

PRIME OPPORTUNITY: REDEVELOPMENT AREA

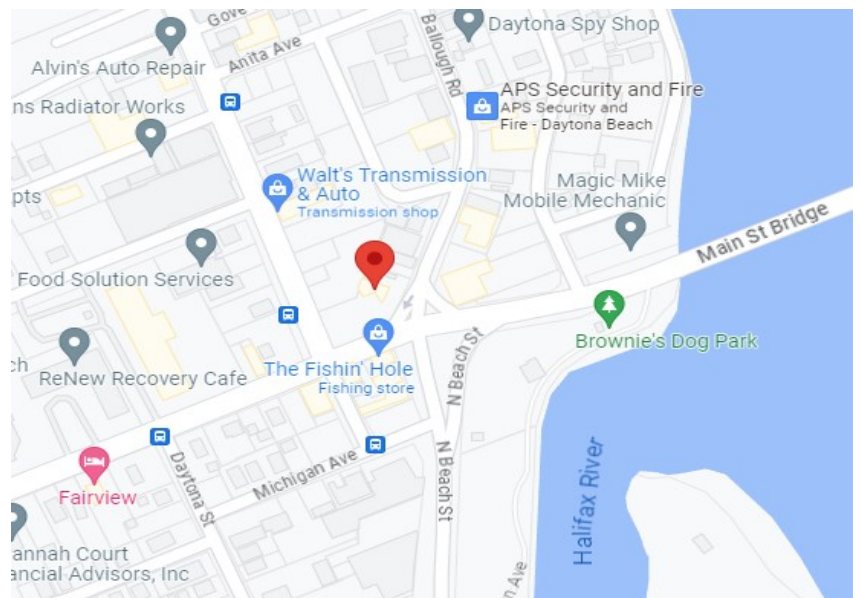
500 Ballough Road Daytona Beach FL 32114

Great Restaurant Location



PROPERTY SPECIFICATIONS

Sale/Lease Price:	\$1,25,000.00
Parcel ID:	5338-42-00-0010
Property Taxes:	\$4,791.72
Land Size:	25,000
Building/Suite Size:	2,078
Year Built:	1936
Overhead Doors:	2
Parking:	Large Fenced Lot
Zoning:	Industrial



REMARKS

Don't miss this exceptional opportunity to secure a prime location in a high-traffic area, offering amazing exposure, abundant parking, and stunning views. Embrace the potential this building holds and make it the cornerstone of your successful enterprise. To add to its appeal, this building is nestled within a redevelopment zone, promising an exciting future. The area's ongoing revitalization efforts ensure that your business will thrive amidst the transformation, benefiting from the surge of development and investment.



