

RESTAURANT | RETAIL OFFERING



220 Williamson Blvd, Ormond Beach, FL 32174

Offering Memorandum

Located at **220 Williamson Boulevard** in the **rapidly growing Ormond Beach market** of Volusia County, this exceptional commercial asset presents a rare opportunity to acquire a well-established restaurant property positioned within one of the area's most heavily traveled commercial corridors.

Situated on approximately **2.08 acres** with direct proximity to Interstate 95 and Granada Boulevard, the property benefits from outstanding accessibility, strong visibility, and significant **daily traffic exposure exceeding 81,000 vehicles per day** along nearby I-95 corridors.

Originally **constructed in 1998**, the property consists of **approximately 7,605 square feet of retail/restaurant space** and is currently occupied by long-standing restaurant operators with an established business history spanning nearly three decades. **The site is improved with quality masonry construction, ample paved parking, and additional features.**

The asset is **strategically positioned within a high-growth trade area** experiencing continued residential and commercial expansion throughout the Daytona Beach and Ormond Beach markets. Its location near major transportation arteries, regional retail destinations, and surrounding population growth centers enhances both current operational stability and long-term redevelopment or repositioning potential.

This offering represents an attractive opportunity for investors seeking:

- Stable commercial real estate within a growing Florida market
- Long-term land value appreciation
- Potential value-add or redevelopment upside
- Strong regional traffic counts and consumer accessibility
- An established restaurant location with proven operating history

With **limited availability of similarly positioned commercial sites** along the Williamson Boulevard corridor, 220 Williamson Boulevard offers investors the opportunity to acquire a strategically located asset with both in-place utility and future growth potential within one of Central Florida's expanding coastal markets.

INVESTMENT HIGHLIGHTS



- **Prime Commercial Location** — Strategically positioned along Williamson Boulevard in Ormond Beach, one of Volusia County’s primary commercial growth corridors with immediate access to Interstate 95 and Granada Boulevard.
- **Strong Traffic Exposure** — Exceptional visibility with nearby traffic counts exceeding 81,000 vehicles per day along I-95 and over 17,000 vehicles per day on Williamson Boulevard, supporting long-term retail and restaurant demand.
- **Large Commercial Site** — Approximately 2.08 acres of commercially improved land offering strong intrinsic land value and potential flexibility for future redevelopment, expansion, or repositioning opportunities.
- **Established Restaurant Asset** — Approximately 7,605 square feet of existing restaurant/bar improvements constructed in 1998 with masonry construction and established operational infrastructure already in place.
- **Long-Term Operating History** — Property benefits from long-standing restaurant tenancy and business operations with tenants averaging nearly 30 years in business, demonstrating proven viability of the location.
- **High-Growth Florida Market** — Located within the rapidly expanding Daytona Beach–Ormond Beach MSA, an area experiencing continued residential growth, tourism expansion, and commercial development activity.
- **Excellent Accessibility** — Immediate connectivity to Interstate 95, major arterial roadways, surrounding residential communities, retail centers, and regional tourism destinations enhances customer access and long-term investment appeal.
- **Value-Add & Redevelopment Potential** — The size, location, and zoning profile of the property may provide future upside through repositioning, redevelopment, adaptive reuse, or enhanced site utilization subject to municipal approvals.
- **Desirable Retail Fundamentals** — Strong surrounding demographics, continued population migration into Central Florida, and limited availability of similarly positioned commercial parcels support long-term asset appreciation potential.
- **Stable Ownership History** — Property has been under long-term ownership for over 20 years, reflecting operational stability and sustained market relevance within the corridor.

PROPERTY DETAILS

Property Address: 220 Williamson Blvd, Ormond Beach, FL 32174

Property Type: Restaurant / Bar Retail Asset

General Use: Restaurants / Retail

Building Size: Approx. 7,605 SF

Lot Size: Approx. 90,604 SF

Acreage: Approx. 2.08 Acres

Year Built: 1998

Construction Type: Masonry

Building Quality: C+

Current Use: Restaurant

Current Occupants: Takeya Steak House

Tenant Business History: Average of approximately 29 years in business

Parking & Site Improvements: Asphalt & Concrete Paving

Parking Spaces: Approx. 95

Flood Zone: Zone X (Unshaded)

Parcel Number (APN): 4230-13-00-0010

County: Volusia County



PROPERTY DETAILS

Municipality: Unincorporated Area

Traffic Counts: Approx. 17,431 vehicles/day on Williamson Blvd

Nearby Interstate Exposure: Approx. 81,139 vehicles/day on I-95

Assessed Value (2025): \$1,396,567

2025 Property Taxes: Approx. \$27,726

Ownership Duration: 20+ Years

Multi-Parcel: No

Location Highlights:

