

**FOR  
SALE**

# ORMOND BEACH US HWY 1 1.33 AC RETAIL SITE

1510 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** 1.33± acres

**PRICE** Accepting offers for (in order of preference):  
ground lease, build-to-suit, sale  
**Sale Price:** \$1,300,000  
**Ground Lease Rate:** \$150,000/year

**ZONING** B-7 (OB) A

**FLU** Commercial

**UTILITIES** Available

**ROAD FRONTAGE** 190'± on US Hwy 1  
290'± on Broadway Ave

**PARCEL ID** 313601610080

## DESCRIPTION

**Prime Retail Location! Located on US Hwy 1 in Ormond Beach, Florida.** Just 1,300' from the I-95/US Hwy 1 Interchange. Located at a lighted intersection across from the entrance to Plantation Oaks, a 1,000+ unit master planned community. 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 2.47 acre listing included herein.

**Call for more information today!**

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

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

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

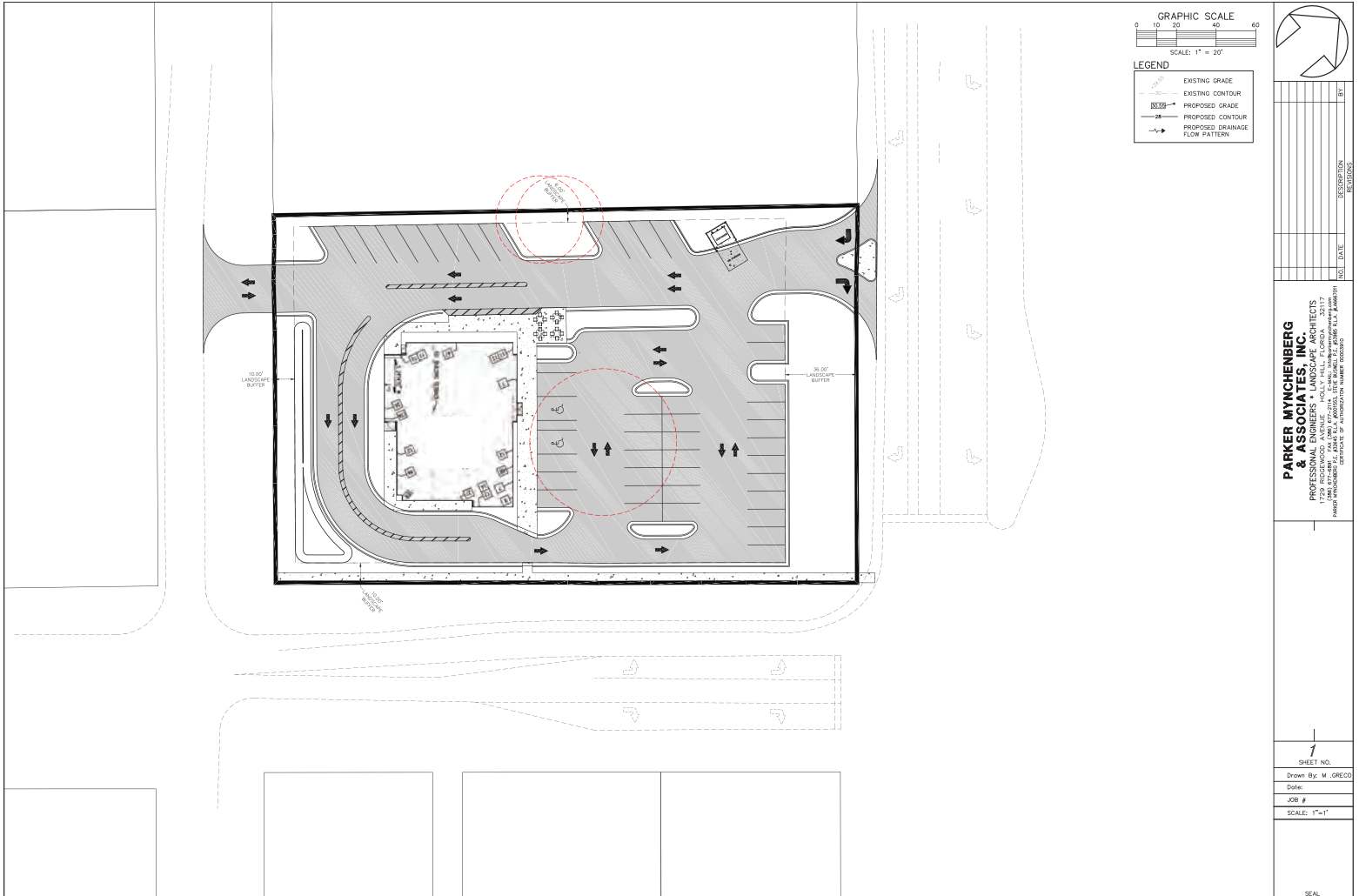
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## CONCEPTUAL SITE PLAN

