

F O R S A L E

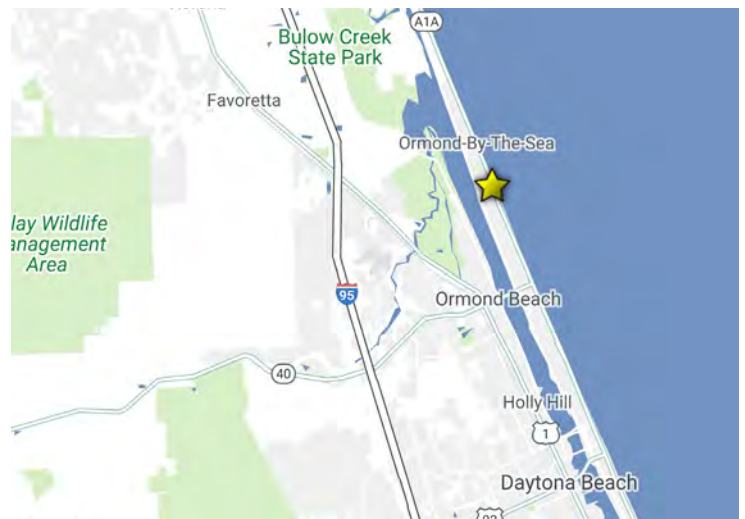
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OCEAN SHORE BLVD

Ormond Beach, FL 32176



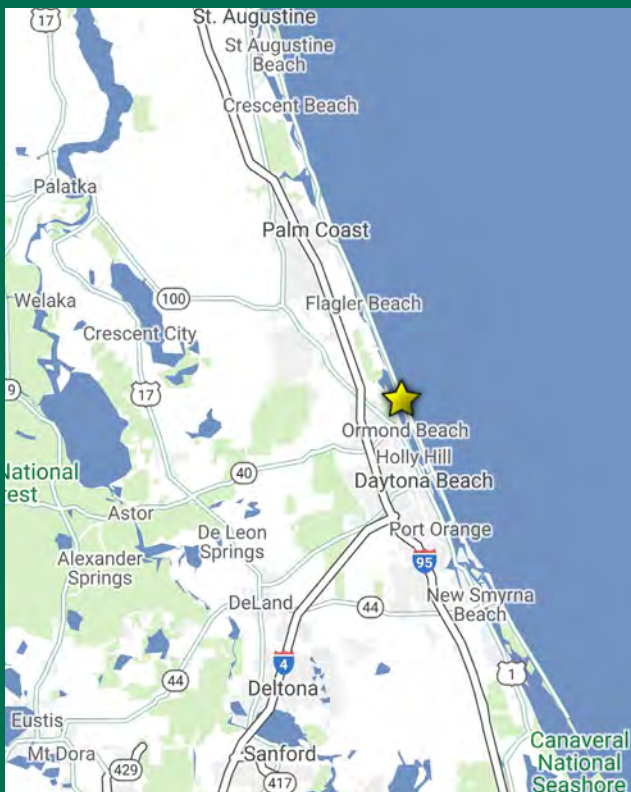
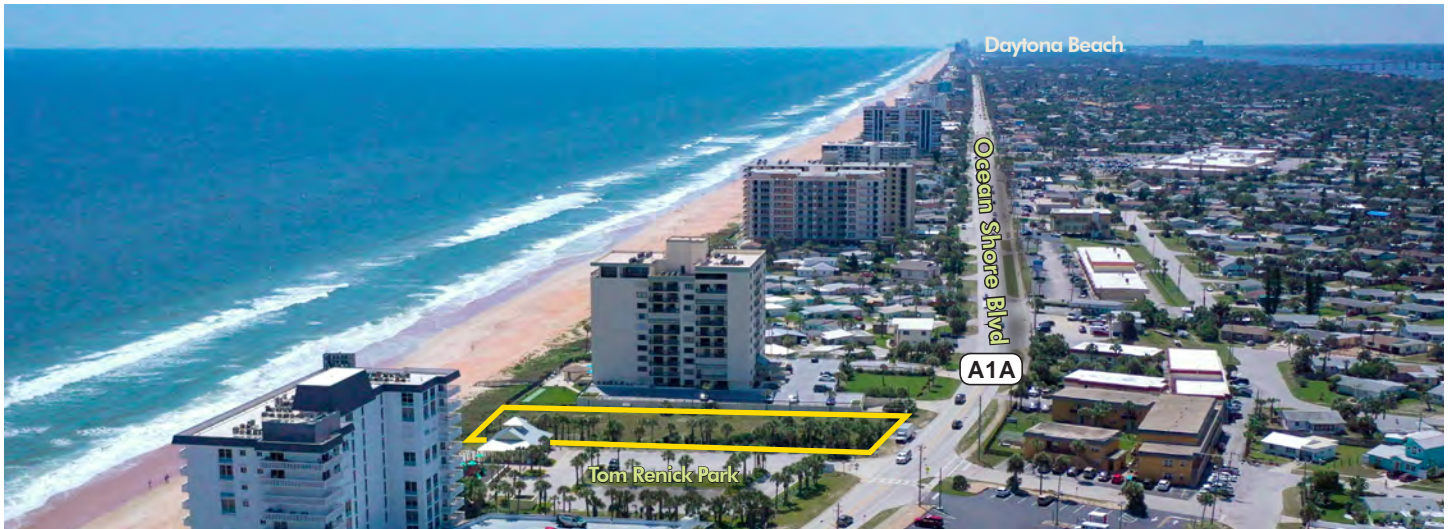
THE OPPORTUNITY