- Immediate proximity to Interstate 95
- Strong commercial corridor exposure
- Located within the growing Ormond Beach / Daytona Beach market
- Excellent accessibility to regional retail, residential, and tourism demand drivers

Investment Characteristics:

- Established restaurant location with long-term operating history
- Large commercial land parcel with potential redevelopment upside
- Strong traffic counts and visibility
- Stable ownership history with proven tenancy



LOCATION OVERVIEW



220 Williamson Boulevard is strategically located in the heart of the rapidly expanding Ormond Beach and greater Daytona Beach commercial corridor, one of the most active growth markets along Florida's East Coast. **Positioned just west of Interstate 95 and in close proximity to Granada Boulevard, the property benefits from exceptional regional accessibility, strong traffic exposure, and continued economic expansion** throughout Volusia County.

The **Williamson Boulevard corridor** has become a focal point for new residential, retail, industrial, and mixed-use development as both population and business migration continue accelerating throughout **Central Florida**. The surrounding market has experienced significant demographic growth, with **Ormond Beach's population increasing approximately 18% between 2010 and 2024, and projections indicating continued expansion through 2045.**

The immediate area surrounding the property continues to benefit from substantial infrastructure investment and commercial development activity. Major roadway improvements are underway, including the accelerated **redevelopment of the Interstate 95 and U.S. Highway 1 interchange, a \$130 million infrastructure project expected** to enhance traffic flow, regional connectivity, and long-term accessibility throughout the market.

In addition, the region is experiencing significant large-scale development projects, including the **highly anticipated Ormond Crossings mixed-use development, a 3,000-acre master-planned project expected to deliver approximately 2,500 residential units** along with retail, industrial, and commercial components near Interstate 95 and U.S. Highway 1.

The broader Daytona Beach market also continues to attract major industrial and logistics investment. **Nearby developments include the proposed Florida Logistics Center, a planned 2.8 million-square-foot industrial and commercial project** along the Williamson Boulevard corridor that is expected to further drive employment growth, business activity, and regional demand for commercial services.

LOCATION OVERVIEW



Retail growth throughout the market remains strong, supported by **continued residential expansion and consumer demand**. The area surrounding Interstate 95, LPGA Boulevard, Williamson Boulevard, and Granada Boulevard has seen ongoing retail additions, hospitality growth, and national tenant expansion, reinforcing the corridor's position as one of the region's primary commercial destinations.

Ormond Beach also benefits from **its location within the Daytona–Deltona–Ormond Beach Metropolitan Statistical Area, one of Florida's fastest-growing regions**. The market offers strong connectivity to Interstate 4, Orlando, Daytona Beach International Airport, Port Canaveral, and Central Florida's expanding logistics and distribution network.

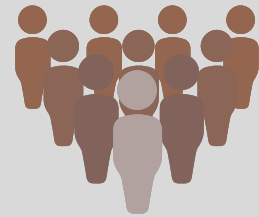
The surrounding area continues to attract both residents and businesses seeking Florida's favorable tax environment, coastal lifestyle, and comparatively affordable commercial real estate fundamentals relative to larger Florida metropolitan markets. As a result, **the Williamson Boulevard corridor is increasingly viewed as a long-term growth node positioned to benefit from sustained residential migration, infrastructure investment, and economic expansion across Central Florida**.

A DYNAMIC MARKET AND STRONG JOB GROWTH



Florida Population Growth - Florida remains one of the fastest-growing states in the nation with an estimated population exceeding 23 million residents, ranking as the third most populous state in the United States. Continued migration trends and business relocations continue driving long-term economic expansion throughout the state. -

(U.S. Census Bureau)



The Daytona Beach–Deltona–Ormond Beach Metropolitan Statistical Area continues experiencing **steady population growth, workforce expansion**, and increased residential development activity, supporting long-term retail and commercial demand throughout Volusia County.

(U.S. Census Bureau / Bureau of Economic Analysis)



The Deltona–Daytona Beach–Ormond Beach MSA continues maintaining **unemployment levels below many national averages**, supported by growth across healthcare, logistics, construction, tourism, retail, and professional services sectors.

