

For Sale

Development Site near I-95

12± Acres



215 Williamson Blvd

Ormond Beach, Florida 32174

Property Highlights

- Prime location near I-95 and SR 40 (Granada Blvd) interchange
- Adjacent to Publix Center (Ormond Towne Square) at Williamson Blvd & SR 40 (Granada Blvd)
- Near AdventHealth Hospital and the area's major retail corridor
- Zoning: City of Ormond Beach Planned Business Development (PBD) with underlying B-8 Commercial Zoning. Approved for up to 312 multifamily units (26/acre) with many other uses allowed
- Located in the heart of the Daytona Beach MSA's most active residential, multifamily and retail corridor
- Easy access to major roads - LPGA Blvd, Clyde Morris Blvd, Williamson Blvd, Granada Blvd and International Speedway Blvd
- Great traffic counts: 20,600 (Williamson) | 38,500 (Granada) | 85,500 (I-95)
- Utilities: Power - Florida Power & Light | Water/Sewer/Trash - City of Ormond Beach
- Former Regal Cinema - 38,000± SF cinema bldg on site



Sale Price: Contact Broker

For more information

Ted Lightman, CCIM

O: 386 238 3600

tlightman@realvest.com

Aerials



AdventHealth	1 mile
Buccee's	3 miles
Trader Joe's	3.1 miles
Sprouts	3.1 Miles
Tanger Outlets	3.4 miles
Tesla	3.4 miles
Daytona Auto Mall	4.5 miles
Daytona Speedway	5.7 miles
Daytona Int'l Airport	6.4 miles