- **Oceanfront Development Site Available For Sale**
- **Parcel Size: ±0.68 Acres**
- **Zoning: Oceanfront Vacant Commercial**
- **Parcel ID: 323407000050**
- **100 Feet of Oceanfront**



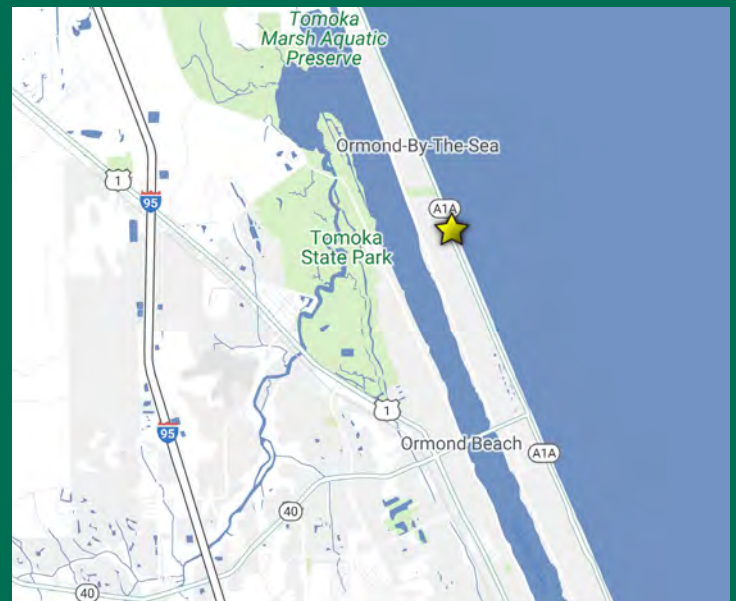
SITE OVERVIEW

CBRE is pleased to present one of the few remaining oceanfront development sites located in Ormond Beach, FL. This site is just under 1-acre, zoned oceanfront vacant commercial, with roughly 100' of frontage on the Atlantic Ocean. The property is located on Florida's iconic A1A, approximately 4 miles north of the Granada Bridge, which is the closest connecting road to the mainland. The site is situated between a condo tower to the south and a public beach park to the north, preserving beachfront views on the entire northern boundary of the parcel.



Location:

The property is located in Volusia County, Florida, approximately 5 mi. north of Daytona Beach and 40 mi. south of St. Augustine. Interstate 95 is approximately 8.5 miles west of the property and Interstate 4 is 16 miles to the southwest.



ORMOND & DAYTONA BEACHES

Ormond Beach is known for its vibrant coastal community and its peaceful qualities of life. The city offers 295 acres of park space, 17 playgrounds, and a regional sports complex. With over 3.5 miles of coastline, 7 boat ramps, a vibrant historic district, and access to diverse arts and culture, the Ormond beach community has a lot to offer. It's close proximity to Daytona Beach allows its residents and visitors to utilize the neighboring city's attractions and entertainment, while maintaining its family-friendly culture.



