

895 NOVA ROAD | DAYTONA BEACH, FL 32117

NOVA ROAD FRONTAGE

GAS STATION | FOR LEASE/SALE

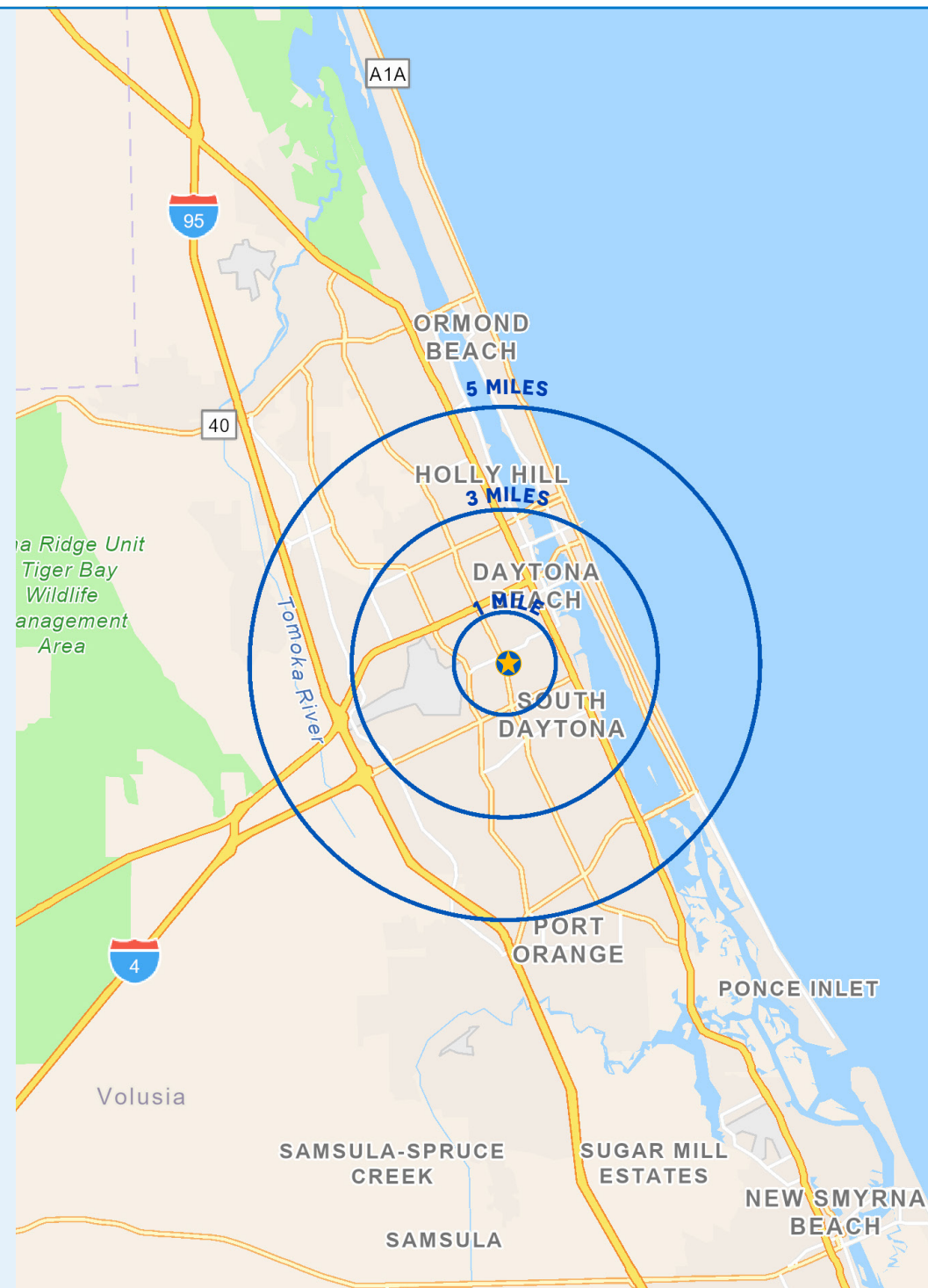


PROPERTY HIGHLIGHTS

- ±0.77 AC parcel with excellent ingress/egress
- Prime Nova Road frontage – high-visibility corridor with high traffic counts - 37,500 AATD
- Existing ±3,010 SF former convenience store/gas station building with four pumps
- Zoning: City of Daytona Beach (likely BA – Business Automotive) – allows retail, auto, service uses
- Ideal for: automotive, retail, QSR, or redevelopment
- Surrounded by strong residential density and established retail corridors
- Minutes to International Speedway Blvd, Daytona Beach city core, and LPGA growth zone
- Signalized intersection nearby for improved access
- Potential for ground lease, BTS, or sale

