



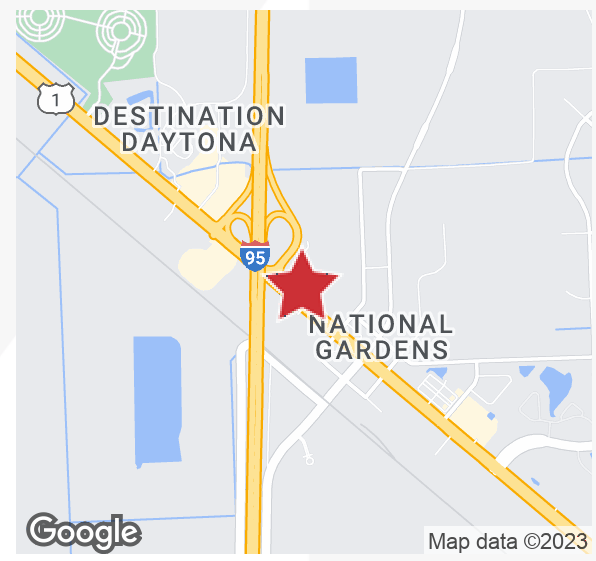
For Sale
Retail Site
 2.47 Acres | \$2,500,000

1561 North US Hwy 1

Ormond Beach, Florida 32174

Property Highlights

- At the northeast corner of US Hwy 1 and I-95 (exit 273)
- Excellent development opportunity for high-volume QSR, fuel retailer or hotel
- Located between the two entrances to Ormond Crossing, a 2,700-acre live/work planned community
- High visibility and good access - site has already been cleared
- Site is allowed a 50-foot high pylon sign by City of Ormond Beach
- Zoning: B-7 (Tourist Highway Commercial)
- Surrounded by new commercial and residential developments



Sale Price: \$2,500,000

For more information

Brian Adair
 O: 386 506 0025
 badair@realvest.com

Retailer Map



Plantation Bay
5,000+ DU's (ICI Homes)

Plantation Oaks of Ormond Beach
1,000+ SFR (Lennar Homes)

I-95 exit 273
FDOT redesigning now

Ormond Crossings
2,900+ DU's (in planning)

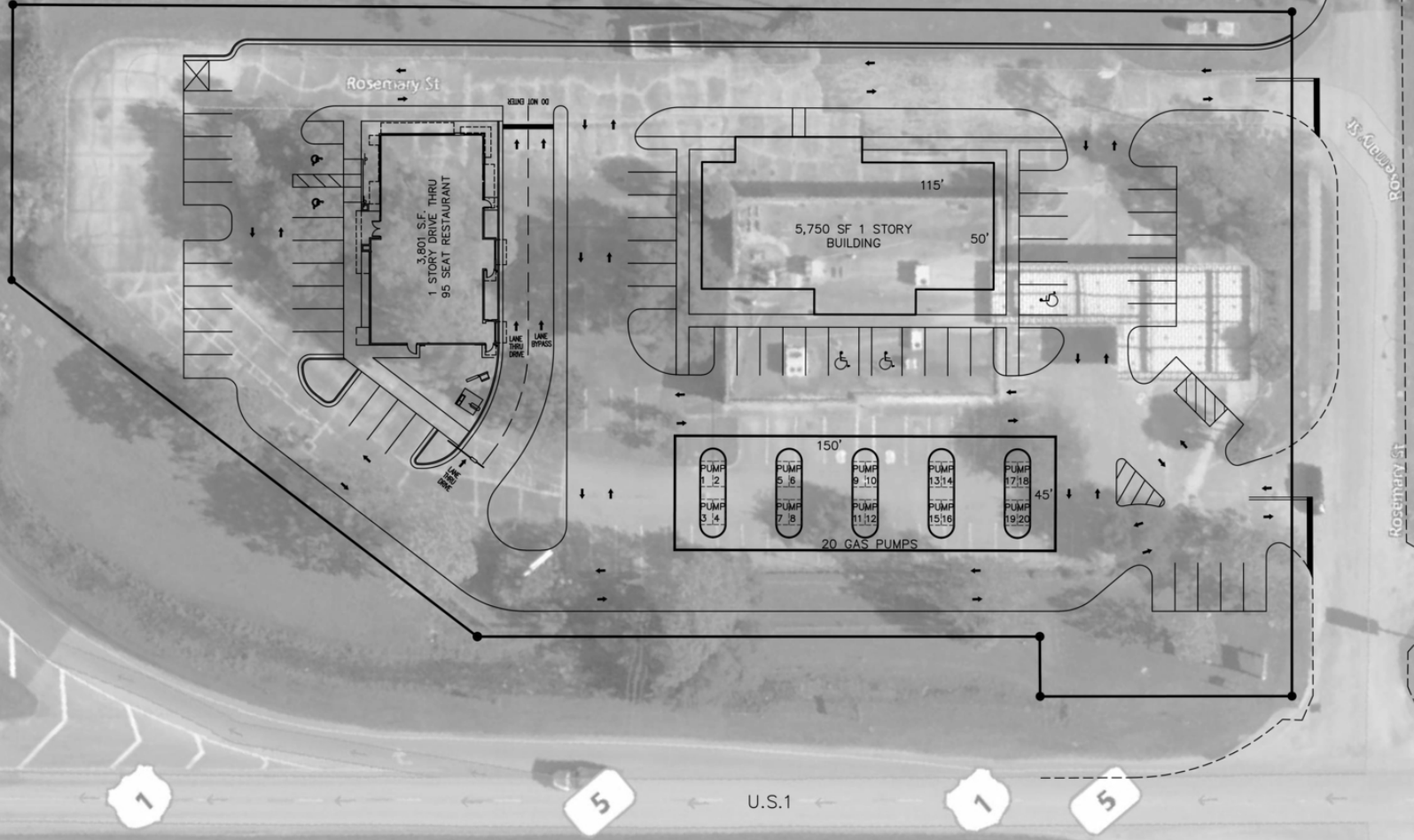
Ridge Haven
300 SFR
(in planning)

