

895 NOVA ROAD | DAYTONA BEACH, FL 32117

NOVA ROAD FRONTAGE

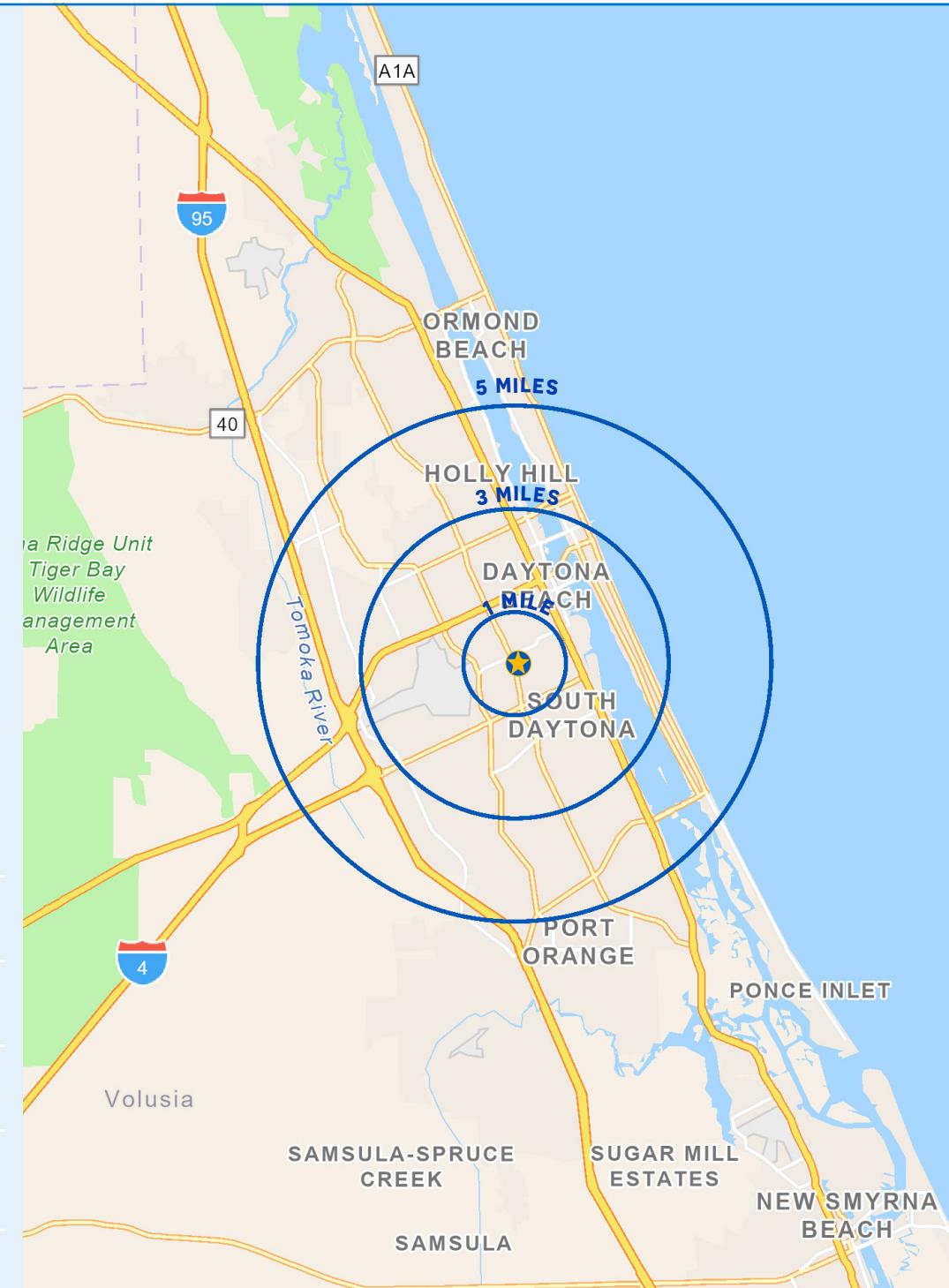
GAS STATION | FOR LEASE/SALE

PROPERTY HIGHLIGHTS

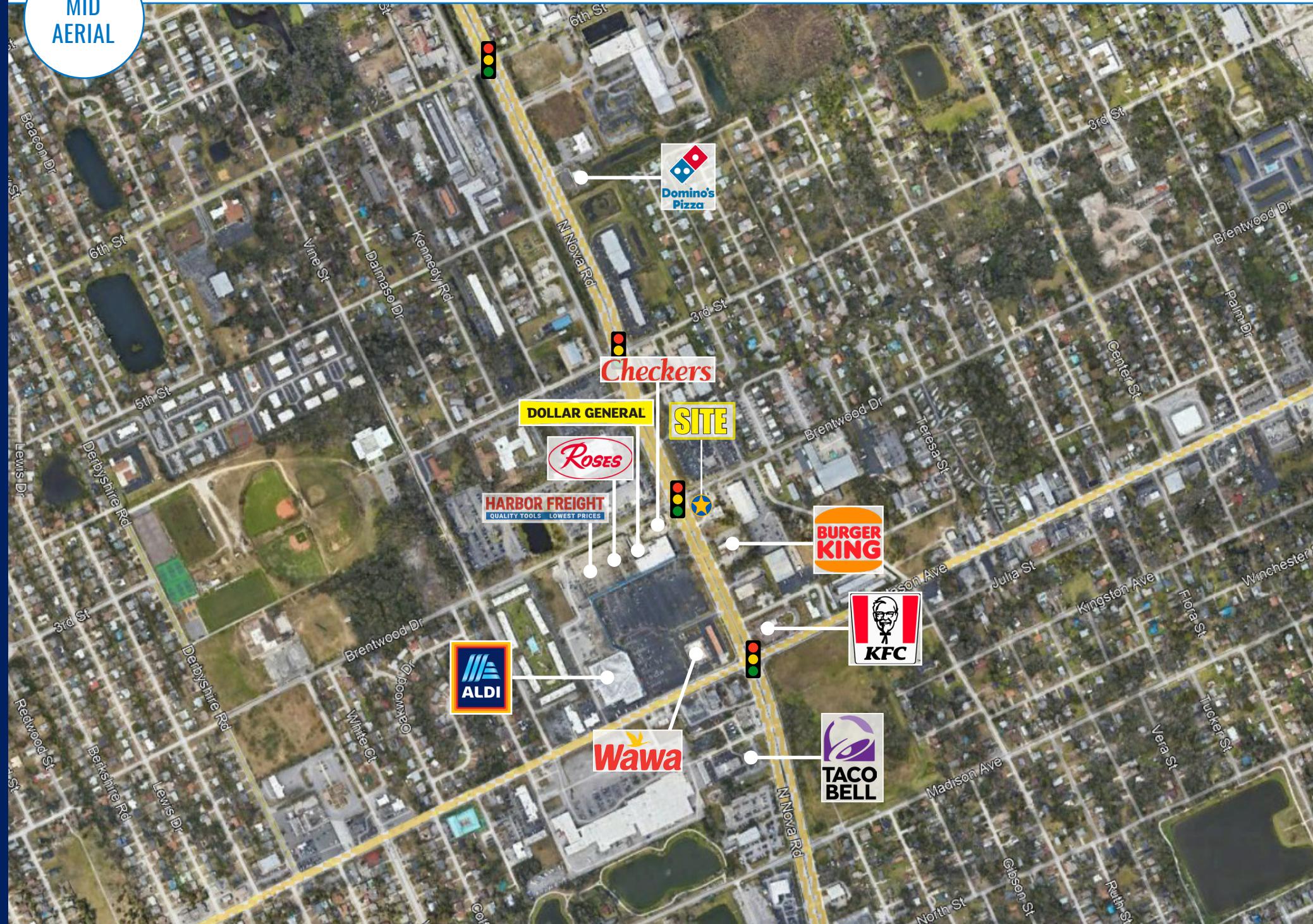
- ± 0.77 AC parcel with excellent ingress/egress
- Prime Nova Road frontage – high-visibility corridor with high traffic counts - 37,500 AATD
- Existing ±3,010 SF former convenience store/gas station building with four pumps
- Zoning: City of Daytona Beach (likely BA – Business Automotive) – allows retail, 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