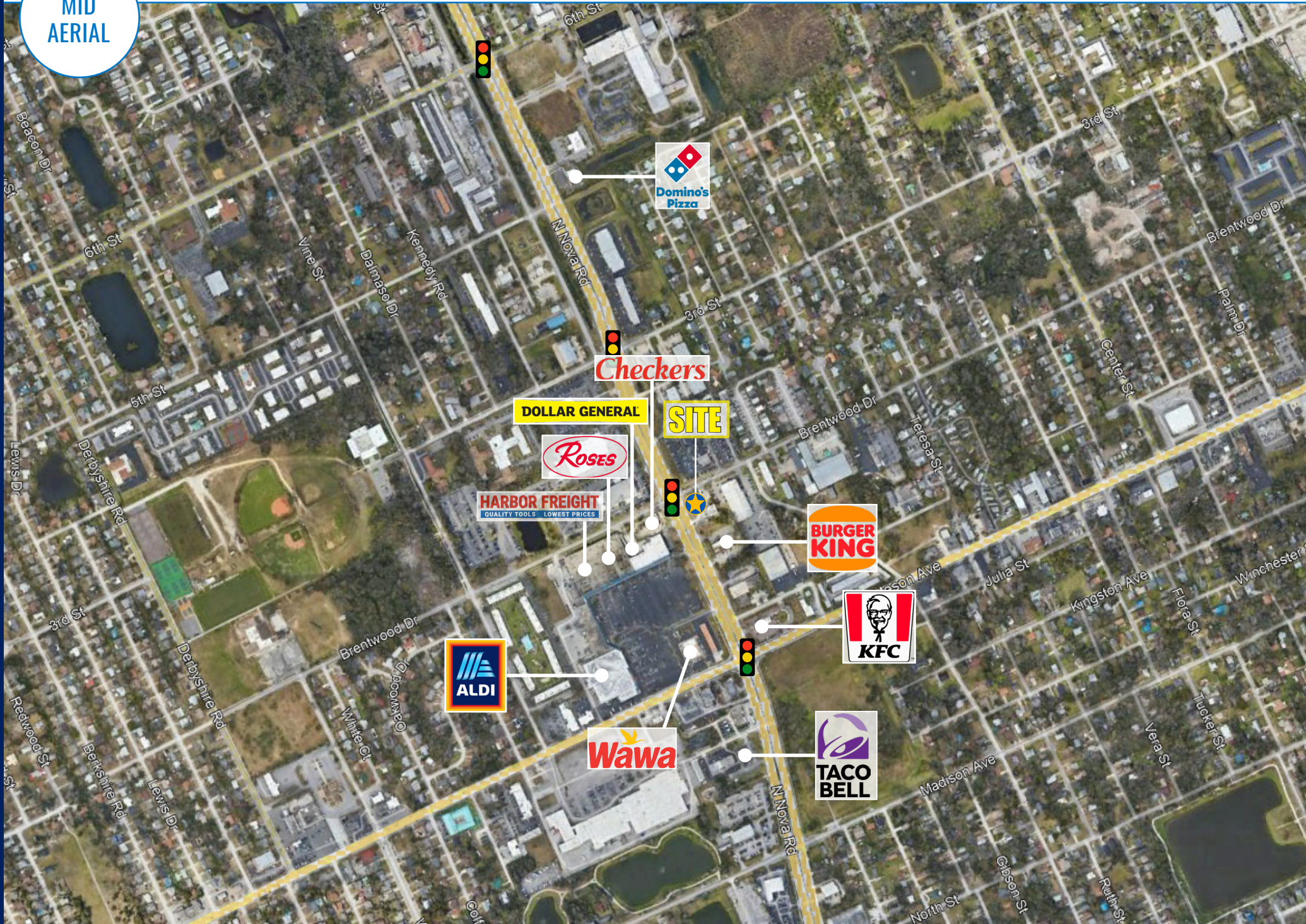
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	8,841	72,550	137,121
 DAYTIME POPULATION	11,430	94,070	168,506
 AVERAGE HH INCOME	\$44,085	\$51,174	\$55,582
 TOTAL HOUSEHOLDS	3,756	31,987	62,692



