

SALE

Redevelopment Daytona Beach, FL

902 S NOVA RD

Daytona Beach, FL 32114

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
ZONING:	M3 & MFR-20 (City of Daytona Beach)
LOT SIZE:	+/- 2.8 Acres
LOT DIMENSIONS:	120' x 1,015'
PARCEL ID:	5340-0519-0040

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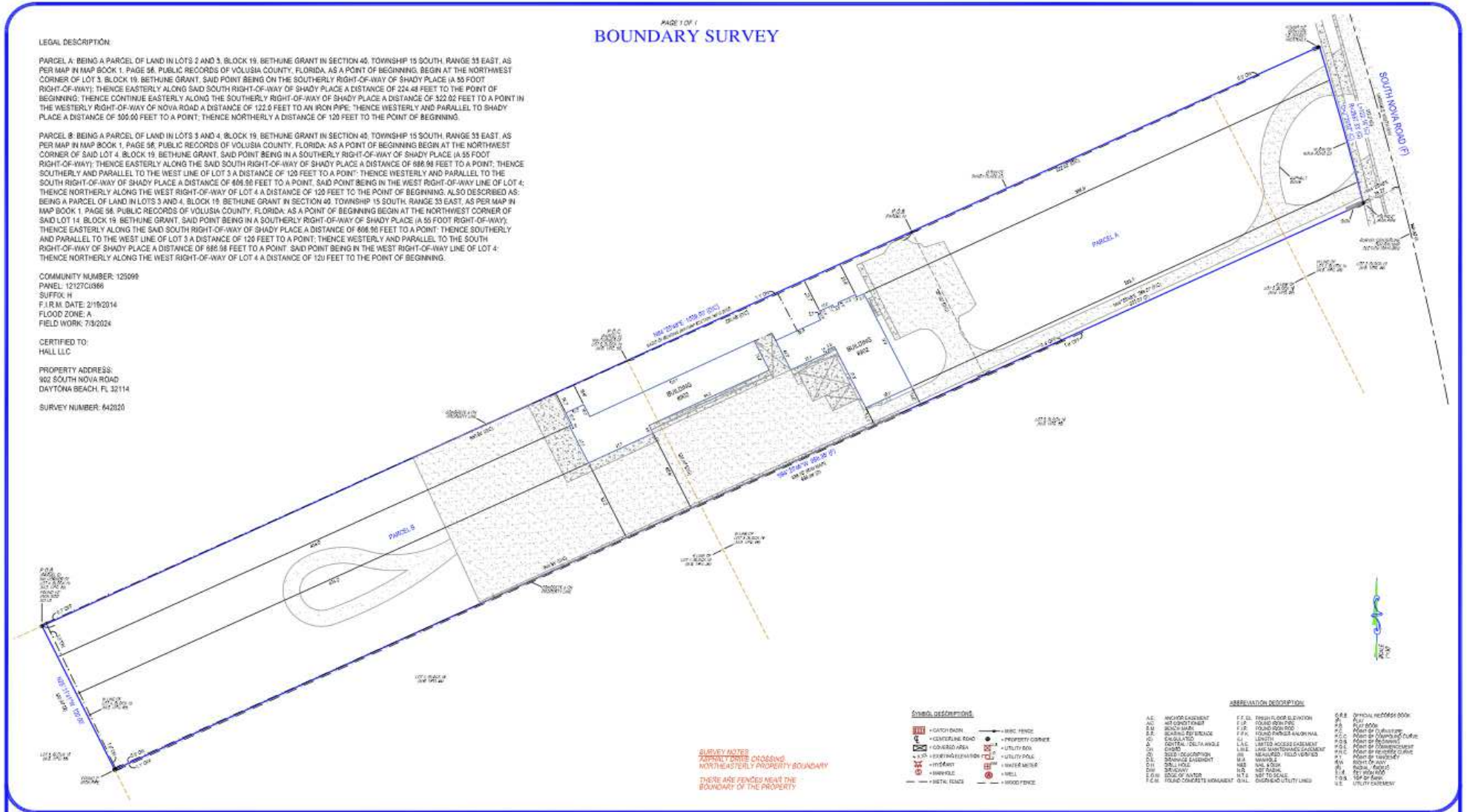
PROPERTY DESCRIPTION

Approximately 2.8 acres located in the heart of Daytona Beach, FL on Nova Rd. Great exposure in very busy trade area, 36,500 trips in front of the site per day. Strong residential population, over 9,000 people within a mile, and over 35,000 people within 2 miles of the property. Strategically positioned between two major thoroughfares (ISB & Beville Rd.) Flexible zoning, excellent redevelopment opportunity with utilities available.