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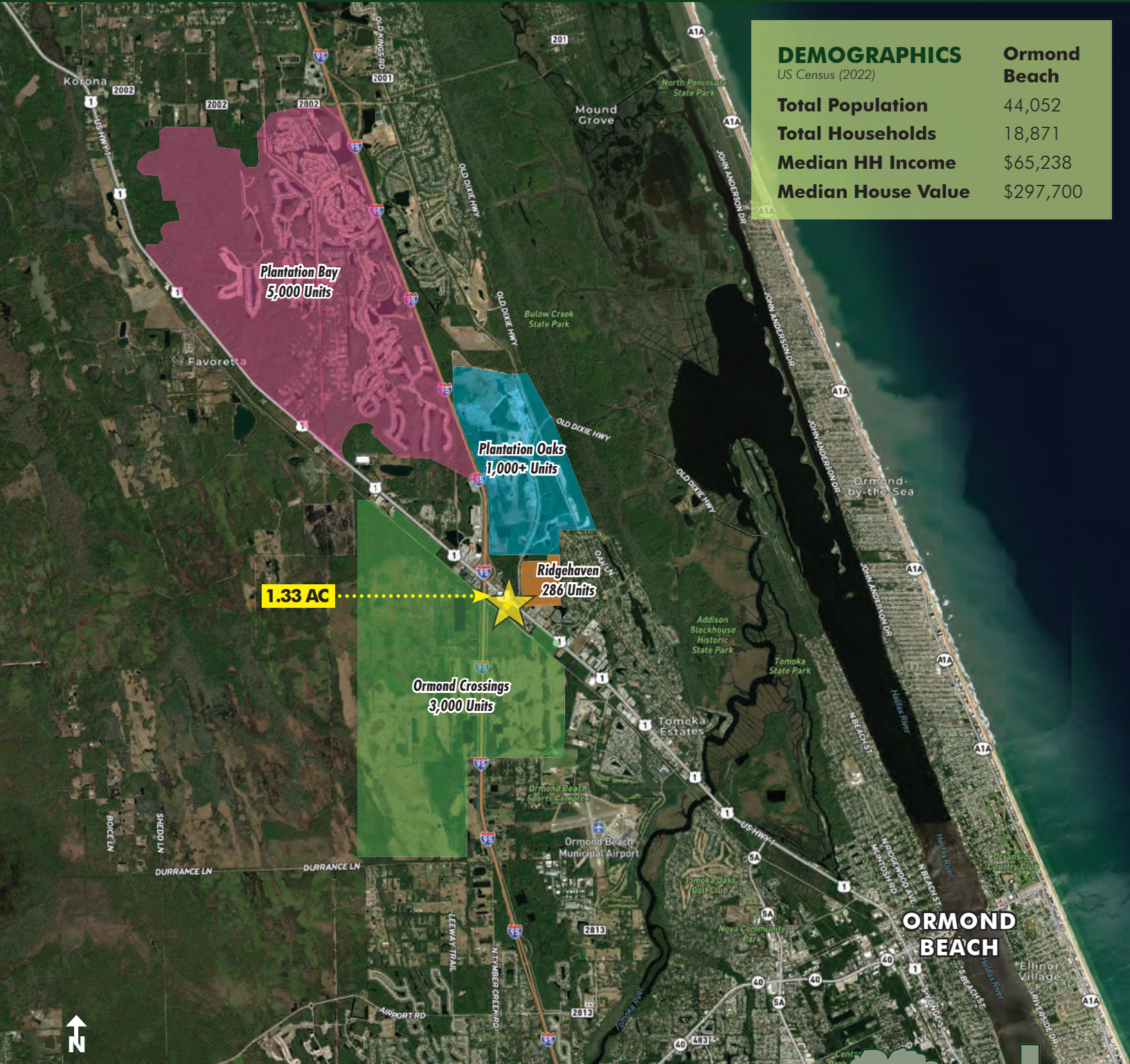