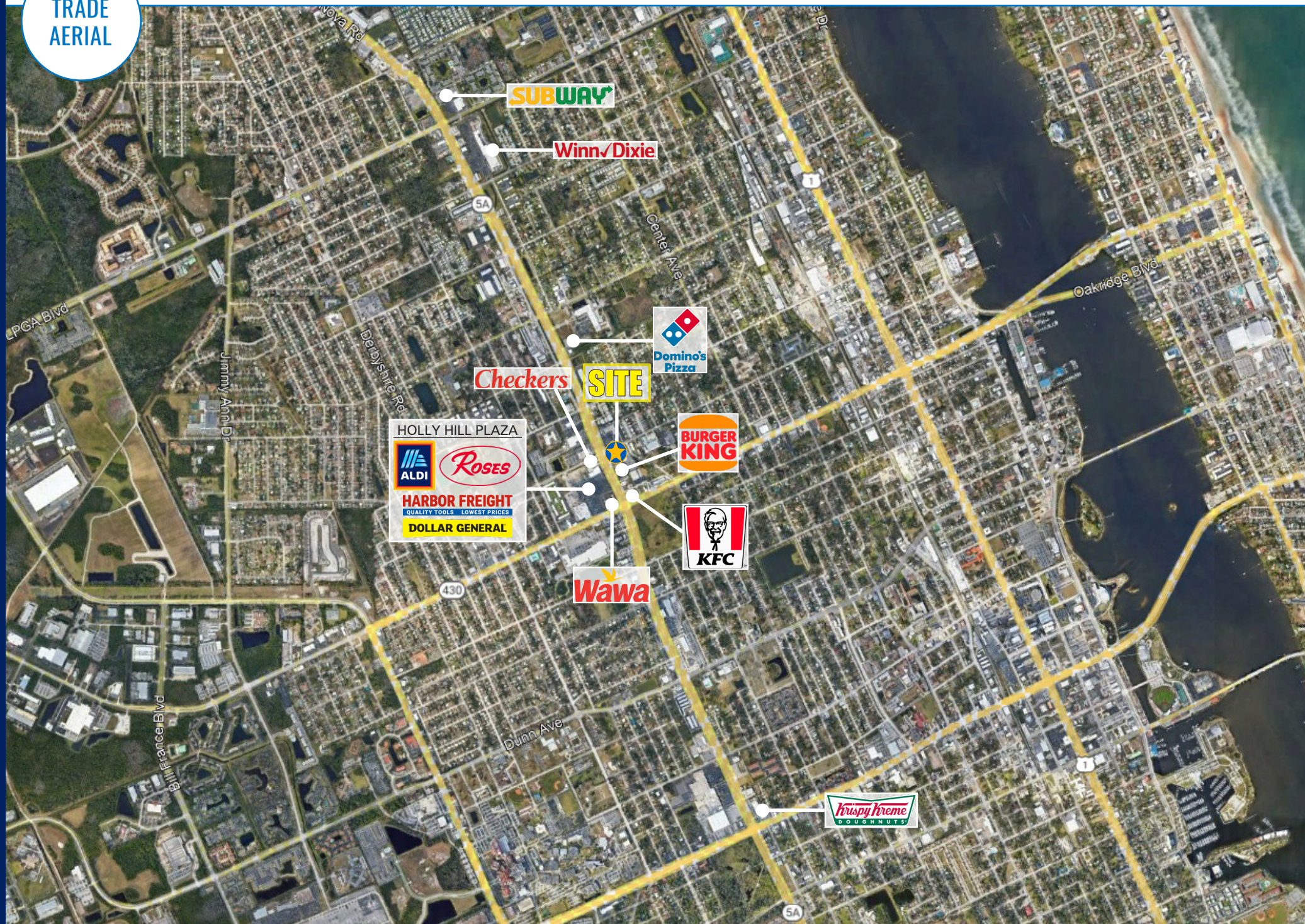
MID
AERIAL

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TRADE
AERIAL

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