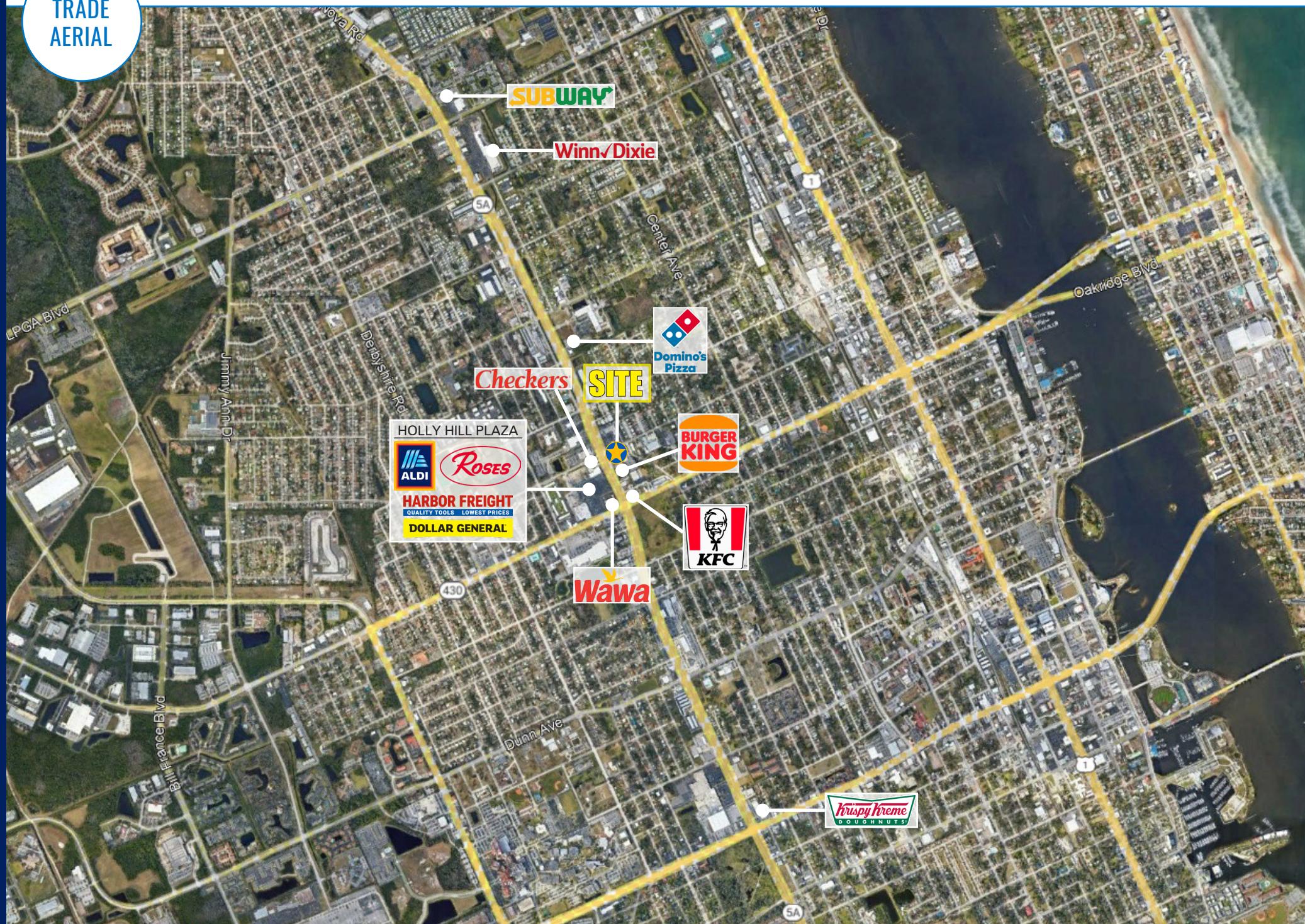
| | 1 MILE | 3 MILE | 5 MILE |
|---|----------|----------|----------|
|  POPULATION | 8,841 | 72,550 | 137,121 |
|  DAYTIME POPULATION | 11,430 | 94,070 | 168,506 |
|  AVERAGE HH INCOME | \$44,085 | \$51,174 | \$55,582 |
|  TOTAL HOUSEHOLDS | 3,756 | 31,987 | 62,692 |

