

Executive Summary



SALE OVERVIEW

SALE PRICE: \$675,000

LOT SIZE: 2.67 Acres

APN #: 5331-00-06-0263

ZONING: R-3M, Moderate Density Multi-Family
Office/Residential Transition Future Land Use

TRAFFIC COUNT: 24,500

PROPERTY DESCRIPTION

Vacant site available for new development - for sale or lease

Over 400' of Clyde Morris Blvd frontage

Left-in | Left-out access via central turning lane

Varying depth of 180'+/- to 405'+/-

Well drained and no apparent soils problems

Water, sewer, gas, CTV and electric service available to the site

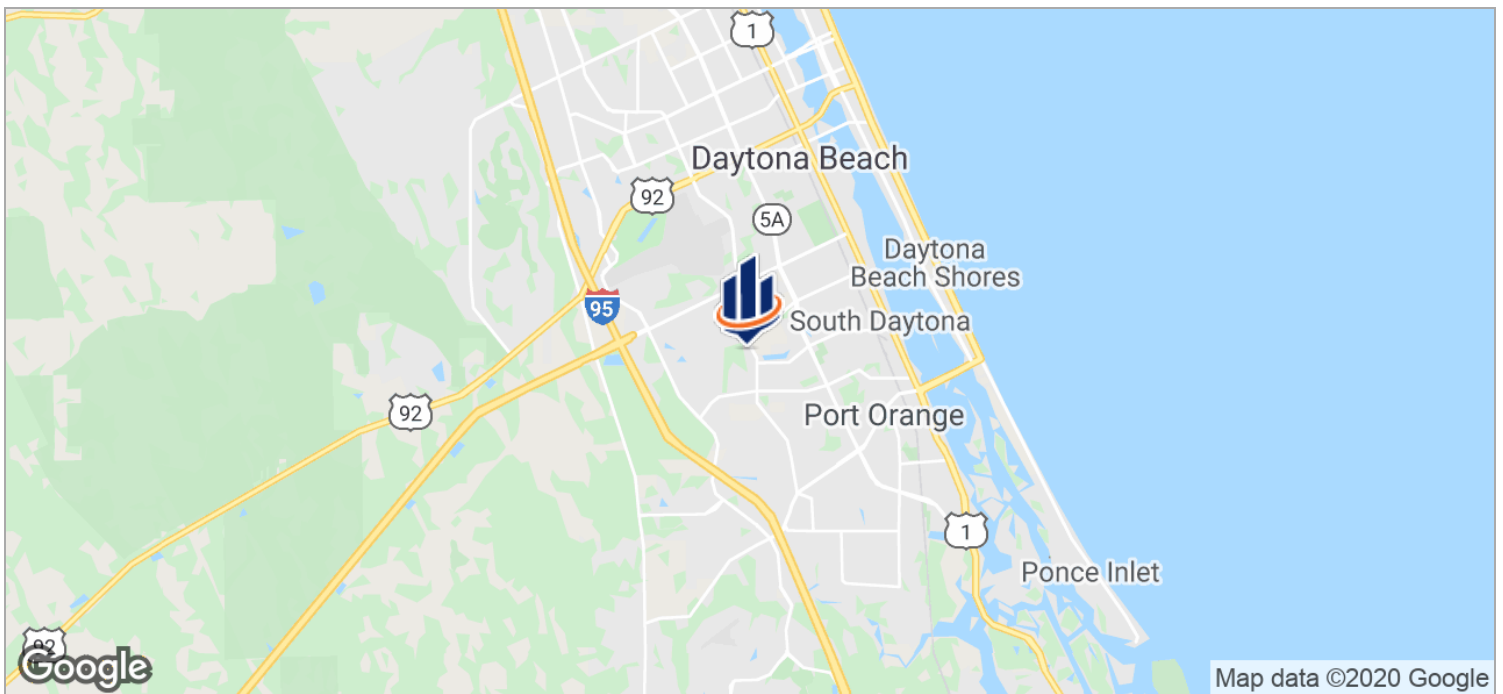
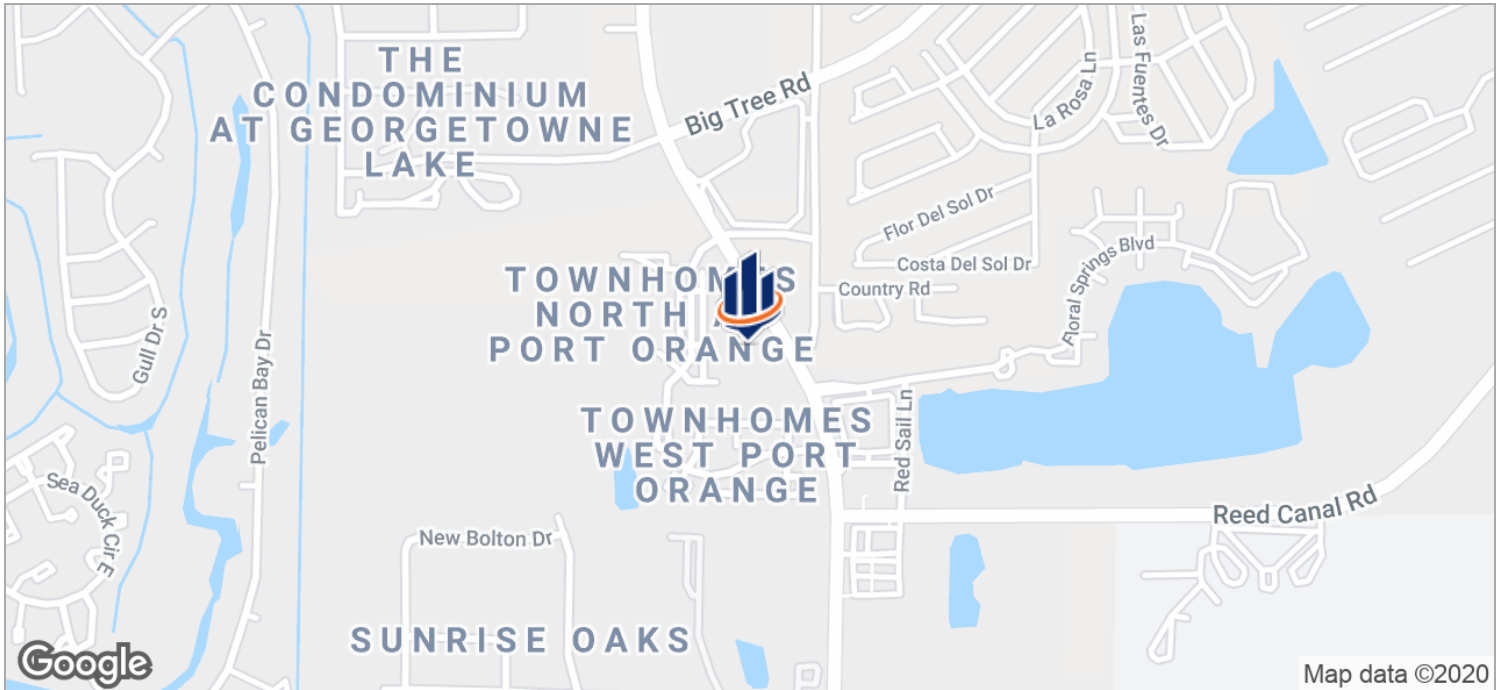
Sidewalks in-place

"Office/Residential Transition" Future Land Use designation

Rezoning from current "R-3M, Multifamily" to "PO, Professional Office" consistent with Future Land Use designation

