

**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.

**Sale Price:** \$2,450,000

**Ground Lease Rate:** \$247,000/year  
or \$100, 000/acre/year

**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.

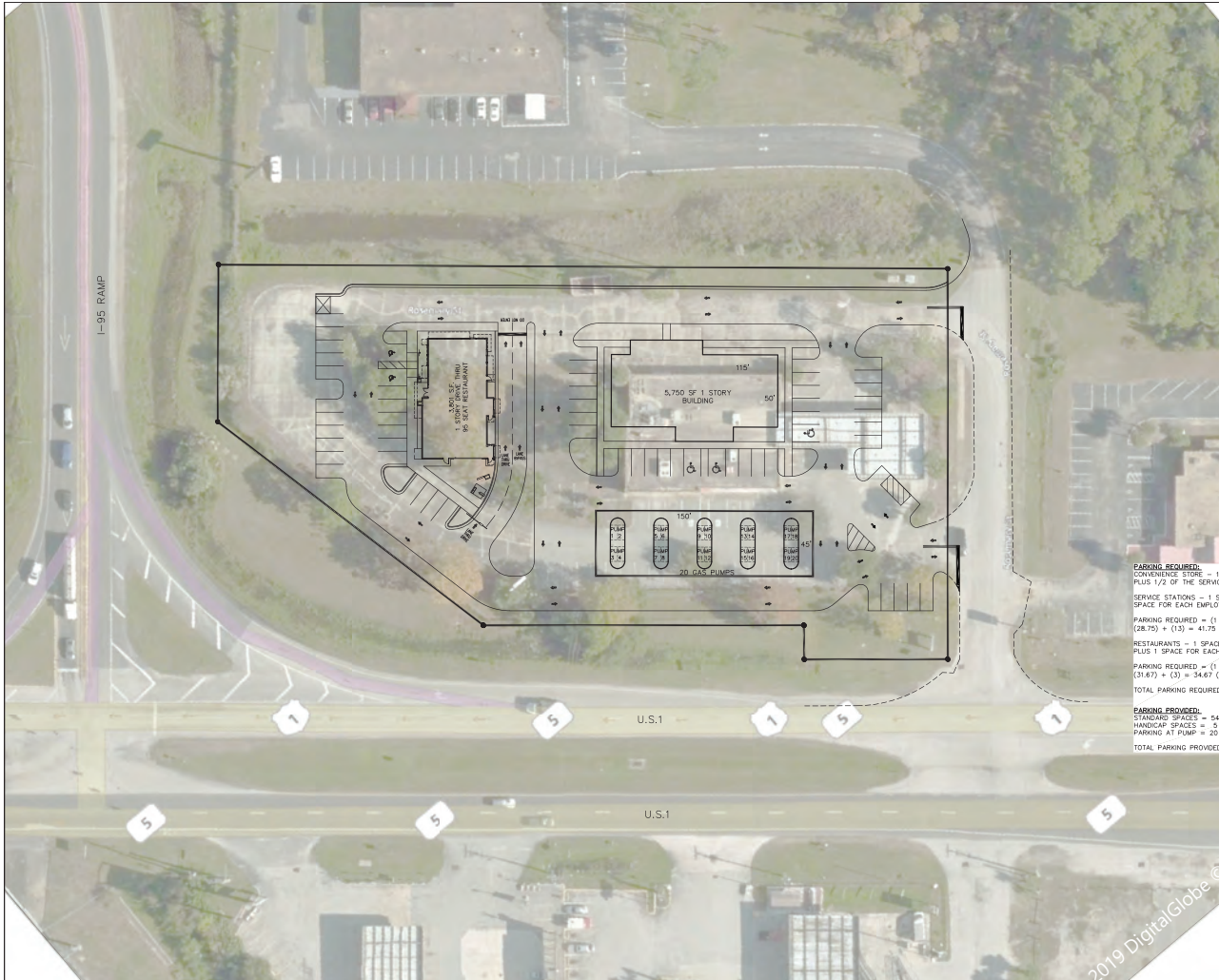




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**PARKING REQUIRED:**  
 CONVENIENCE STORE - 1 SPACE FOR EACH 200 SF OF FLOOR AREA, PLUS 1/2 OF THE SERVICE STATION REQUIREMENT  
 SERVICE STATIONS - 1 SPACE FOR EACH GAS PUMP BAY, PLUS 1 SPACE FOR EACH EMPLOYEE ON LARGEST SHIFT  
 PARKING REQUIRED = (1 \* 5,750 SF/200 SF) + (0.5 \* 20 + 1 \* 3) (28.75 + 1.5) = 41.25 (42) SPACES  
 RESTAURANTS - 1 SPACE FOR EACH 3 SEATS AT BOOTHS OR TABLES, PLUS 1 SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT  
 PARKING REQUIRED = (1 \* 90 SEATS/3 SEATS) + (1 \* 6/2 EMPLOYEES) (30.00 + 3) = 34.00 (35) SPACES  
 TOTAL PARKING REQUIRED = 77 SPACES