(Florida Department of Commerce)



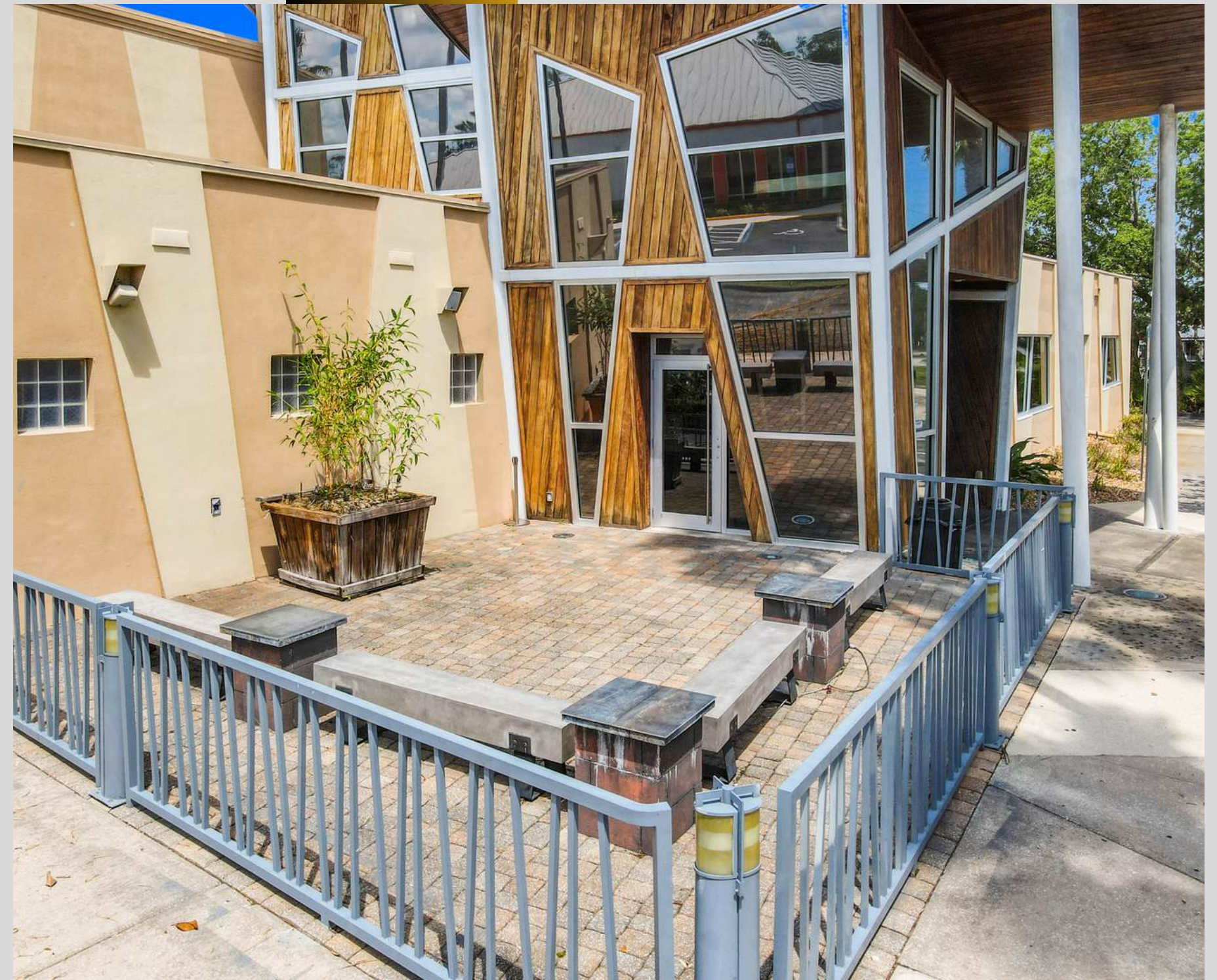
AREA GROWTH AND NEW DEVELOPMENTS

Ormond Beach and the greater Volusia County/Daytona Beach region experience robust growth, with significant new residential, commercial, retail, healthcare, and infrastructure projects enhancing the area's appeal and traffic flow. This positions the property for continued demand from residents, workers, and visitors.