Adjoining 1.53 +/- acre site to the south available for assemblage

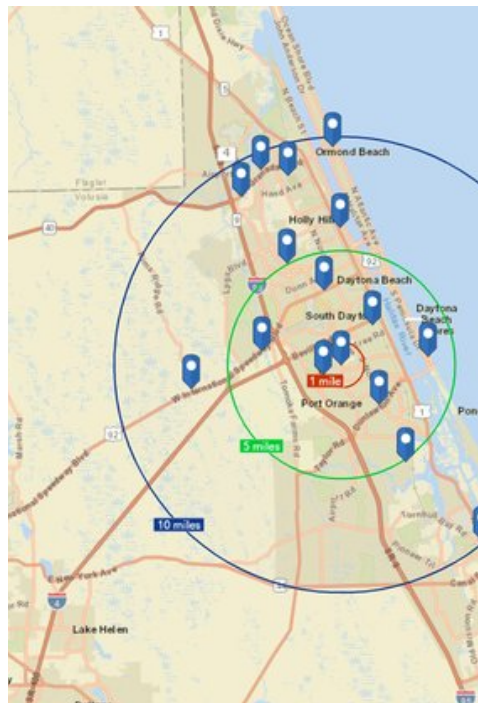
Location Maps



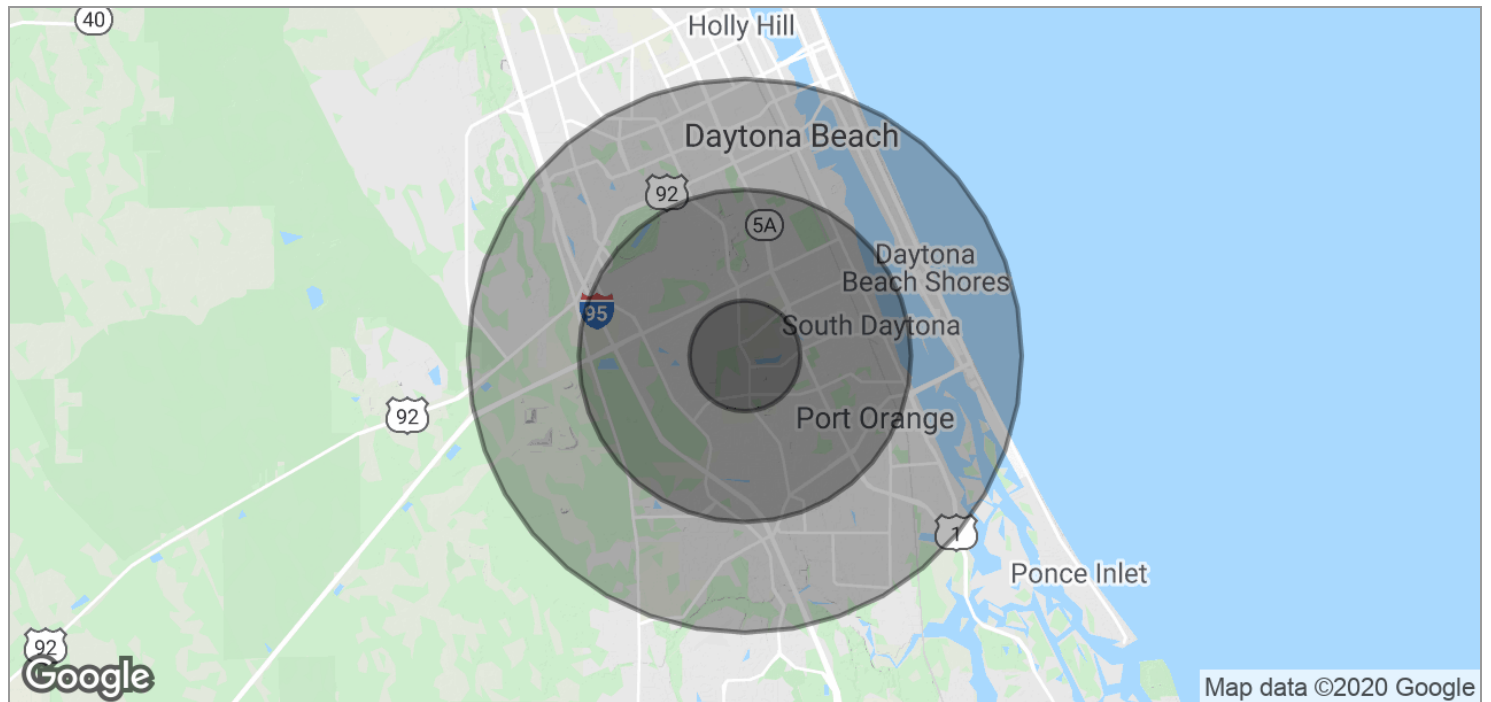
Additional Photos

Medical Facilities & Medical Service Providers Within 10 Miles Of Site		
Business/Facility Name	Street	City
A1a Medical Clinic	N Us Hwy 1	Daytona Beach
Advanced Medical Ctr	Dunlawton Ave	Port Orange
Albrook Medical	S Williamson Blvd	Port Orange
Ameri Path	N Clyde Morris Blvd	Daytona Beach
American Health Assoc Lab	S Nova Rd	Port Orange
Apex Clinical Laboratories Inc	Beville Rd	South Daytona
Atlantic Endocr Ine	Mason Ave	Daytona Beach
Beach Street Medical Ctr	N Beach St	Ormond Beach
Century Clinical Research Inc	Lpga Blvd	Daytona Beach
Children's Medical Ctr	Booth Rd	Ormond Beach
Children's Medical Ctr	Dunlawton Ave	Port Orange
Children's Medical Svc	S Clyde Morris Blvd	Daytona Beach
Coast Medical Billing	Cherokee Trl	Ormond Beach
Coastal Diagnostic Group	Beville Rd	South Daytona
Daytona Peoples Medical Supls	Orange Ave	Daytona Beach
East Coast Phlebotomy		Holly Hill
Fleta Medical Care Ctr Llc	S Ridgewood Ave	South Daytona
Florida Hosp Memorial Med Lab	Clyde Morris Blvd	Ormond Beach
Florida Medical Hearing Ctr	Dunlawton Ave	Port Orange