Google

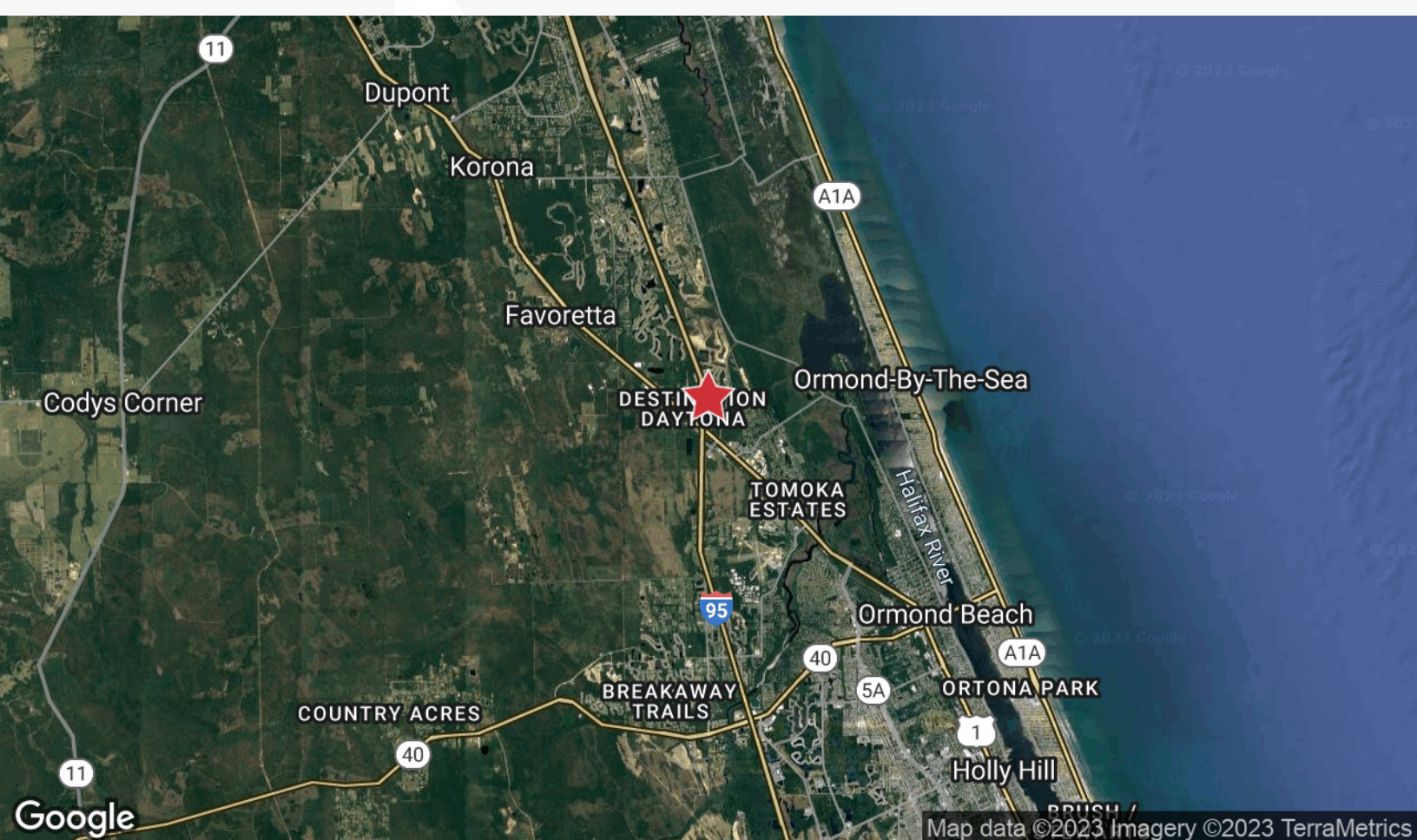
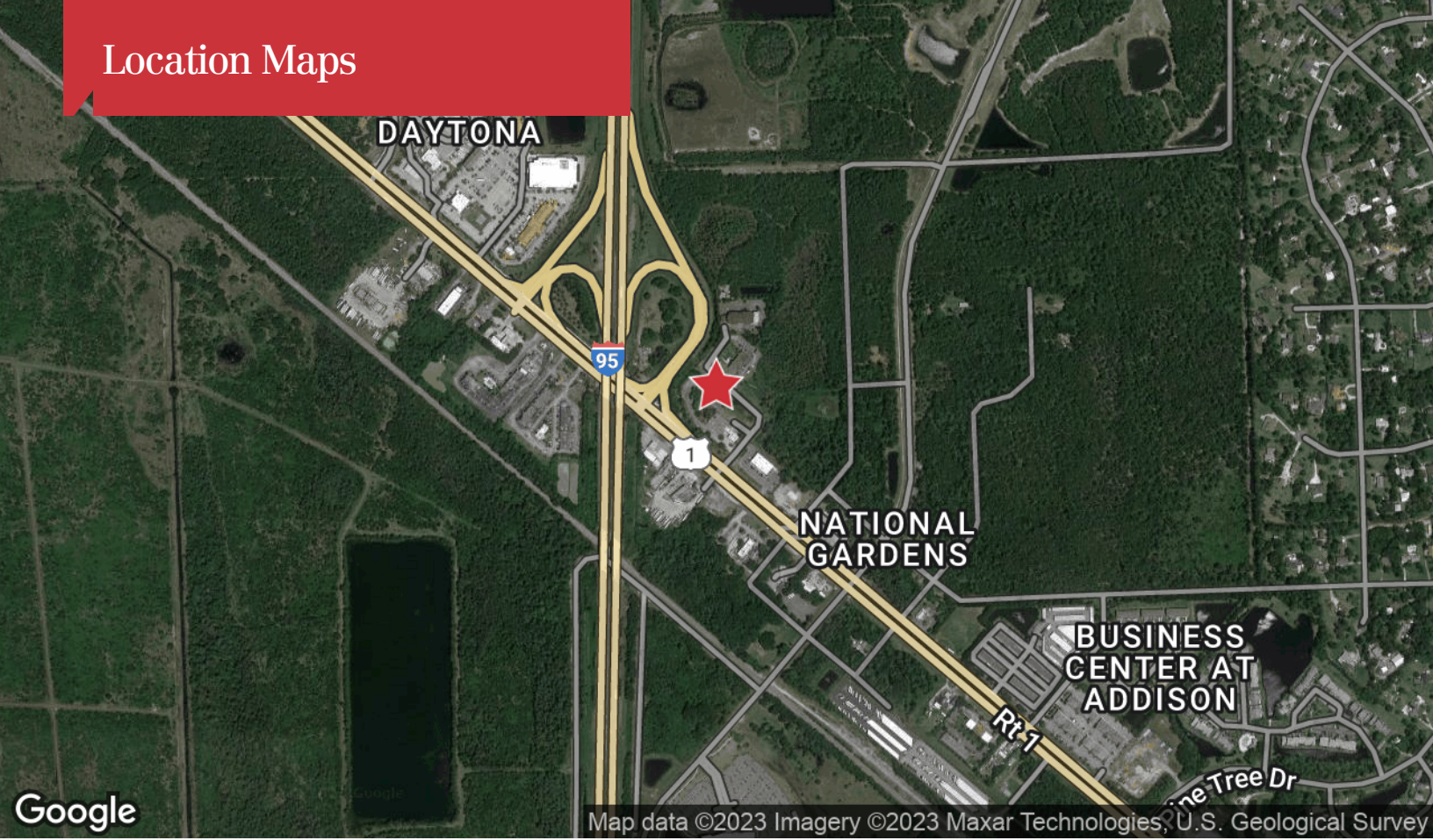
Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey

