

**FOR  
SALE**

# ORMOND BEACH US HWY 1 2.47 AC INTERCHANGE DEVELOPMENT SITE

1561 N US Hwy 1, Ormond Beach, FL 32174



## AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 74,500 US Hwy 95
- 2 24,500 US Hwy 1

## ABOUT THE PROPERTY

**SIZE** 2.47± acres

**PRICE** Accepting offers for (in order of preference):  
ground lease, build-to-suit, sale

**ZONING** Commercial

**FLU** Commercial

**UTILITIES** Available

**ROAD FRONTAGE** 500'± on US Hwy 1  
250'± on I-95/US 1 Interchange  
on/off ramp

**PARCEL ID** 313601170010

Source: <https://www.niche.com/places-to-live/ormond-beach-volusia-fl/>

## DESCRIPTION

**Prime Development! Highly visible location  
at I-95 / US Hwy 1 in Ormond Beach, Florida.**

Ormond Beach is located in Volusia County and one of the best places to live in Florida! Ormond Beach offers its 44,052 residents a dense suburban feel with many restaurants, parks, and above average public schools. Seller is open to reviewing all offers but prefers ground lease, build-to-suit, sale (in that order). See attached site plan and additional 1.33 acre listing included herein.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

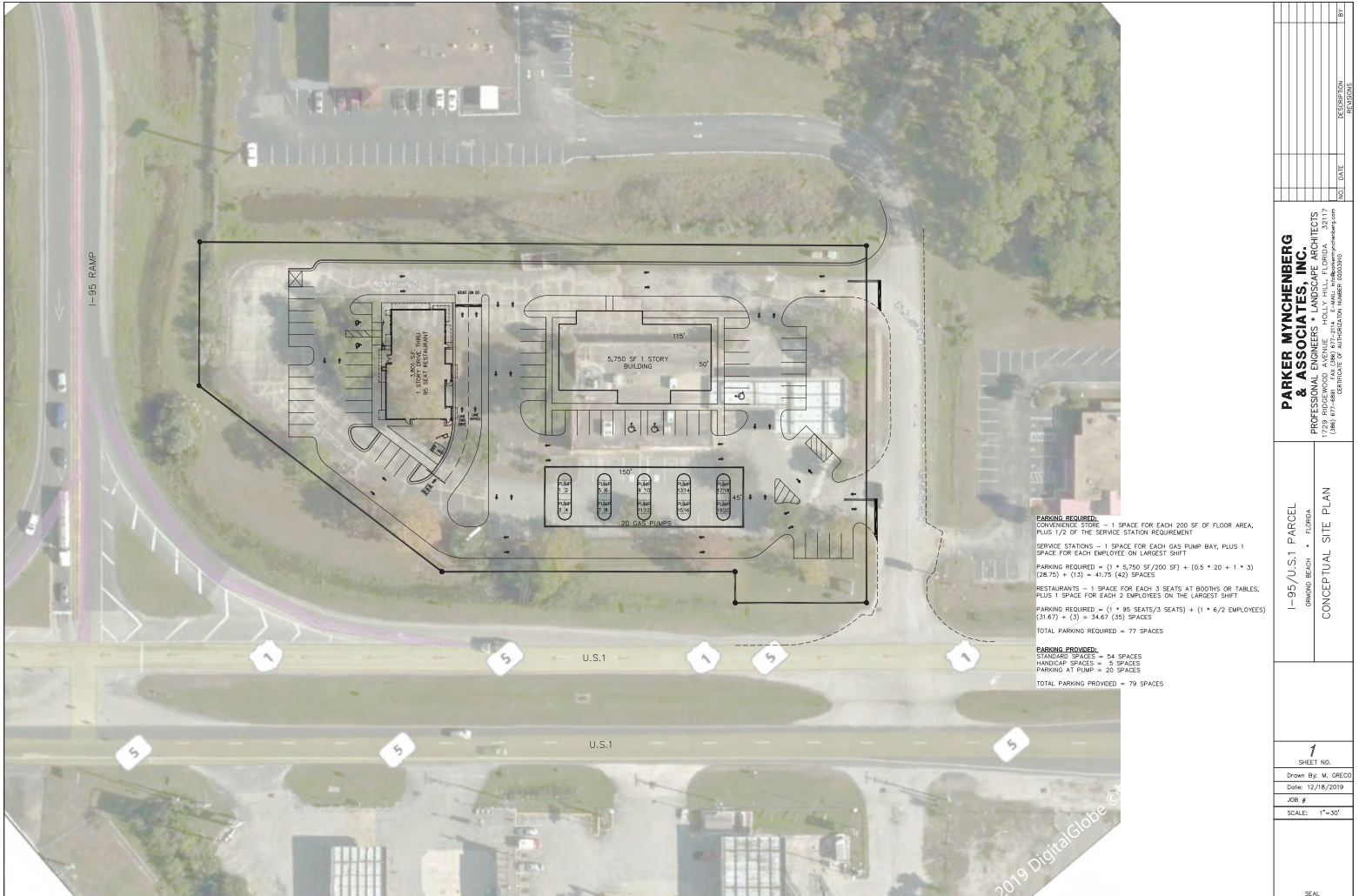
Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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<b>PARKER MYNCHENBERG &amp; ASSOCIATES, INC.</b> PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS 1729 BROADWOOD AVENUE HOLLY HILL, FLORIDA 32117 (407) 329-2200 FAX (407) 329-2201 www.pma-nc.com CERTIFICATE OF AUTHORIZATION NUMBER 0000390	
I-95/U.S.1 PARCEL ORMOND BEACH • FLORIDA CONCEPTUAL SITE PLAN	NO. DATE DESCRIPTION BY
1 SHEET NO. Drawn By: M. GRECO Date: 12/18/2019 JOB # SCALE: 1"=30' SEAL	