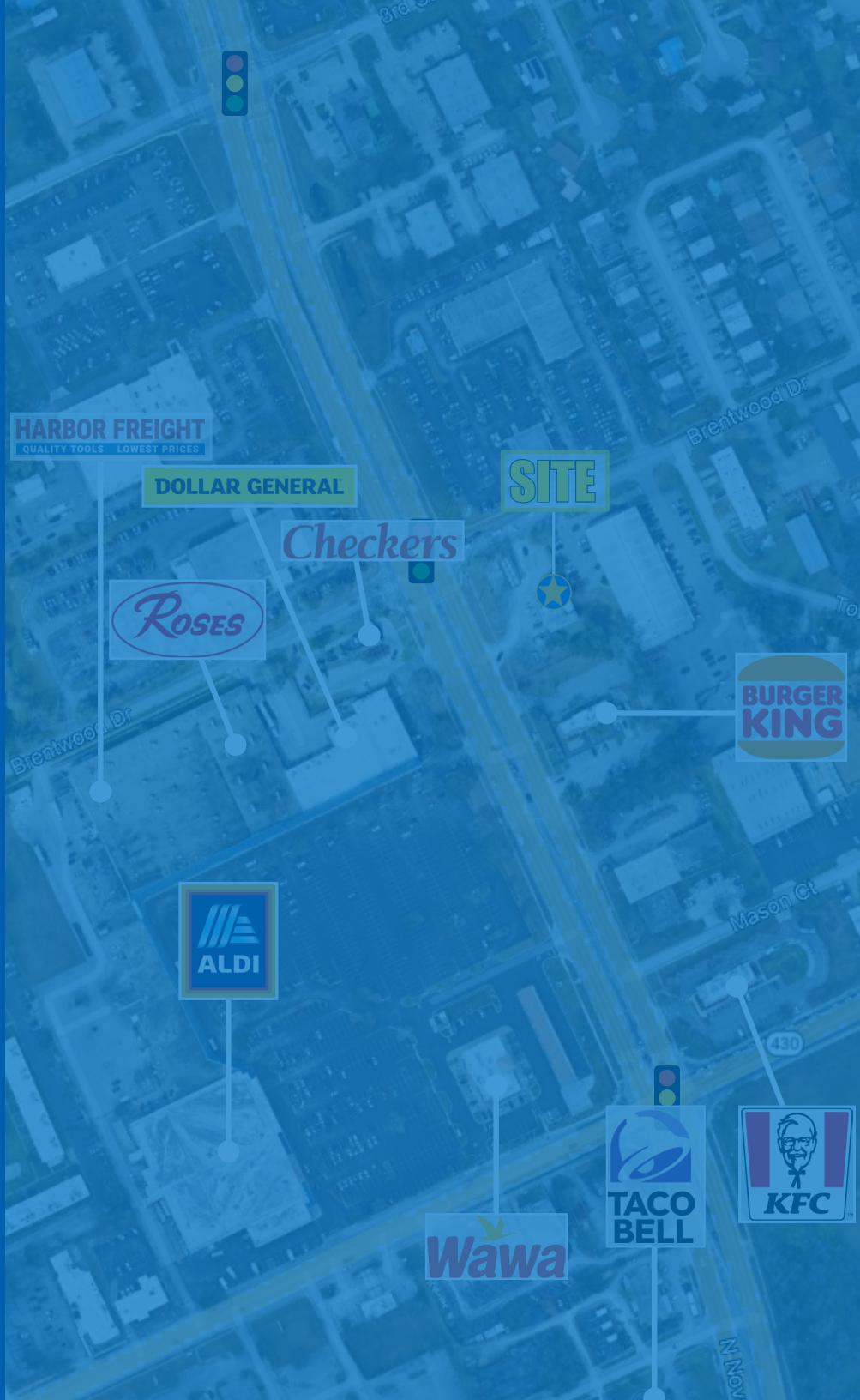


MID
AERIAL



TRADE
AERIAL





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NOVA ROAD FRONTAGE

± 0.77 AC AVAILABLE | GAS STATION OPPORTUNITY

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