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### DEMOGRAPHICS

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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## DRIVE TIMES

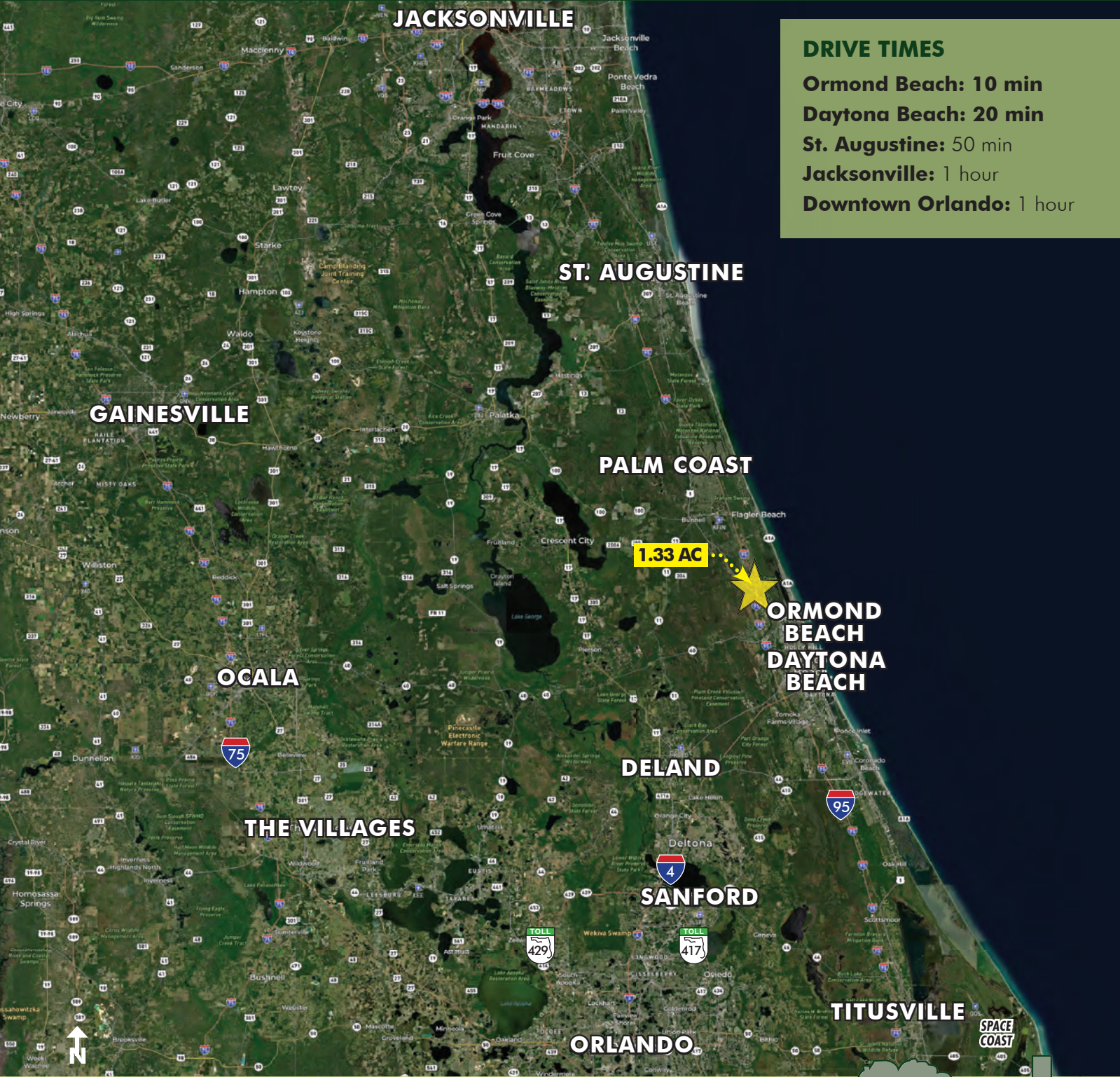
Ormond Beach: 10 min

Daytona Beach: 20 min

St. Augustine: 50 min

Jacksonville: 1 hour

Downtown Orlando: 1 hour



**LOCATION MAP**

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