

# 240 S NOVA RD

ORMOND BEACH, FL 32174

Carl W. Lentz IV, MBA, CCIM

240  
0.64  
acres

220  
0.64  
acres

S Nova Rd (SR)



# DISCLAIMER

240 S NOVA RD | 0.0 ACRES | ORMOND BEACH, FL

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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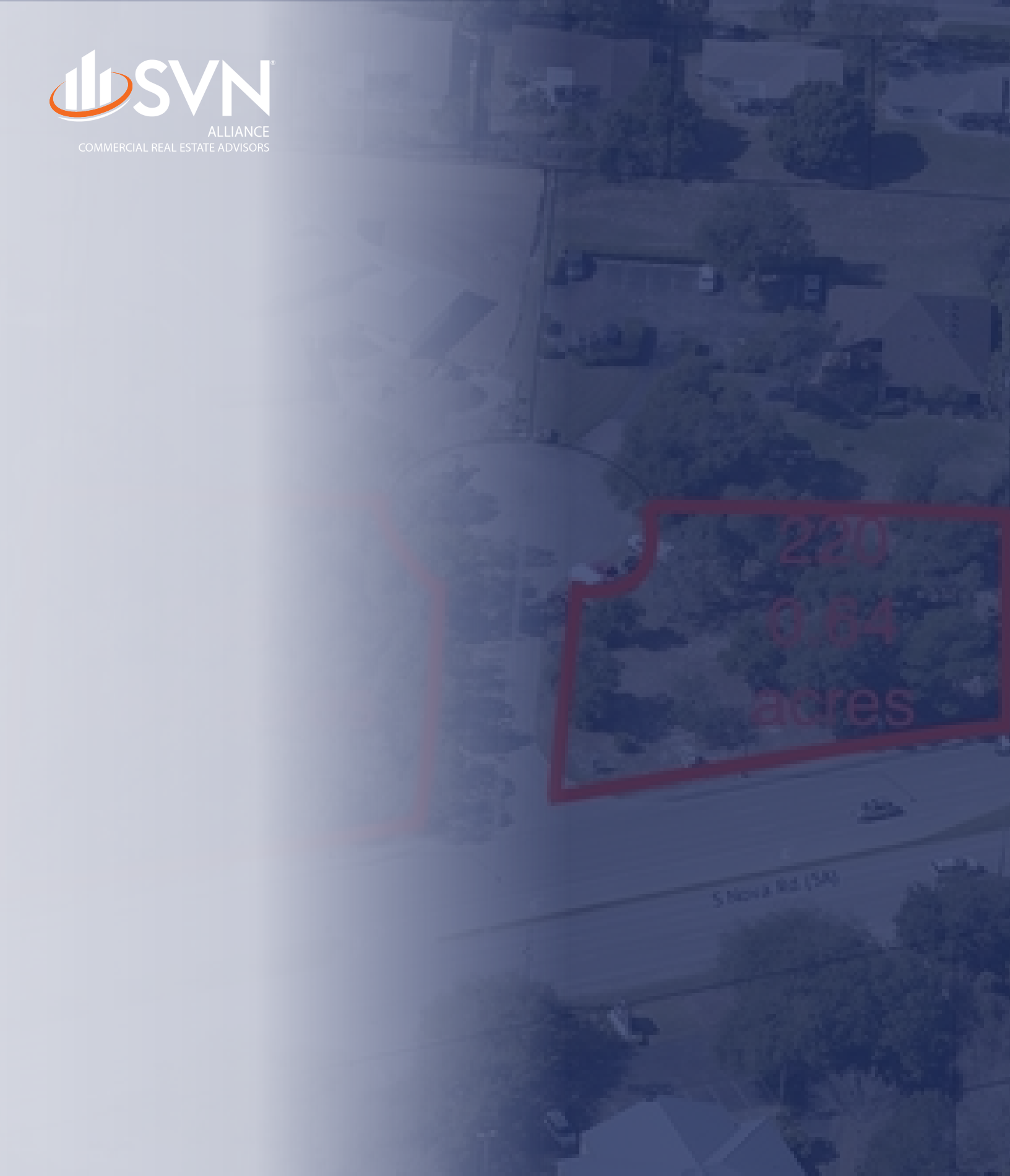
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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.







