

For Sale

Ormond Beach Commercial Site

1.3± Acres | \$1,990,000



215 Williamson Blvd

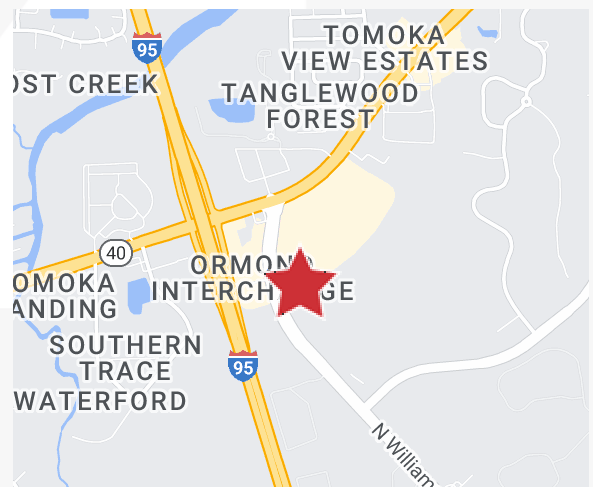
Ormond Beach, Florida 32174

Property Highlights

- One of the last outparcel sites available east of I-95 & Granada Boulevard interchange
- Adjacent to Publix Center at Williamson & SR-40 (Granada Blvd)
- Close to I-95, Advent Health Hospital, thousands of new apartments and other new residential development
- 18,000 traffic count (2019)
- Easy access to major roads: Williamson Blvd, Clyde Morris Blvd, Nova Road and LPGA Blvd

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,716	\$64,918
5 Miles	68,862	\$52,853
10 Miles	176,678	\$53,238



