

# 902 S Atlantic Ave Ormond Beach, FL 32176

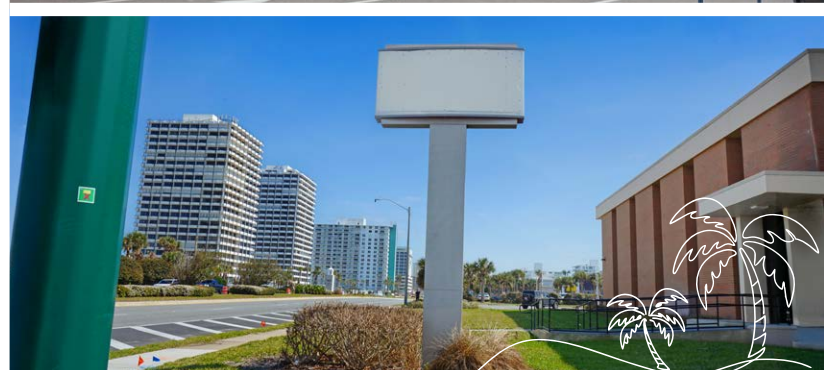
OPEN BIDS



## Former Bank Branch

### Reuse, Repositioning or Redevelopment Opportunity

- Approximately 8,581 s.f. across two buildings and 2.20 a.c.
- **Building A:** 8,418 SF, 2-story brick & stucco building with a building height of 25.0'
- **Building B:** 163 SF, 1-story stucco building with a building height of 9.3'
- 60 total parking spaces and 4 drive-thru lanes
- Sits at the signalized, lighted intersection of A1A (S Atlantic Ave) and Harvard Dr on its SEC
- Excellent entry/exit accessibility and signage visibility along both thoroughfares
- Adjacent to Planet Fitness and the 20.75 a.c. Seabreeze High School (1,569 students)
- A1A serves as the Florida Atlantic Coast's retail corridor and gateway to affluent residences
- Located only blocks from Daytona Beach, allowing the subject site to serve both beach communities and their seasonal visitors
- Appealing coastal location: Volusia County sees 10.14M tourists annually, attracting the key demographic of couples and families ages 30-50 with young children



## Contact



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# Demographics

**POPULATION**

- 5 MIN. 7,556
- 10 MIN. 25,551
- 15 MIN. 87,496

**HOUSEHOLDS**

- 5 MIN. 4,062
- 10 MIN. 13,336
- 15 MIN. 40,755

**MEDIAN AGE**

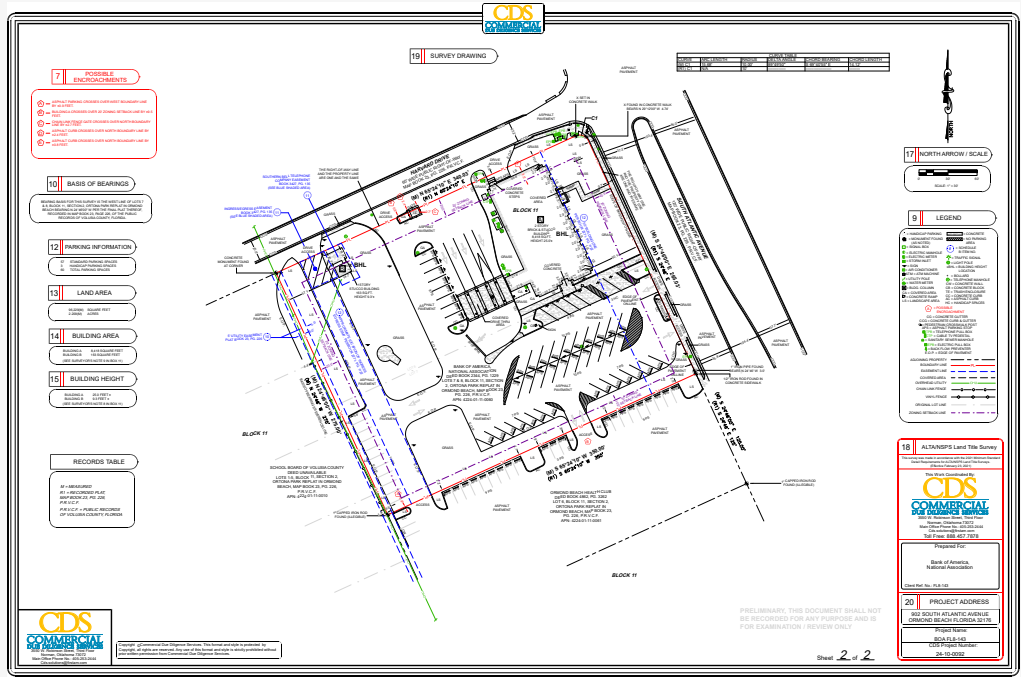
- 5 MIN. 58.6
- 10 MIN. 55.2
- 15 MIN. 51.6

