

**FOR
SALE**

ORMOND BEACH US HWY 1 2.47 AC INTERCHANGE DEVELOPMENT SITE

1561 N US Hwy 1, Ormond Beach, FL 32174



AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 74,500 US Hwy 95
- 2 24,500 US Hwy 1

ABOUT THE PROPERTY

SIZE 2.47± acres

PRICE Accepting offers for (in order of preference):
ground lease, build-to-suit, sale.
Sale Price: \$2,450,000
Ground Lease Rate: \$247,000/year
or \$100, 000/acre/year

ZONING Commercial

FLU Commercial

UTILITIES Available

ROAD FRONTAGE 500'± on US Hwy 1
250'± on I-95/US 1 Interchange
on/off ramp

PARCEL ID 313601170010

Source: <https://www.niche.com/places-to-live/ormond-beach-volusia-fl/>

DESCRIPTION

Prime Development! Highly visible location at I-95 / US Hwy 1 in Ormond Beach, Florida.

Ormond Beach is located in Volusia County and one of the best places to live in Florida! Ormond Beach offers its 44,052 residents a dense suburban feel with many restaurants, parks, and above average public schools. Seller is open to reviewing all offers but prefers ground lease, build-to-suit, sale (in that order). See attached site plan and additional 1.33 acre listing included herein.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

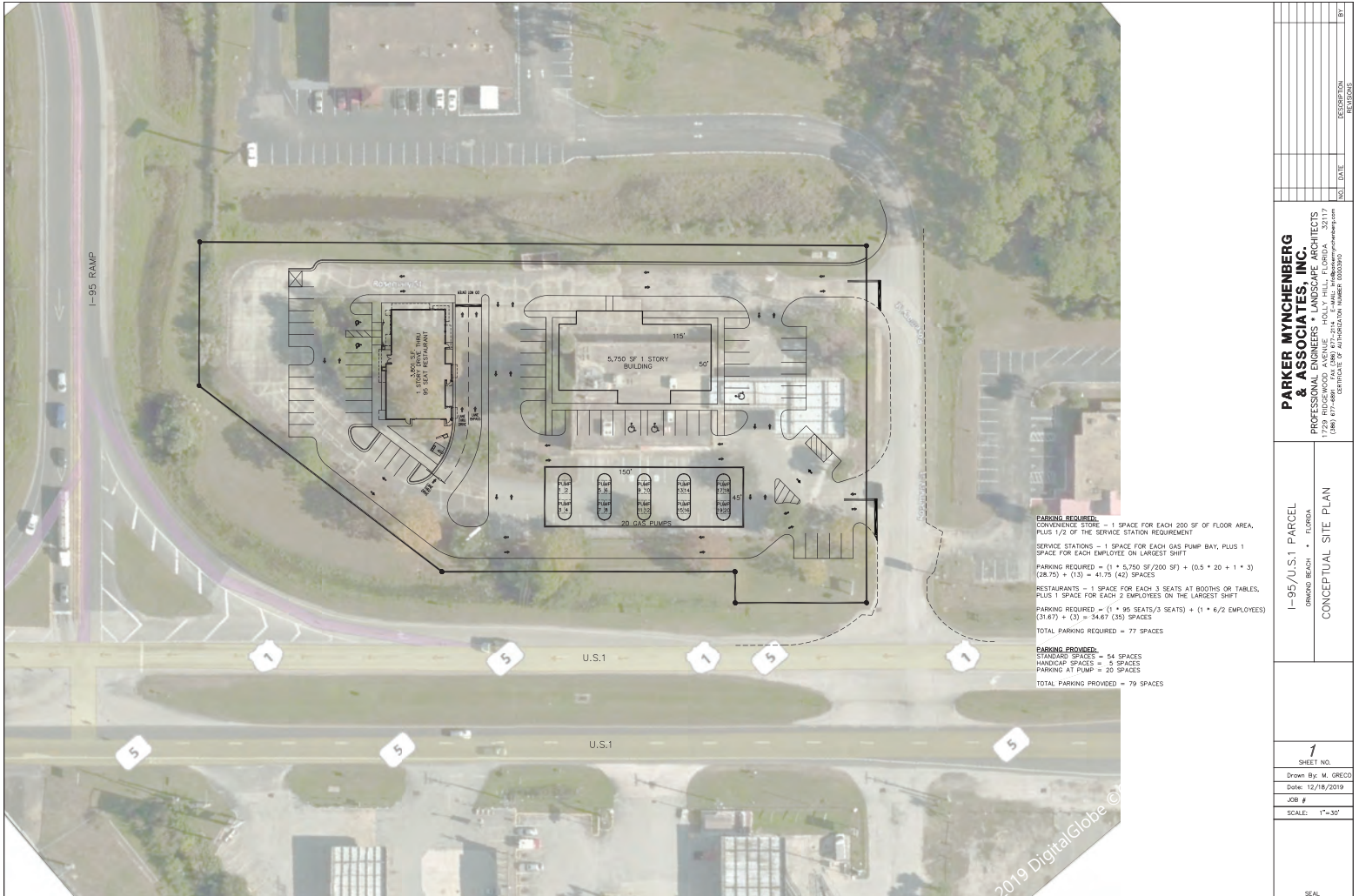
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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PARKING REQUIRED:
 CONVENIENCE STORE - 1 SPACE FOR EACH 200 SF OF FLOOR AREA, PLUS 1/2 OF THE SERVICE STATION REQUIREMENT
 SERVICE STATIONS - 1 SPACE FOR EACH GAS PUMP BAY, PLUS 1 SPACE FOR EACH EMPLOYEE ON LARGEST SHIFT
 PARKING REQUIRED = (1 * 5,750 SF/200 SF) + (0.5 * 20 + 1 * 3) (28.75 + 1.5) = 41.25 (42) SPACES
 RESTAURANTS - 1 SPACE FOR EACH 3 SEATS AT BOOTHS OR TABLES, PLUS 1 SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT
 PARKING REQUIRED = (1 * 90 SEATS/3 SEATS) + (1 * 6/2 EMPLOYEES) (31.87 + 3) = 34.87 (35) SPACES
 TOTAL PARKING REQUIRED = 77 SPACES