Aerials

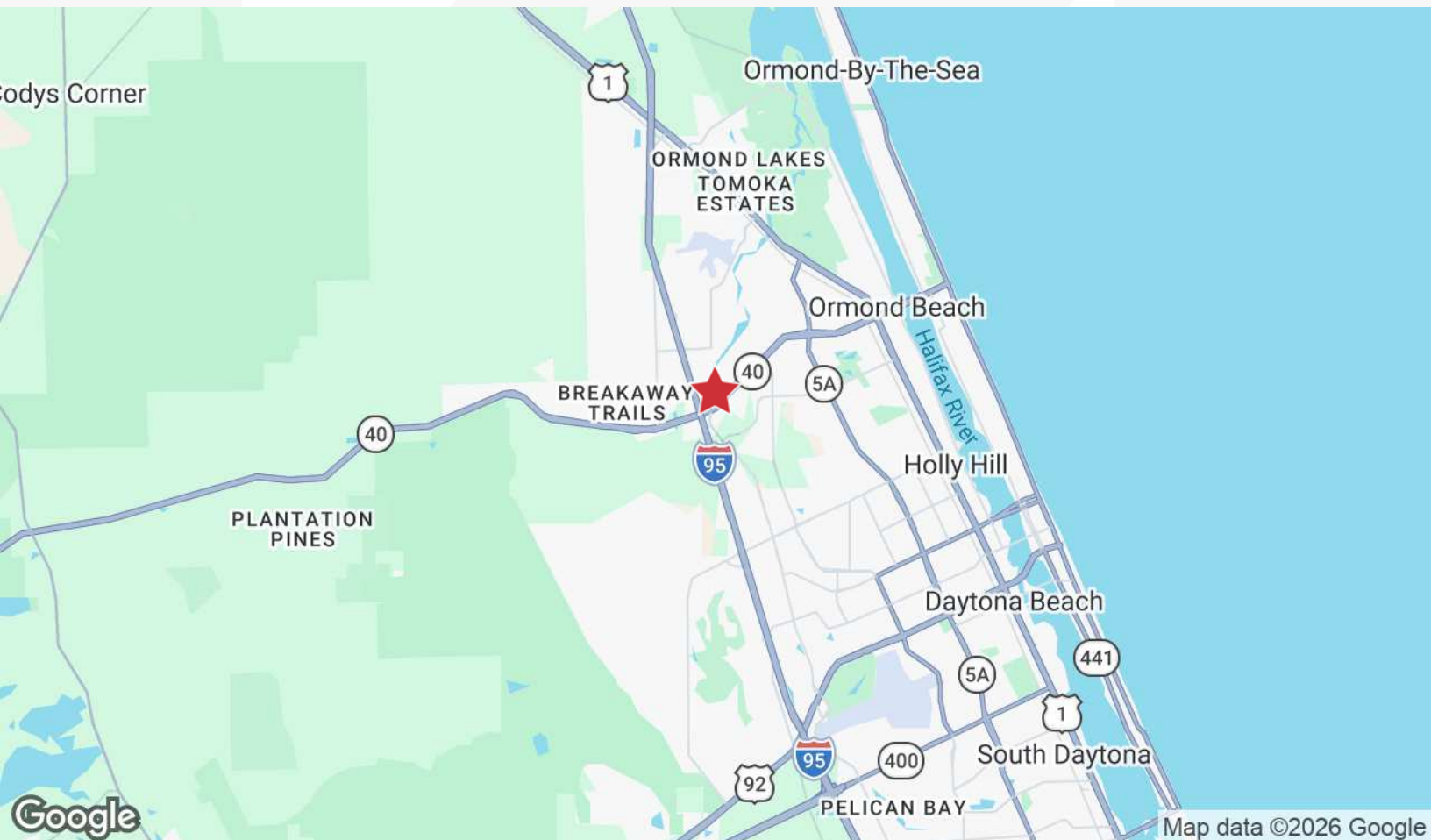


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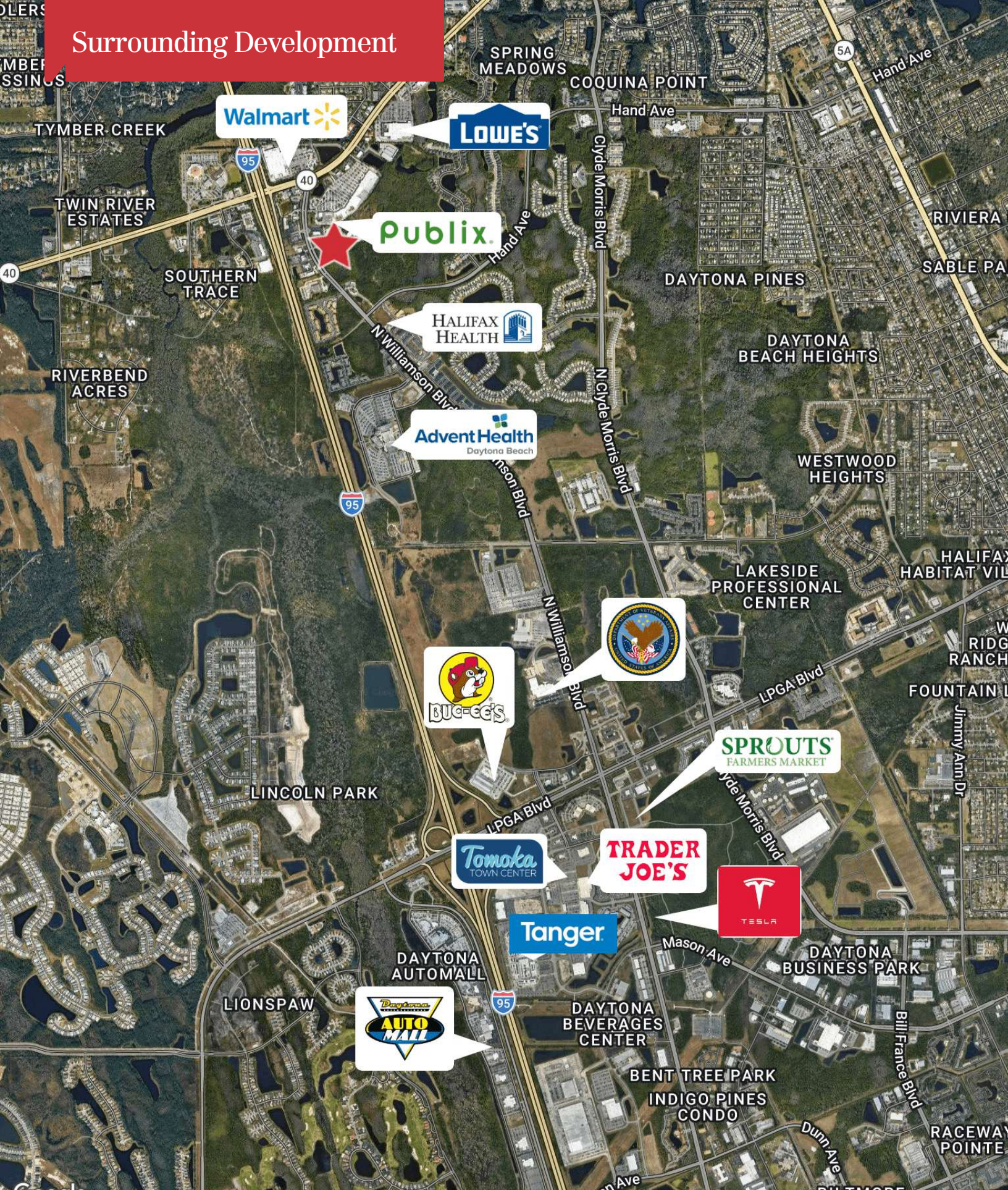
Parcel Aerial



