

# Nova Road Retail & Office Site

55 N. Nova Road  
Ormond Beach, FL 32174



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$995,000
<b>GROUND LEASE:</b>	\$80,000 Annually dependent on credit
<b>LOT SIZE:</b>	2.66+/- Acres
<b>PARCEL NO:</b>	4221-00-01-0011
<b>TRAFFIC COUNT:</b>	25,500 AADT
<b>ZONING:</b>	B-8, Commercial

## PROPERTY OVERVIEW

GROUND LEASE or SALE. Owner may consider dividing the site.  
2.66+/- Acre Site with 253+/- FF on Nova Road.  
Great location for QSR, Retail, Medical/Professional Offices, Child Care, etc.  
Granada Boulevard visibility and access.  
Close proximity to Publix, Chase Bank, Bank of America, La Fiesta, Walgreens, CVS, T-Mobile, Chicken Salad Chick, Florida Blue, AutoZone, and many others.  
226+/- unit condo development under construction just east of the site.  
Dual access from Nova Road and access from Old Kings Road.

## LOCATION OVERVIEW

One half block north of Granada Boulevard.  
Approximately 2.7 miles to Interstate 95.  
47,244 Employees within a 5 mile radius.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,434	17,310	35,818
Total Population	5,645	38,900	82,070
Average HH Income	\$55,549	\$58,623	\$56,774

**John W. Trost, CCIM**  
Principal | Senior Advisor  
386.301.4581  
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Conceptual Site Plan 1