Nearby Attractions

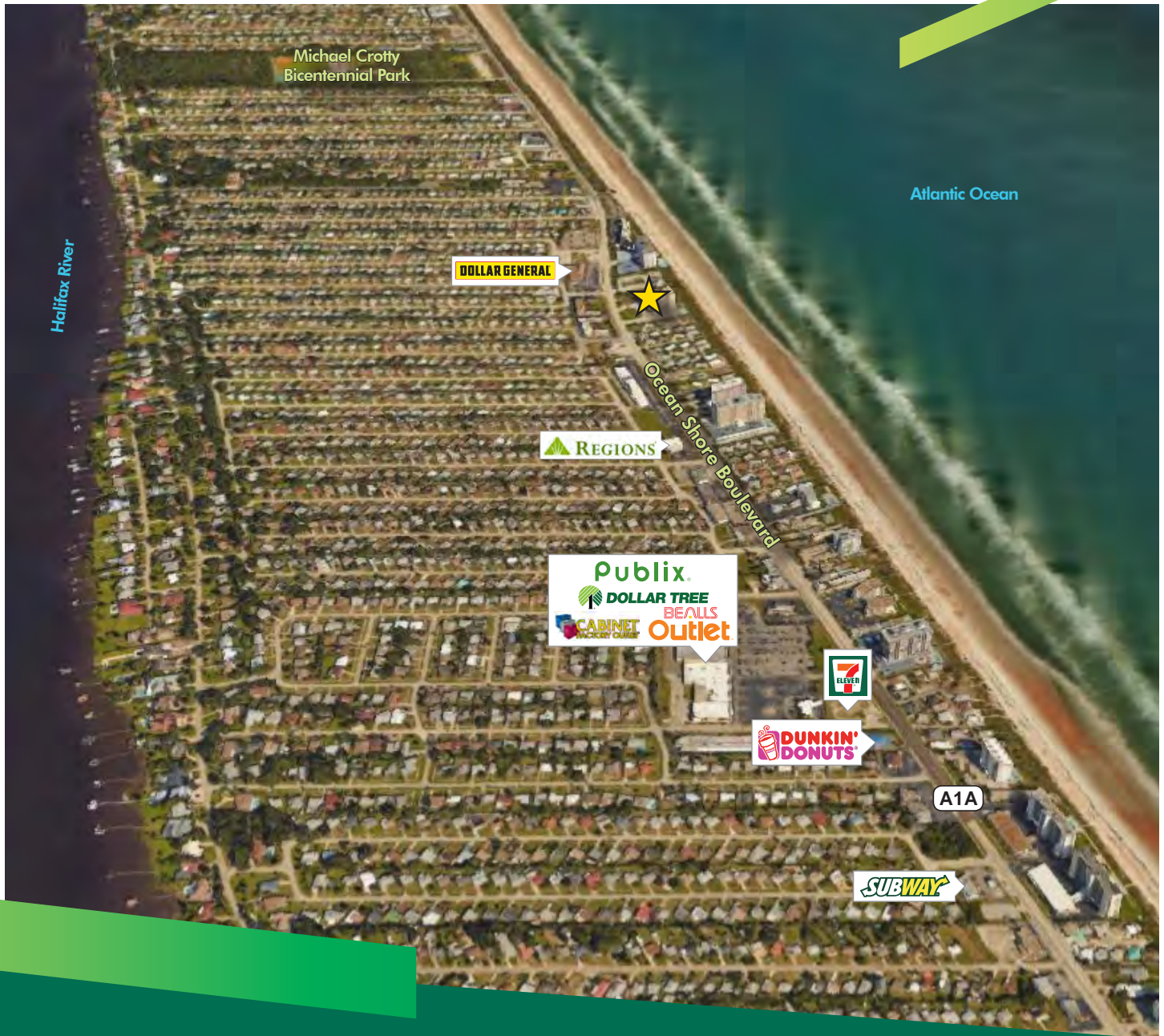
- + Daytona International Speedway
- + Tomoka State Park
- + LPGA International Golf Club
- + Daytona Pier & Boardwalk
- + Daytona Lagoon Waterpark
- + Historic Flagler Beach
- + NASA Kennedy Space Center



2019 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Total Population	17,869	44,057	145,205
2024 Population	18,397	45,647	154,227
Median Age	56.8	55.8	49.1
Average Household Income	\$86,415	\$78,896	\$63,598
Total Households	8,314	20,689	63,896
Average Household Size	2.15	2.11	2.19
Owner Occupied Housing Units	6,292	14,624	36,997

1537 OCEAN SHORE BLVD - ORMOND BEACH, FL



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