Four Winds Acupuncture	2nd St	Daytona Beach
Granada Medical Ctr	W Granada Blvd	Ormond Beach
Halifax Chiropractic & Injury	Pelican Bay Dr	Daytona Beach
Halifax Health Care Systems	Dunlawton Ave	Port Orange
Halifax Health Medical Ctr Lab	W Granada Blvd	Ormond Beach
Halifax Health-outpatient Labs	N Clyde Morris Blvd	Daytona Beach
Halifax Medical Ctr	N Clyde Morris Blvd	Daytona Beach
Halifax Medical Ctr	N Clyde Morris Blvd	Daytona Beach
Halifax Medical Ctr	S Ridgewood Ave	Daytona Beach
Halifax Medical Ctr-radiology	N Clyde Morris Blvd	Daytona Beach
Harmony Medical	W Granada Blvd	Ormond Beach
Jena Medical Family Practice	W Granada Blvd	Ormond Beach
Kemshol Medical Ctr	Orange Ave	Daytona Beach
Kist Medical	S Nova Rd	Ormond Beach
Lab Corp	S Nova Rd	Port Orange
Lab Corp	Health Blvd	Daytona Beach
Lab Corp	W Granada Blvd	Ormond Beach
Lana Medical Care	Memorial Cir	Ormond Beach
Marcell Medical & Excutive Ofc	S Nova Rd	Port Orange
Medic Air Systems Inc	Glades Ct	Port Orange
Medical & Psych Insitiute-fl	Central Park Blvd	Port Orange
Medical Arts Optical Svc Inc	N Clyde Morris Blvd	Daytona Beach
Medical Center of Port Orange	Dunlawton Ave	Port Orange
Medical Exercise Assoc	W International Speedway	Daytona Beach
Medical Marijuana Daytona Bch	Paige St	Port Orange