## CONCEPTUAL SITE PLAN

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## AVAILABLE PARCELS

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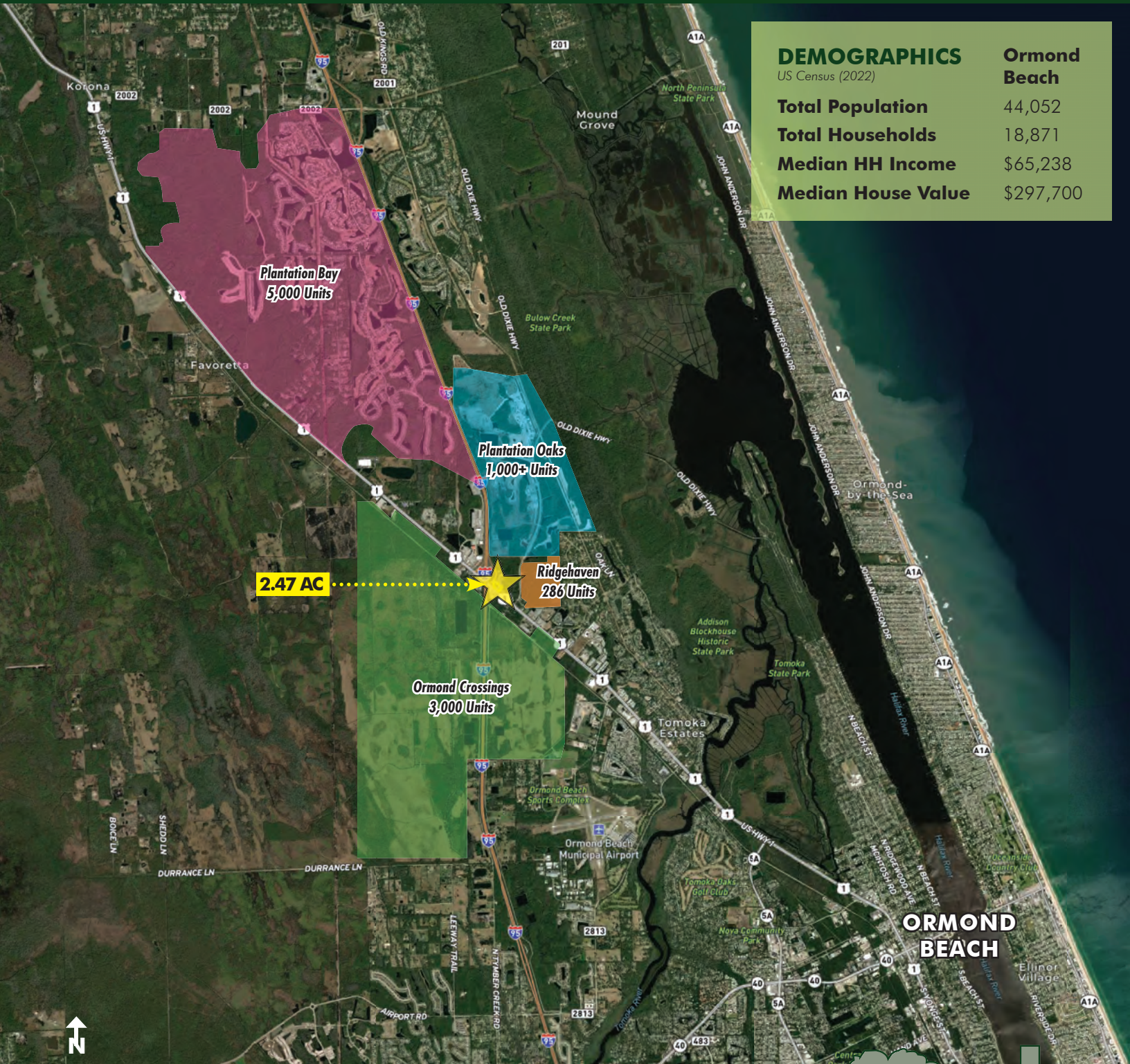
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## DEMOGRAPHICS