**PARKING PROVIDED:**  
 STANDARD SPACES = 54 SPACES  
 HANDICAP SPACES = 5 SPACES  
 PARKING AT PUMP = 20 SPACES  
 TOTAL PARKING PROVIDED = 79 SPACES

<b>PARKER MYNCHENBERG &amp; ASSOCIATES, INC.</b> PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS 1729 MIDWOOD AVENUE HOLLY HILL, FLORIDA 32117 (407) 431-1100 FAX (407) 431-1101 www.pma-nc.com CERTIFICATE OF AUTHORIZATION NUMBER 0000390	
I-95/U.S.1 PARCEL ORMOND BEACH • FLORIDA CONCEPTUAL SITE PLAN	NO. DATE REVISION 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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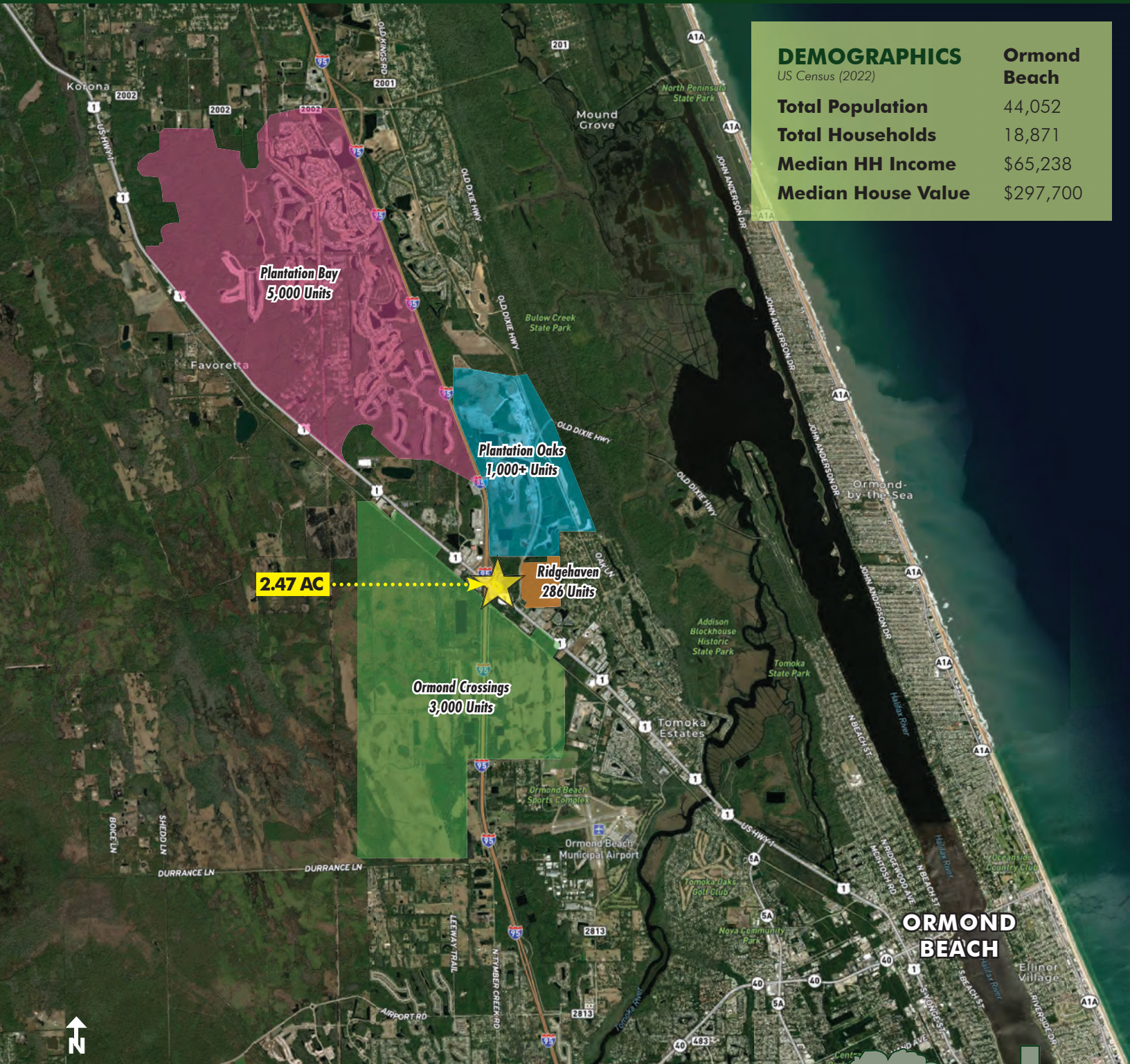




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## DEMOGRAPHICS

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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### 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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