For more information

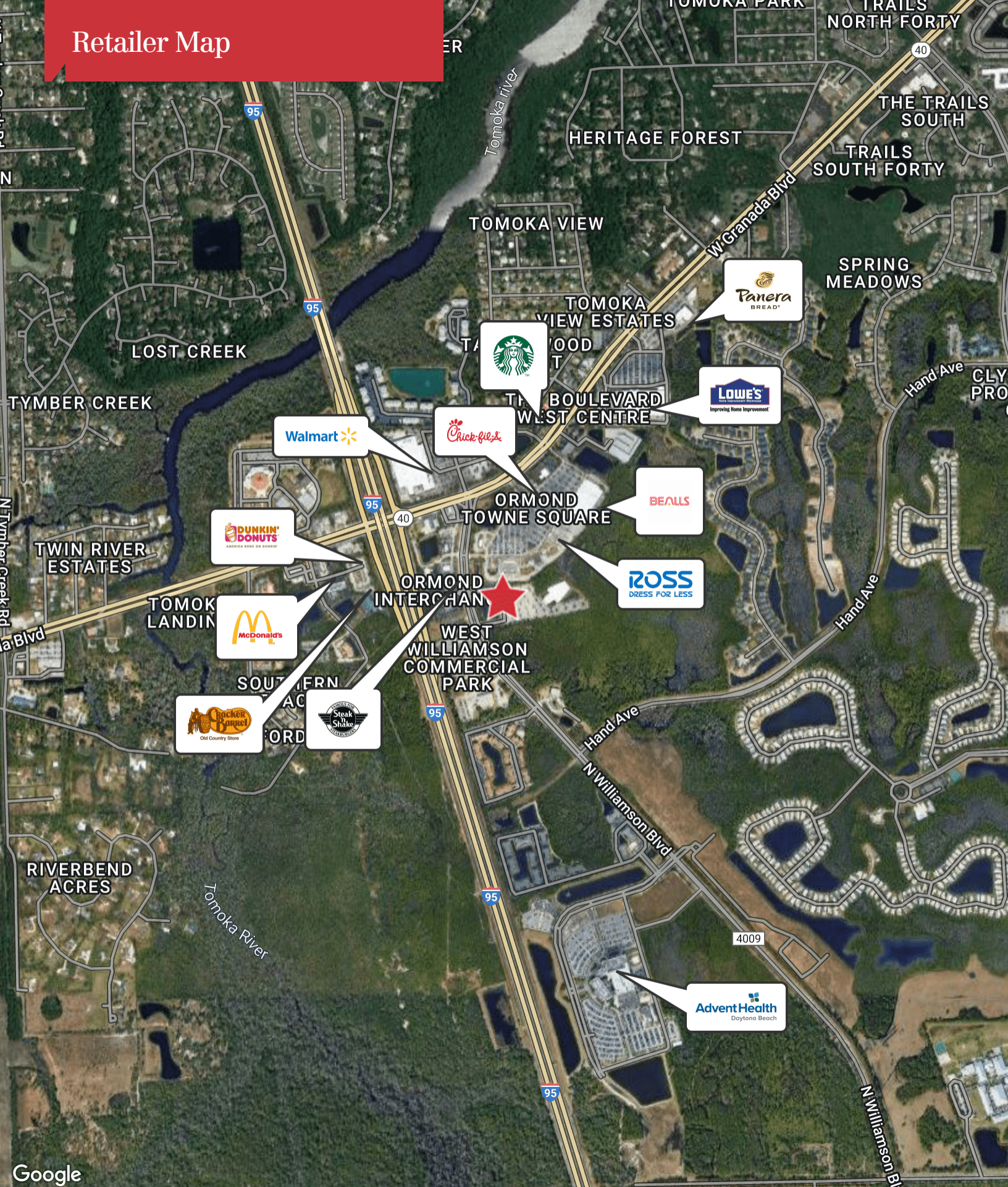
Ted Lightman, CCIM

O: 386 238 3600

tlightman@realvest.com

Sale Price: \$1,990,000

Retailer Map



Google

Aerial



N WILLIAMSON BOULEVARD

1.34 ACRE OUTPARCEL

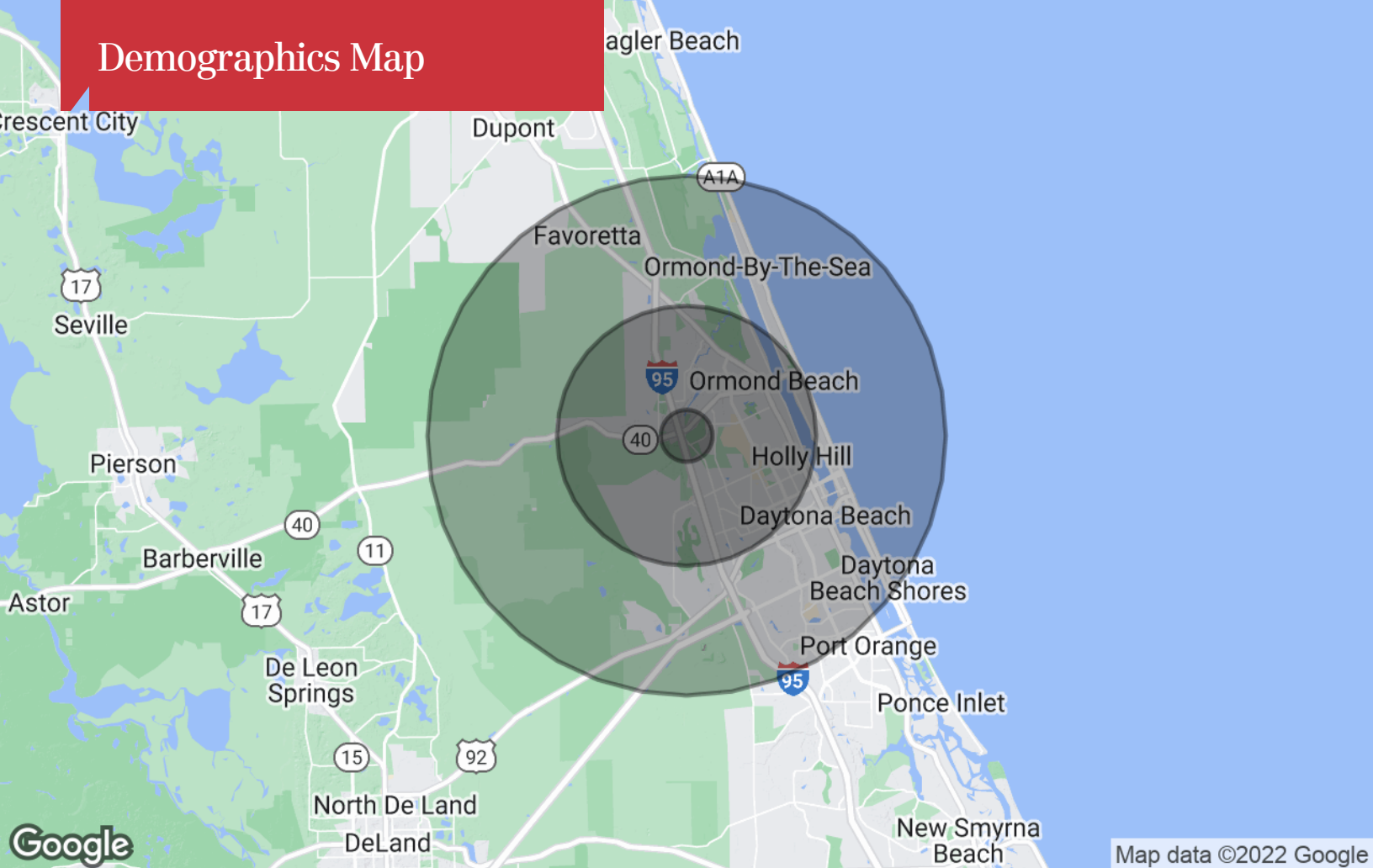
RELOCATED STORMWATER POND (0.80 ACRES)

POTENTIAL ADDITIONAL COMMERCIAL & PARKING

PAVEMENT TO BUILDING FOR ACCESS

RELOCATED STORMWATER POND (0.50 ACRES)

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,716	68,862	176,678
MEDIAN AGE	54.4	43.9	43.0
MEDIAN AGE (MALE)	51.2	42.1	41.4
MEDIAN AGE (FEMALE)	53.6	45.0	44.8

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,303	29,255	74,008
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$64,918	\$52,853	\$53,238
AVERAGE HOUSE VALUE	\$349,718	\$207,154	\$204,988

* Demographic data derived from 2020 ACS - US Census