PARKING PROVIDED:
 STANDARD SPACES = 54 SPACES
 HANDICAP SPACES = 5 SPACES
 PARKING AT PUMP = 20 SPACES
 TOTAL PARKING PROVIDED = 79 SPACES

PARKER MYNCHENBERG & ASSOCIATES, INC. PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117 (407) 431-1100 FAX (407) 431-1101 www.pma-nc.com CERTIFICATE OF AUTHORIZATION NUMBER 0000390	
I-95/U.S.1 PARCEL ORMOND BEACH • FLORIDA CONCEPTUAL SITE PLAN	NO. DATE DESCRIPTION BY
1 SHEET NO. Drawn By: M. GRECO Date: 12/18/2019 JOB # SCALE: 1"=30' SEAL	

CONCEPTUAL SITE PLAN

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AVAILABLE PARCELS

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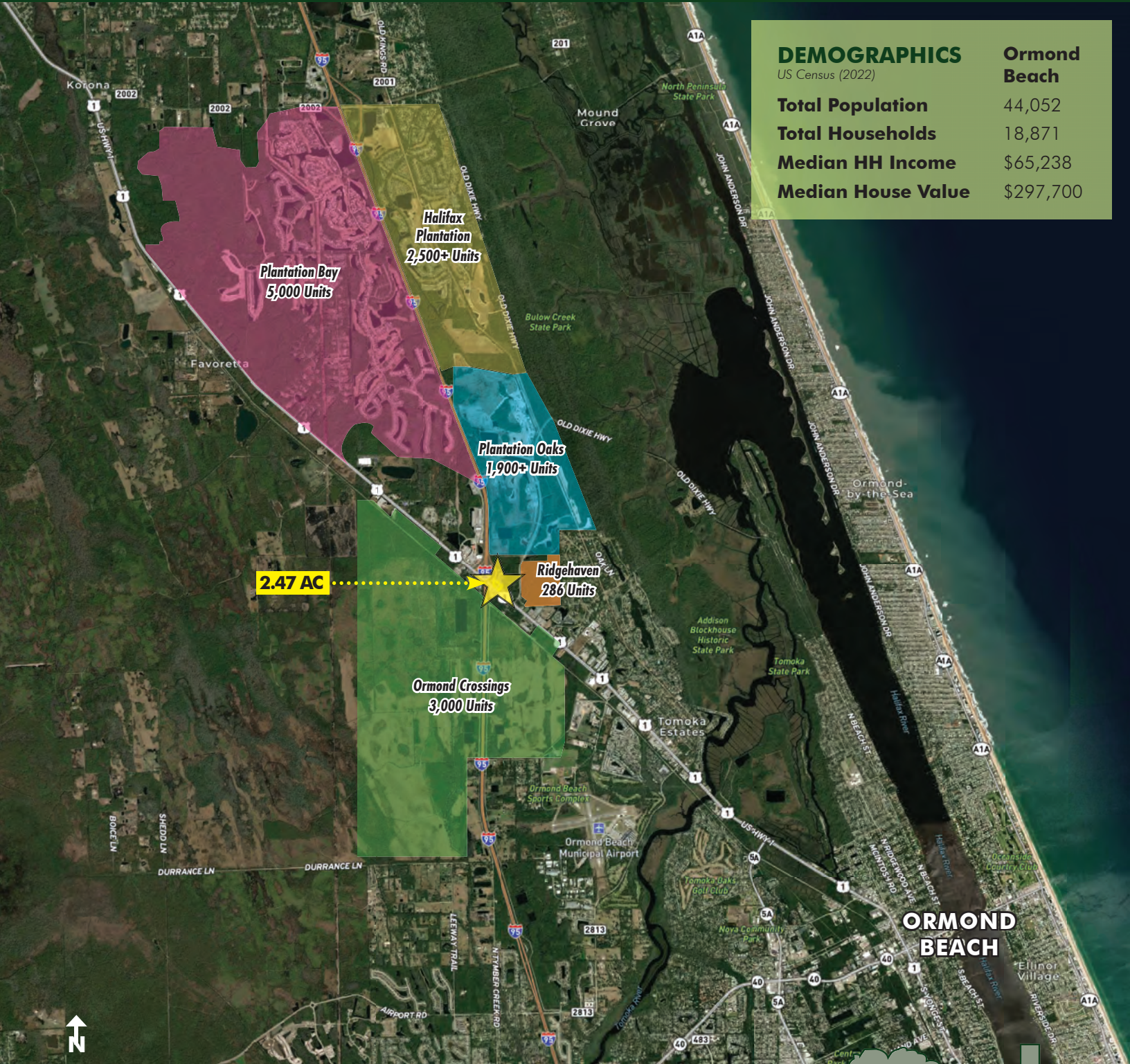
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DEMOGRAPHICS	Ormond Beach
US Census (2022)	
Total Population	44,052
Total Households	18,871
Median HH Income	\$65,238
Median House Value	\$297,700