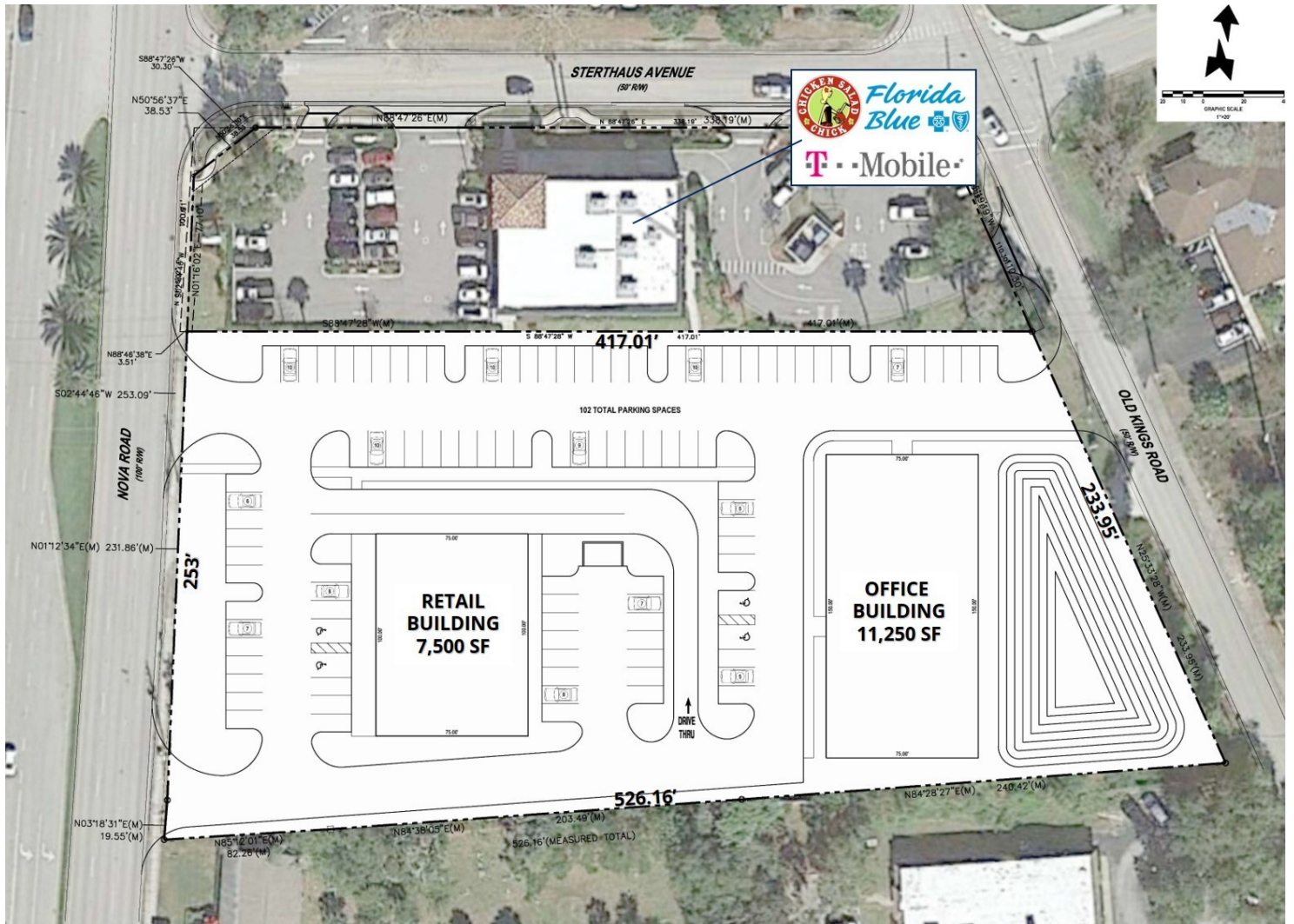


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# Conceptual Site Plan 2

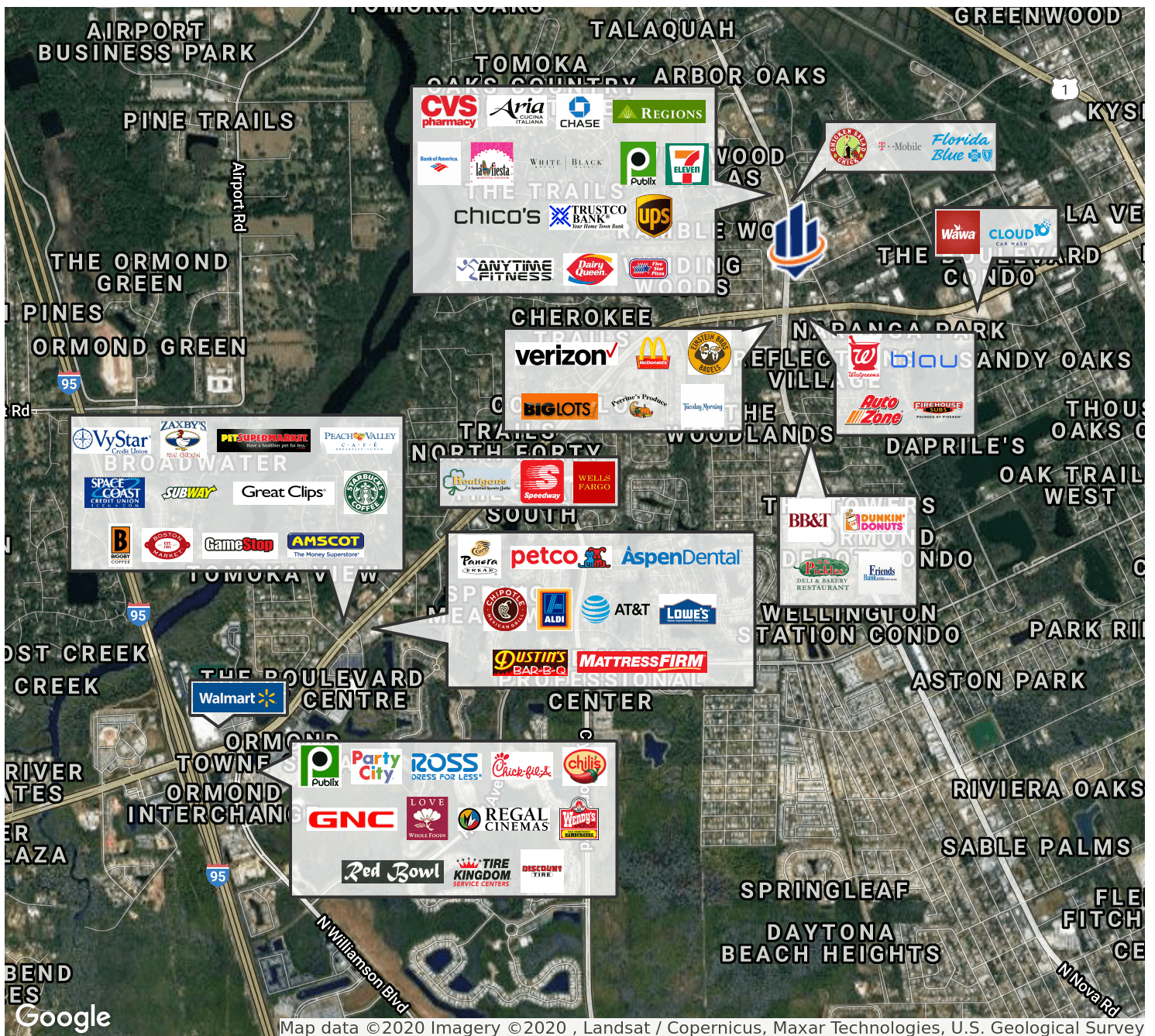


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# Location Maps



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