# 1 PROPERTY INFORMATION

240 S Nova Rd  
Ormond Beach, FL 32174

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$250,000

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**LOT SIZE:** 0 SF

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**APN #:** 4221-05-00-0040

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**ZONING:** B-8

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**TRAFFIC COUNT:** 28,000

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## PROPERTY DESCRIPTION

Nearly one acre with over 155 feet of South Nova frontage. Ormond Beach B-8 Zoning allows for many uses including office, retail, ALF, nursing home, vet, school, financial and convenience store. The property is lot 3 on the attached survey. 220 S. Nova is also available for sale.

# Complete Highlights

## PROPERTY HIGHLIGHTS

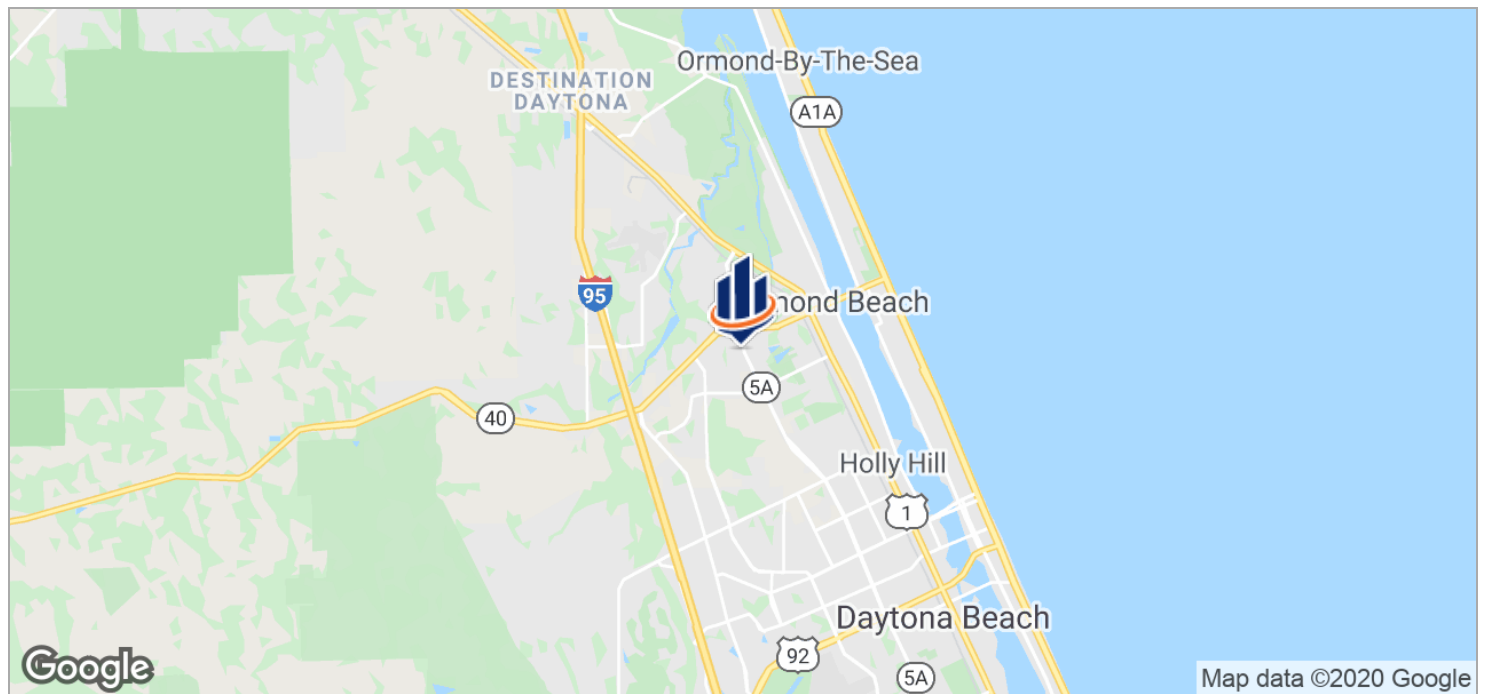
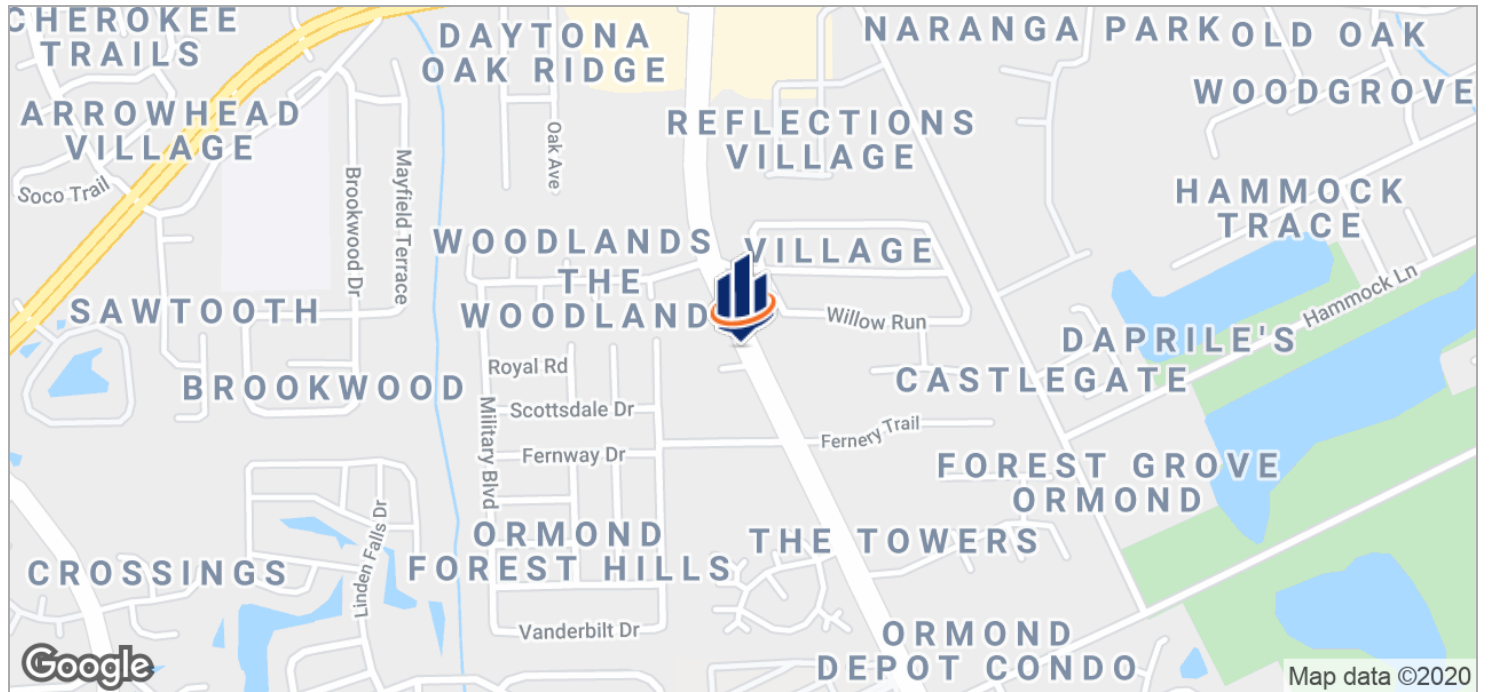
- 155 Feet of Nova Frontage
- 0.86 Acres Zoned B-8
- Many Uses Allowed- Office/Retail/ALF
- Close to Granada Boulevard