AREA DEVELOPMENT MAP

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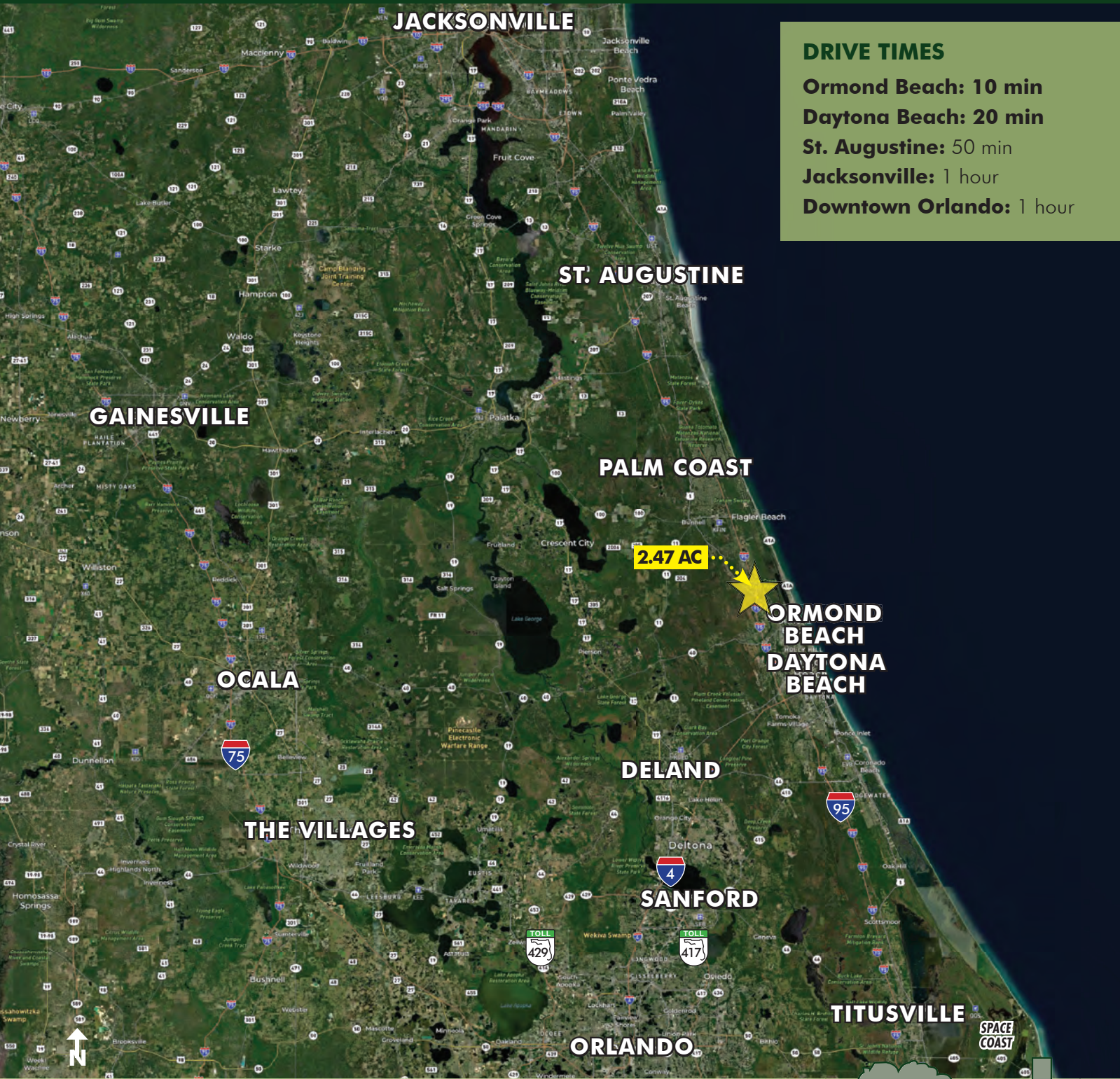
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DRIVE TIMES

- Ormond Beach: 10 min
- Daytona Beach: 20 min
- St. Augustine: 50 min
- Jacksonville: 1 hour
- Downtown Orlando: 1 hour

LOCATION MAP

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