Concept Plan

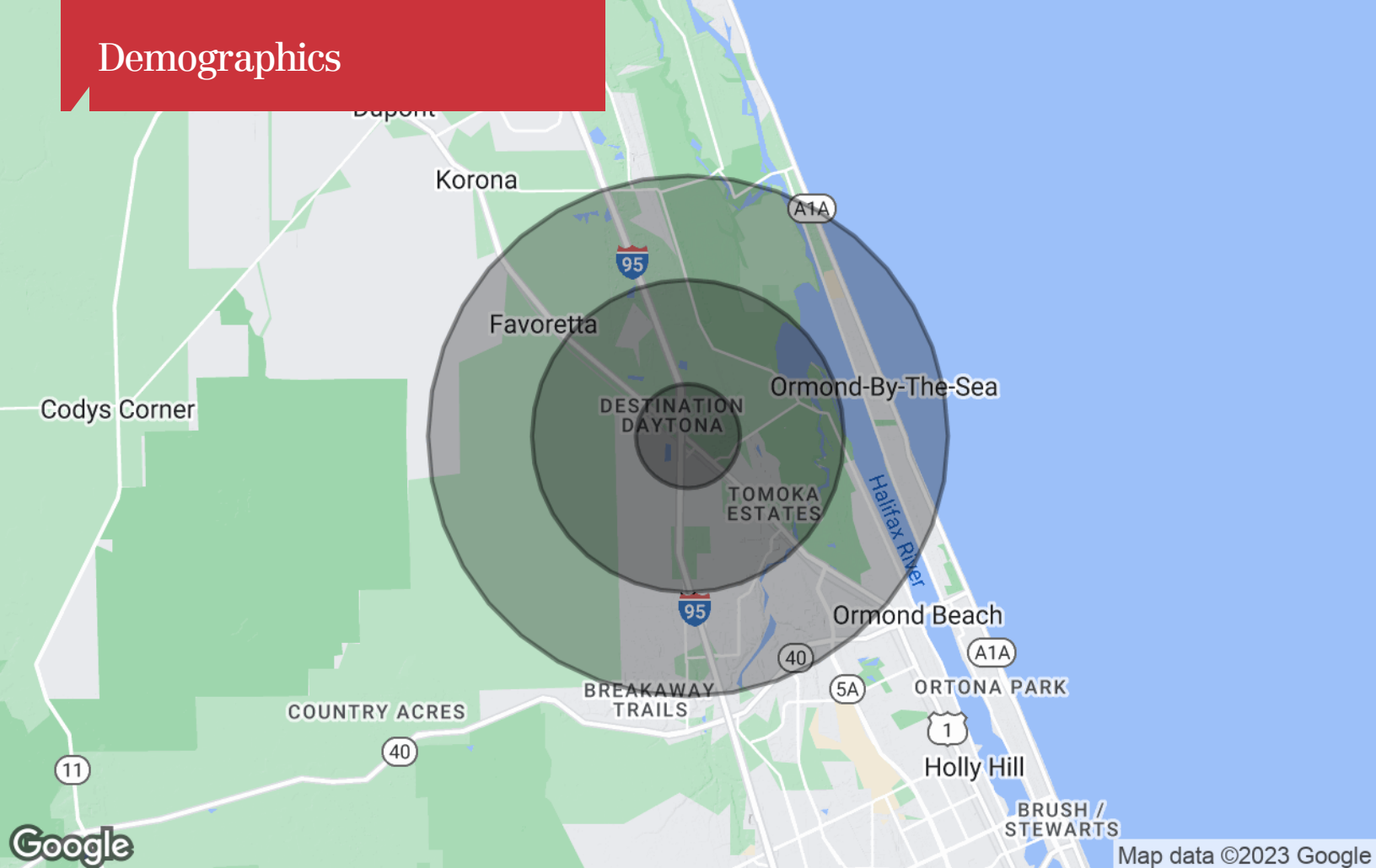
I-95 RAMP



Location Maps



Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,048	9,122	36,760
MEDIAN AGE	60.3	58.2	56.3
MEDIAN AGE (MALE)	64.2	59.0	56.9
MEDIAN AGE (FEMALE)	57.1	56.8	55.3

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	536	4,420	20,791
# OF PERSONS PER HH	2.0	2.1	1.8
AVERAGE HH INCOME	\$85,886	\$83,277	\$72,524
AVERAGE HOUSE VALUE	\$288,680	\$281,718	\$245,642

* Demographic data derived from 2020 ACS - US Census