## 2 LOCATION INFORMATION

240 S Nova Rd  
Ormond Beach, FL 32174

# Location Maps



# 3

## DEMOGRAPHICS

240 S Nova Rd  
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# Demographics Report

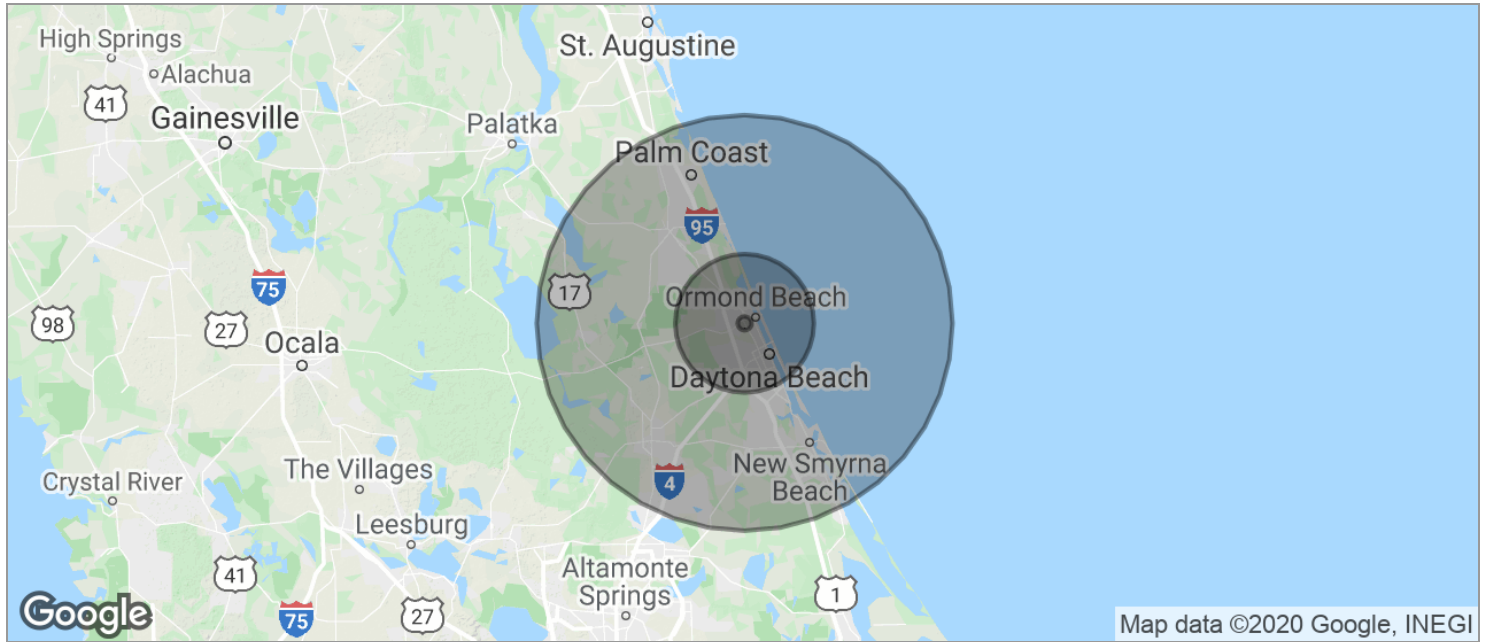
|                             | <b>1 MILE</b> | <b>10 MILES</b> | <b>30 MILES</b> |
|-----------------------------|---------------|-----------------|-----------------|
| <b>Total households</b>     | 2,839         | 73,795          | 249,721         |
| <b>Total persons per hh</b> | 2.4           | 2.4             | 2.5             |
| <b>Average hh income</b>    | \$50,777      | \$53,180        | \$57,808        |
| <b>Average house value</b>  | \$203,265     | \$206,905       | \$231,263       |

|                            | <b>1 MILE</b> | <b>10 MILES</b> | <b>30 MILES</b> |
|----------------------------|---------------|-----------------|-----------------|
| <b>Total population</b>    | 6,679         | 174,811         | 623,293         |
| <b>Median age</b>          | 46.6          | 43.2            | 44.0            |
| <b>Median age (male)</b>   | 45.6          | 41.6            | 42.7            |
| <b>Median age (female)</b> | 47.3          | 45.0            | 45.0            |

\* Demographic data derived from 2010 US Census

# Demographics Map



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>10 MILES</b> | <b>30 MILES</b> |
|--------------------------------|---------------|-----------------|-----------------|
| TOTAL POPULATION               | 6,679         | 174,811         | 623,293         |
| MEDIAN AGE                     | 46.6          | 43.2            | 44.0            |
| MEDIAN AGE (MALE)              | 45.6          | 41.6            | 42.7            |
| MEDIAN AGE (FEMALE)            | 47.3          | 45.0            | 45.0            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>10 MILES</b> | <b>30 MILES</b> |
| TOTAL HOUSEHOLDS               | 2,839         | 73,795          | 249,721         |
| # OF PERSONS PER HH            | 2.4           | 2.4             | 2.5             |
| AVERAGE HH INCOME              | \$50,777      | \$53,180        | \$57,808        |
| AVERAGE HOUSE VALUE            | \$203,265     | \$206,905       | \$231,263       |

\* Demographic data derived from 2010 US Census

# 4 ADVISOR BIOS

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# Advisor Bio & Contact 1



## Carl W. Lentz IV, MBA, CCIM

Managing Director

SVN | Alliance Commercial Real Estate Advisors

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20 years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

### Memberships & Affiliations

CCIM- Certified Commercial Investment Member  
ICSC- International Council of Shopping Centers  
CFCAR- Central Florida Commercial Association of Realtors

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