US Census (2022)

**Ormond  
Beach**

<b>Total Population</b>	44,052
<b>Total Households</b>	18,871
<b>Median HH Income</b>	\$65,238
<b>Median House Value</b>	\$297,700

## AREA DEVELOPMENT MAP

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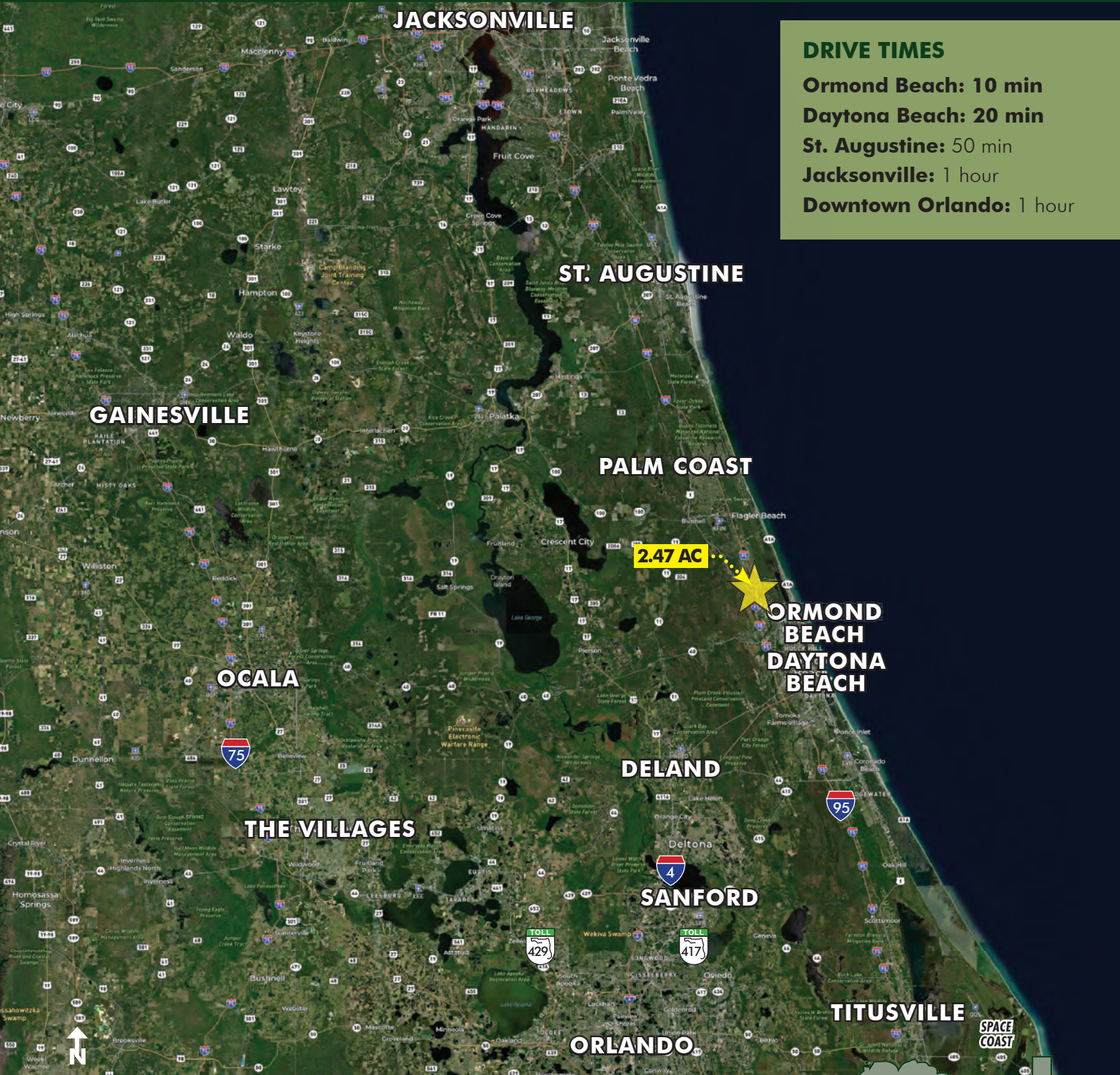
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### DRIVE TIMES

**Ormond Beach: 10 min**

**Daytona Beach: 20 min**

**St. Augustine: 50 min**

**Jacksonville: 1 hour**

**Downtown Orlando: 1 hour**

**LOCATION MAP**

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