Medical Facilities & Medical Service Providers Within 10 Miles Of Site		
Business/Facility Name	Street	City
Medical Oncology	Clyde Morris Blvd	Ormond Beach
Medical Oncology Assoc	N Clyde Morris Blvd	Daytona Beach
Medical Psychology Ctr	Memorial Cir	Ormond Beach
Medical Services-of Amer Inc	Beville Rd	South Daytona
Medical Services-amer Hm Hlth	W Granada Blvd	Ormond Beach
Merit Medical Svc Inc	Tomoka Ave	Ormond Beach
Mms a Medical Supply Co	Aviation Center Pkwy	Daytona Beach
On Call Medical Supply	S Williamson Blvd	Port Orange
Ormond Medical Arts Family	W Granada Blvd	Ormond Beach
Ormond Medical Ctr	W Granada Blvd	Ormond Beach
Port Orange Medical Ctr	Dunlawton Ave	Port Orange
Preferred Medical Ctr	S Nova Rd	Ormond Beach
Preferred Medical Ctr	Ridgewood Ave	Daytona Beach
Progressive Medical Labs	Beville Rd	South Daytona
Pulmonary Paper	Silver Fox Trl	Ormond Beach
Quest Diagnostics	N Clyde Morris Blvd	Daytona Beach
Quest Diagnostics	Dunlawton Ave	Port Orange
Quest Diagnostics	W Granada Blvd	Ormond Beach
Riviera Plaza Medical Ofc Llc	Ridgewood Ave	Daytona Beach
Roya Medical Ctr	N Beach St	Ormond Beach
Same Day Std Testing	Sterthaus Dr	Ormond Beach
Same Day Std Testing	Dunlawton Ave	Port Orange
Sandpiper Medical Assoc	Hand Ave	Ormond Beach
Secondwind Cpr Health & Safety	Christy Dr	Port Orange
Seeley Medical	S Nova Rd	Ormond Beach
Shores Medical Ctr	E Granada Blvd	Ormond Beach
Shores Medical Ctr	S Atlantic Ave	Daytona Beach
Std Testing Daytona Beach	Health Blvd	Daytona Beach
Sunbelt Medical Supl & Oxygen	N Dixie Fwy	New Smyrna Beach
Taffi Medical	Fentress Blvd	Daytona Beach
Taffi Medical	Fentress Blvd	Daytona Beach
Taffi Medical Equipment	N Williamson Blvd	Daytona Beach
Technology in Medical	S Atlantic Ave	Daytona Beach
Tomoka Medical Lab	Jimmy Ann Dr	Daytona Beach
Tomoka Medical Lab	Dunlawton Ave	Port Orange
Tomoka Medical Lab Inc	S Nova Rd	Daytona Beach
Tomoka Medical Lab Inc	S Nova Rd	Ormond Beach
Twin Lakes Medical Ctr	Lpga Blvd	Daytona Beach
Volusia Cnty Medical Examiner	Indian Lake Rd	Daytona Beach
Volusia County Medical Society	N Clyde Morris Blvd	Daytona Beach
Volusia Endoscopy & Surgery	Memorial Cir	Ormond Beach
Volusia Medical Ctr	N Clyde Morris Blvd	Daytona Beach
Volusia Medical Ctr-daytona Pa	N Clyde Morris Blvd	Daytona Beach
Volusia Medical Supply	Beville Rd	South Daytona



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,905	53,346	121,550
MEDIAN AGE	50.9	46.1	46.2
MEDIAN AGE (MALE)	47.9	43.4	43.7
MEDIAN AGE (FEMALE)	53.1	48.6	48.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,776	22,852	49,884
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$48,436	\$49,909	\$52,066
AVERAGE HOUSE VALUE	\$136,565	\$154,813	\$193,174