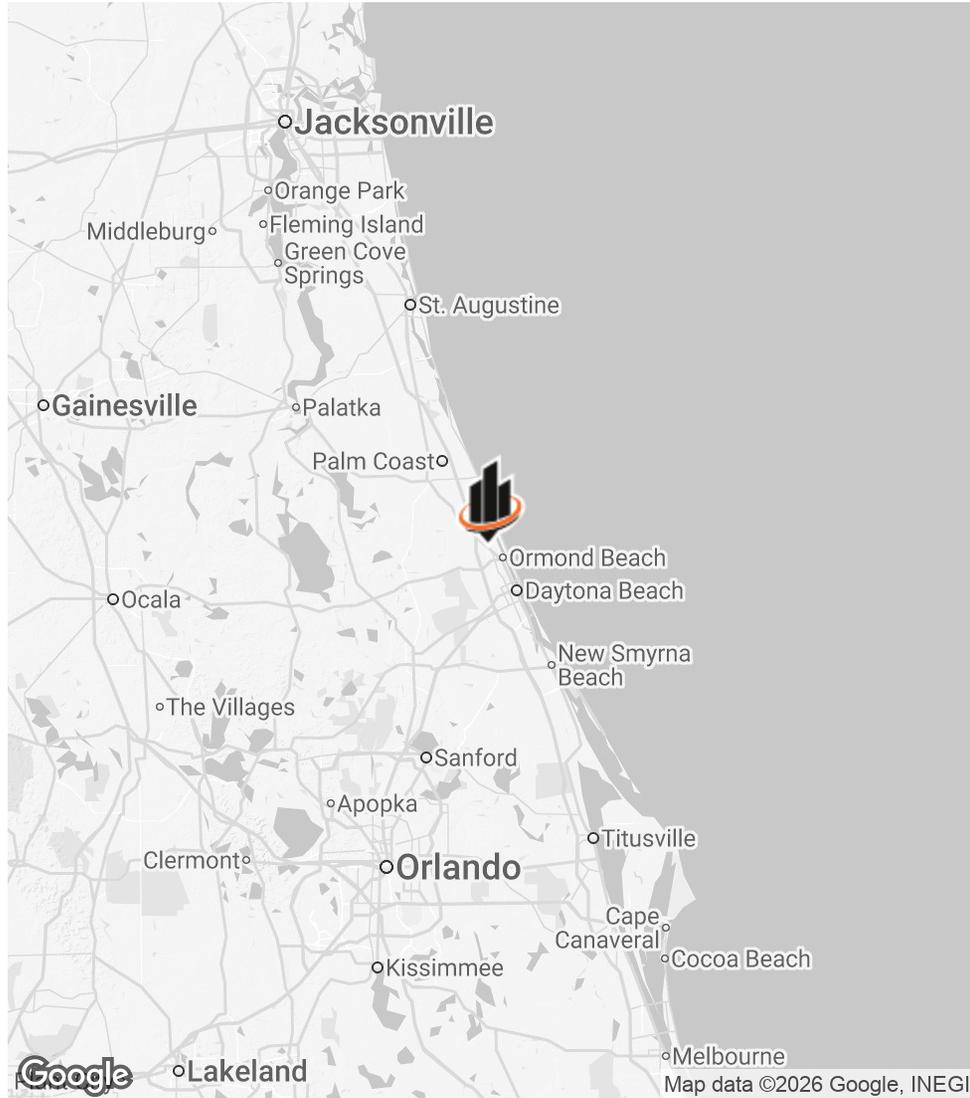
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# LOCATION MAP



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