140 S Atlantic Ave Suite 202
Ormond Beach, FL 32176

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PHOTOS



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AERIAL PHOTOS



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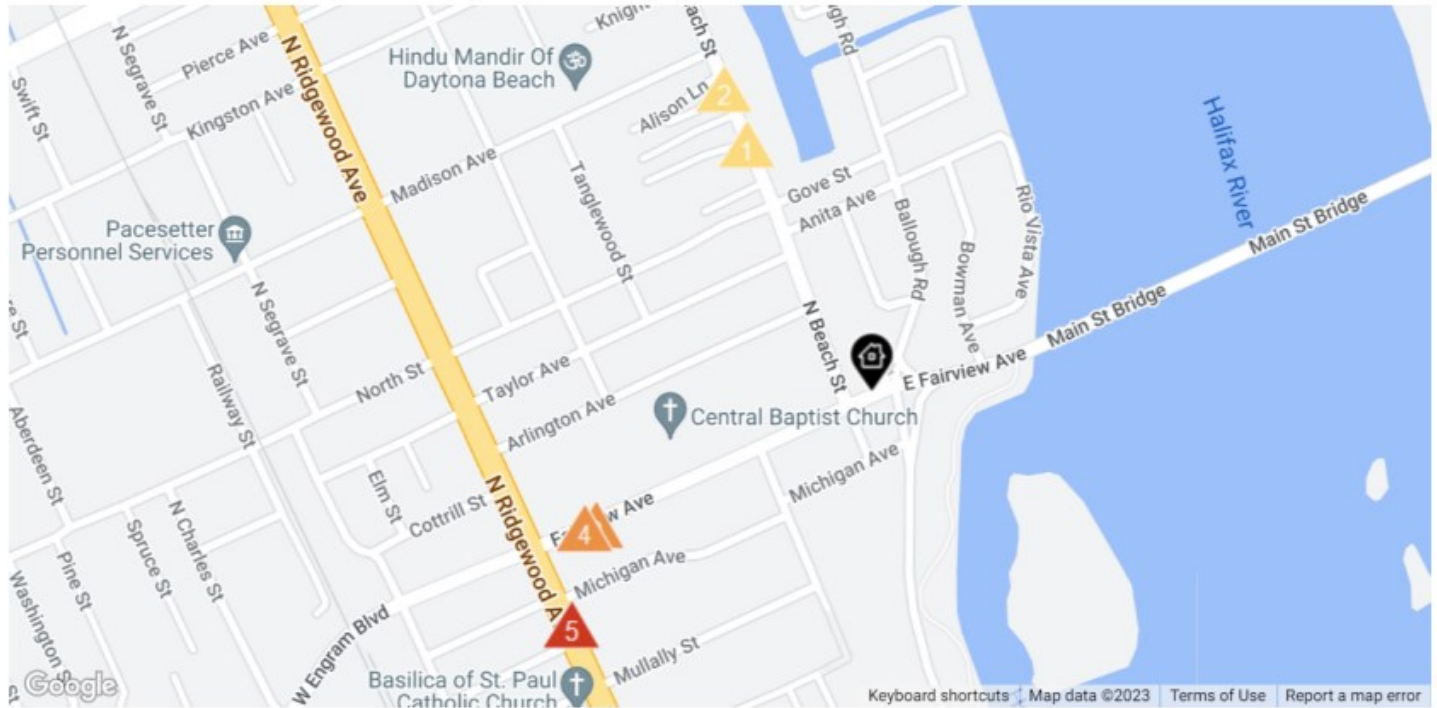
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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1	2	3	4	5																																																		
4,405	2,844	8,131	8,100	26,586																																																		
2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2021 Est. daily traffic counts	2022 Est. daily traffic counts																																																		
Street: N Beach St Cross: Yankee Ct M Park Cross Dir: SE Dist: 0.03 miles	Street: North Beach Street Cross: Allison Ln Cross Dir: NW Dist: 0.01 miles	Street: Fairview Ave Cross: N Ridgewood Ave Cross Dir: SW Dist: 0.06 miles	Street: East Fairview Avenue Cross: N Ridgewood Ave Cross Dir: SW Dist: 0.06 miles	Street: North Ridgewood Avenue Cross: Hobart Ave Cross Dir: S Dist: 0.02 miles																																																		
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The Daytona Beach Region is Experiencing Groundbreaking Growth

A1A BEACHSIDE

- \$40M Hardrock Hotel and Café' Music Venue
- \$192M Protogroup Twin Tower Hotel & Condo Project
- \$21.5M Aruba Condo Project
- \$12.4M Dimucci Tower Condo
- Jimmy Buffet's LandShark Bar & Grill
- \$39M Silver Beach Avenue Tall Bridge

DOWNTOWN DAYTONA BEACH

- 11-Story Brown & Brown Insurance Headquarters
- Proposed Two Story M-Lounge Motorcycle Theme Venue
- 300 Apartments and Retail Shops going up a stones throw away from this listing.
- \$2.6M Streetscaping Historic Beach Street

I-95 INTERCHANGE

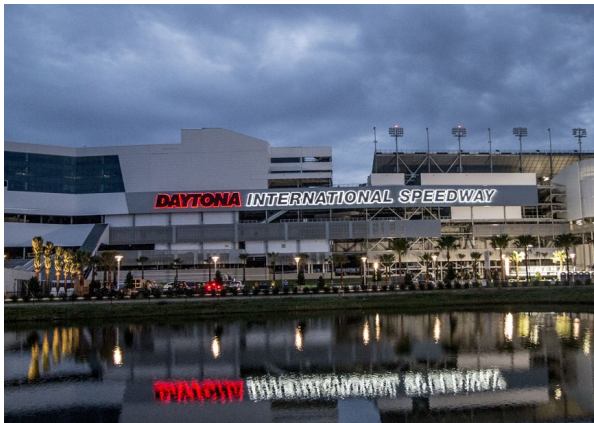
- 39 Acre Tanger Outlets Mall
- 325 Acre Tomoka Town Center Retail Shops
- 53,000 Sq Ft Buc-ee's Travel Gas and Convenience Center
- 6,900 Homes - Latitude Margaritaville Over 55 Development
- 2,500 Homes - Mosaic Development
- 631,000 Sq Ft Trader Joe's Distribution Center
- 301 Luxury Units - East Apartments

W INTERNATIONAL SPEEDWAY BLVD

- \$100M One Daytona Retail, Hotel, Condo Development
- \$400M Renovation Daytona International Speedway
- \$14M Renovation Daytona International Airport

THE DAYTONA BEACH AREA IS HOME TO:

- Six universities and colleges
- State of the art hospitals
- A nationally recognized K-12 system
- A nationally accredited museum
- An international airport



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