**MEDIAN INCOME**

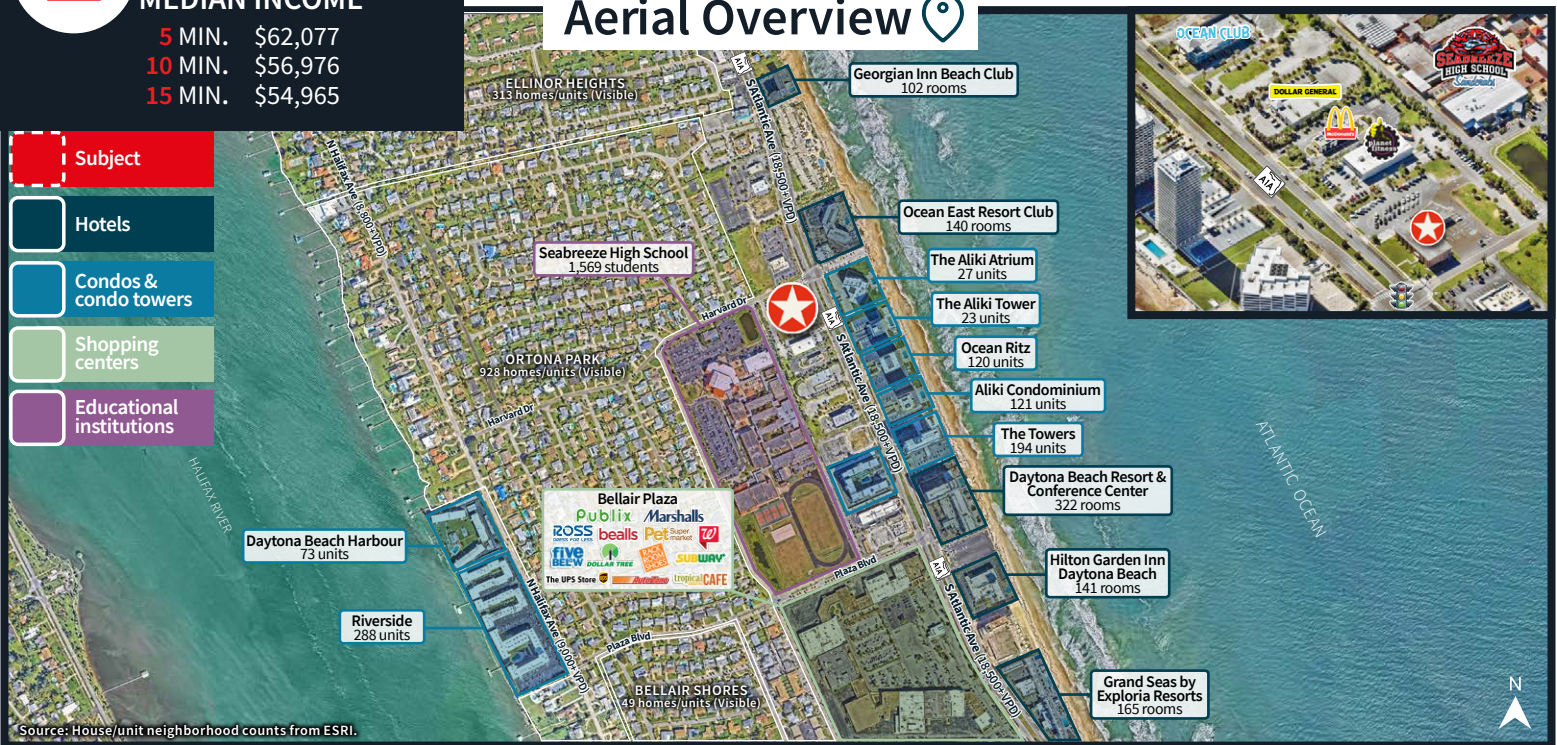
- 5 MIN. \$62,077
- 10 MIN. \$56,976
- 15 MIN. \$54,965

- Subject**
- Hotels
- Condos & condo towers
- Shopping centers
- Educational institutions

# Site Survey



# Aerial Overview



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