Location Maps

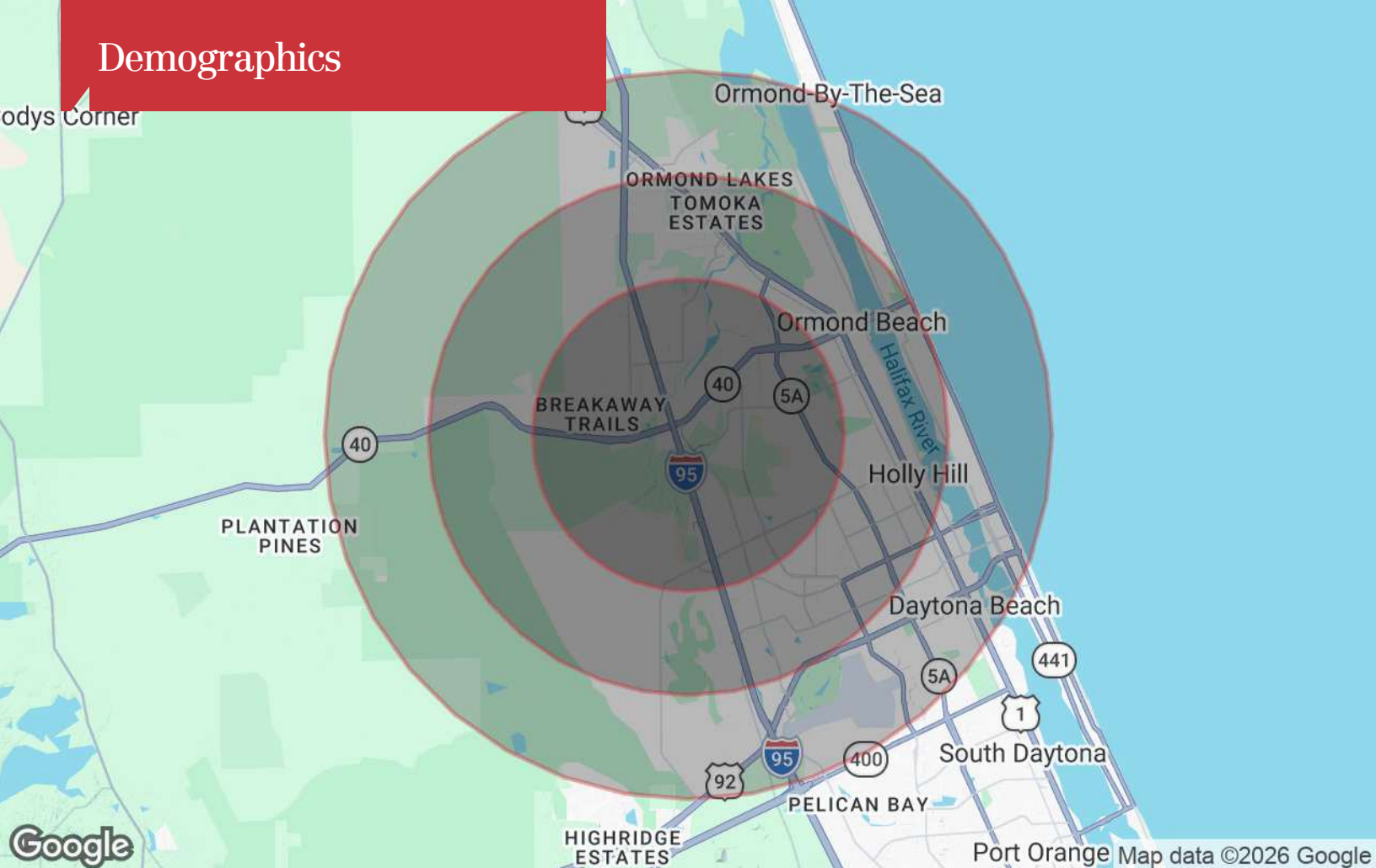


Surrounding Development



Demographics

odys Corner



Port Orange Map data ©2026 Google

Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	34,645	88,226	131,890
MEDIAN AGE	50.8	47.6	46.2
MEDIAN AGE (MALE)	48.4	45.2	44.4
MEDIAN AGE (FEMALE)	51.8	48.8	47.0

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	15,175	38,362	57,285
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$86,072	\$81,366	\$81,012
AVERAGE HOUSE VALUE	\$277,772	\$271,809	\$283,304

* Demographic data derived from 2020 ACS - US Census