PROPERTY HIGHLIGHTS

- Traffic Count: 36,500 AADT
- Excellent Redevelopment Opportunity
- Located in Very Busy Trade Area

SURVEY



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CONCEPTUAL PLAN



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DEMOGRAPHICS MAP & REPORT

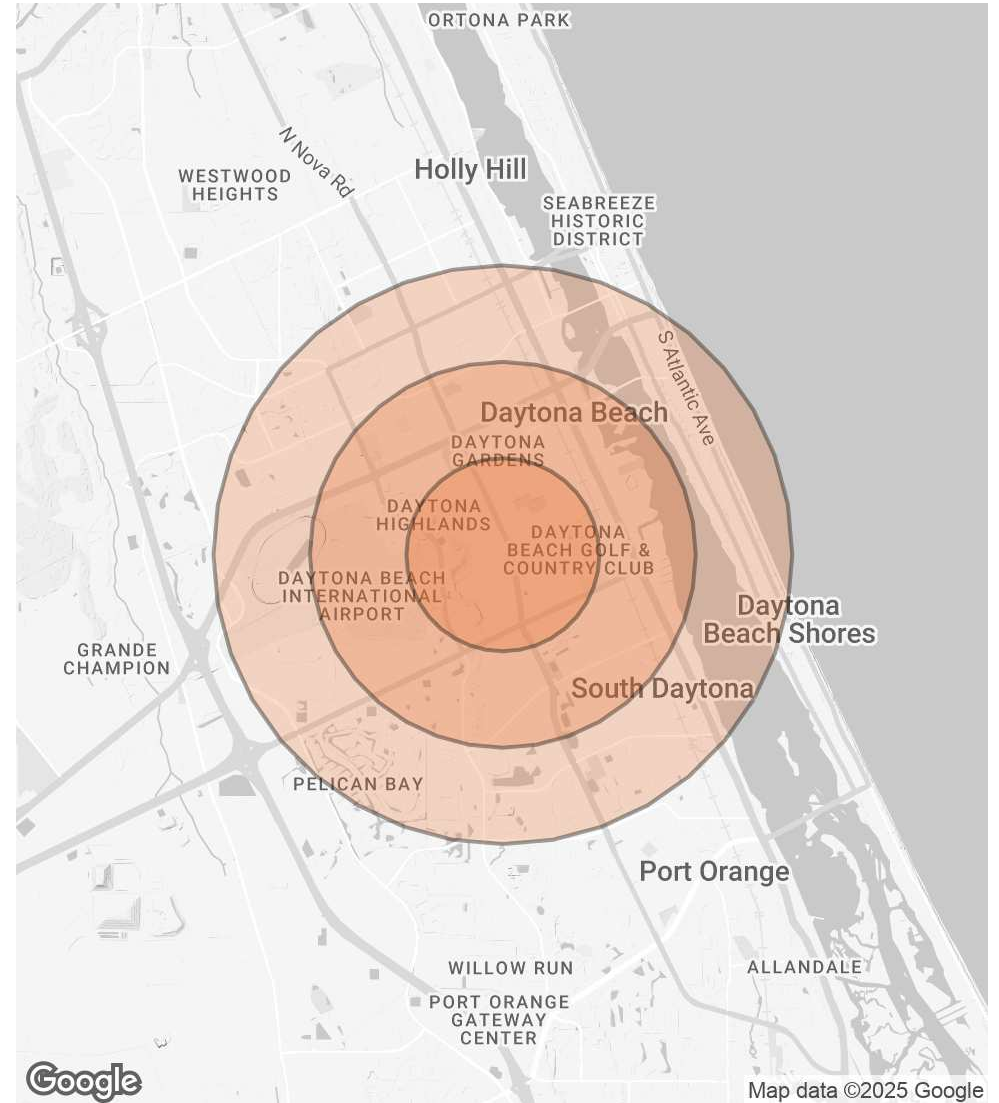
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,178	35,379	73,597
AVERAGE AGE	40	41	44
AVERAGE AGE (MALE)	38	40	43
AVERAGE AGE (FEMALE)	41	43	45

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,814	14,812	32,138
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$55,217	\$56,689	\$59,183
AVERAGE HOUSE VALUE	\$210,163	\$217,052	\$226,074

Demographics data derived from AlphaMap



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