

# OPPORTUNITY ZONE | 1.86+/- ACRE SITE



## PROPERTY DESCRIPTION

1.86+/- Acre site on Nova Road.  
Great frontage on high traffic Nova Road with 263+/- front feet.  
Flat and clear site.  
Located in an OPPORTUNITY ZONE.  
Zoning permitted uses include: mini-warehouses, self storage, auto service center, new boat sales, cabinet makers, RV storage, rental equipment stores, etc.  
Property adjacent to Hanksters Hot Rods.

## LOCATION DESCRIPTION

Located on the west side of Nova Road just south of Beville Road and just north of Big Tree Road.  
Approximately 0.77 miles to Beville Road, 4.34 miles to I-95 & I-4, and 3 miles to Dunlawton Avenue.

## LOCATION ADDRESS

1786 S. Nova Road  
South Daytona, FL 32119

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
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john.trost@svn.com

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$650,000
<b>LOT SIZE:</b>	1.86+/- Acres
<b>PARCEL NO:</b>	5344-16-00-1296
<b>TRAFFIC COUNT:</b>	28,500 AADT
<b>ZONING:</b>	BHC, Business, Heavy Commercial

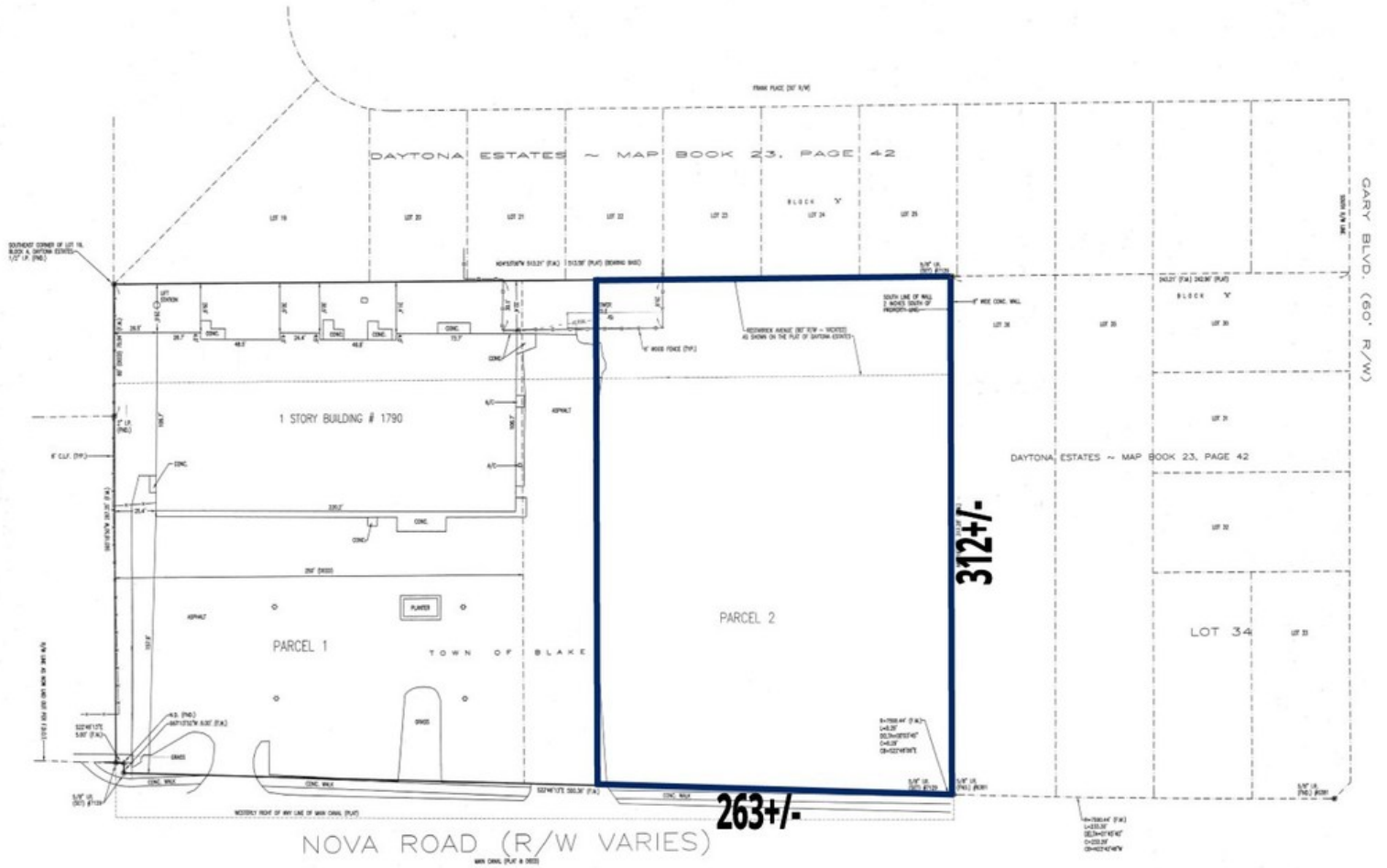
<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	5,716	36,151	68,709
<b>TOTAL POPULATION</b>	10,705	65,604	129,516
<b>AVERAGE HH INCOME</b>	\$42,649	\$44,670	\$45,408

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# SURVEY



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# LOCATION MAP



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