Notable Nearby/Regional Developments (as of 2025–2026):

- **Ormond Crossings:** A massive ~3,000-acre mixed-use project (groundbreaking in early 2026 after decades of planning) including ~2,550 residential units, a commerce park, town center with retail/restaurants, parks, and schools. Located near I-95/US 1 and Destination Daytona, it will drive substantial long-term population and commercial growth.
- **Infrastructure Improvements:** Accelerated I-95/US 1 interchange reconstruction (~\$130M project, groundbreaking 2026, ahead of schedule) for better safety and capacity. Road widening projects on Williamson Blvd. and S.R. 40 (Granada Blvd.) are underway or planned to handle increased traffic.
- **Retail & Commercial:** New Sprouts Farmers Market opened in Feb. 2026 at 1591 N. Williamson Blvd. (near LPGA Blvd./Tanger Outlets). Other retail centers and projects (e.g., The Cays, Tesla dealership nearby) are advancing along the Williamson corridor.
- **Residential:** Hundreds of new homes added in Ormond Beach in 2025, with ongoing activity in multiple communities supporting local dining demand.
- **Healthcare & Other:** AdventHealth facilities and related services in the broader Williamson Blvd. corridor contribute to area vitality.

These developments signal strong demographic and economic tailwinds, with increasing population, improved connectivity, and new retail anchors that should benefit established restaurant properties like this one.



COLLEGES AND UNIVERSITIES



The property is in a strong educational hub in the greater Daytona Beach area, with several institutions within a short drive. Here is a summary of key local and nearby options with approximate distances (driving miles; actual times vary with traffic, typically 10–25 minutes for the closest ones):

In Ormond Beach (Very Close)

- Daytona College (425 S Nova Rd, Ormond Beach) Private for-profit college offering career-focused programs in beauty/wellness, allied health, and more. ~2–4 miles (one of the closest options).

In Daytona Beach (~5–10 miles)

- Daytona State College (main campus at 1200 W International Speedway Blvd) Public community college with ~23,000–28,000 students across multiple sites. Offers associate, bachelor's, and certificate programs in a wide range of fields. Strong workforce training focus. ~7–8 miles.
- Embry-Riddle Aeronautical University – Daytona Beach Campus (600 S Clyde Morris Blvd) Prestigious private university specializing in aviation, aerospace, engineering, and related fields. ~8,000+ students on campus. ~8–10 miles.
- Bethune-Cookman University (640 Dr. Mary McLeod Bethune Blvd) Historically Black University (HBCU) offering undergraduate and graduate programs in areas like nursing, business, education, and hospitality. ~7–9 miles.
- Keiser University – Daytona Beach Campus (1800 Business Park Blvd) Private career-focused university with programs in health sciences, business, criminal justice, and more. ~8–12 miles (near the Speedway).

Slightly Farther (Within ~30–45 miles)

- Stetson University (DeLand, FL) – Private liberal arts university (~25–35 miles west). Other options like University of Central Florida (main campus in Orlando) are ~50+ miles away.

This area benefits from a concentration of higher education institutions that support a steady flow of students, faculty, staff, and visitors – positive for local restaurants and retail like the subject property. Daytona State College and Embry-Riddle are particularly large draws for the region.

The area is well-served by major hospital systems (**AdventHealth and Halifax Health**) along with numerous urgent care, primary care, and specialty clinics. Here's a brief summary of key facilities with approximate driving distances:

Major Hospitals (Full-Service)

- **Halifax Health Medical Center (Daytona Beach)** Large regional hospital offering comprehensive medical, surgical, and emergency services. ~6–9 miles southeast.
- **AdventHealth Daytona Beach** (301 Memorial Medical Parkway) Full-service hospital with ER, surgery, cancer care, and specialty services. ~7–10 miles south/southeast.

Freestanding Emergency & Urgent Care (Very Close)

- **Halifax Health Freestanding Emergency Department** – Hand Avenue (577 Williamson Blvd) 24/7 emergency care with imaging and lab services, located directly on Williamson Boulevard. ~1–2 miles (one of the closest advanced emergency options).
- **AdventHealth Centra Care / Urgent Care Ormond Beach** (1245 W Granada Blvd) Walk-in urgent care for non-life-threatening issues. ~2–4 miles.
- **Halifax Health ExpressCare Ormond Beach** (1688 W Granada Blvd, Suite 1C) Urgent care and occupational health services. ~2–4 miles.

Other Notable Facilities

- **Twin Lakes Medical Center** (1890 LPGA Blvd, Daytona Beach) Full-service outpatient medical center with diagnostics, surgery, and clinics. ~5–7 miles.
- **Primary Care & Specialty Clinics** (e.g., Complete Health, Ormond Family Medical Center, Shores Medical Centers) Multiple locations along Granada Blvd and in Ormond Beach/Daytona Beach offering family medicine and walk-in services. 1–5 miles.
- **AdventHealth facilities in Port Orange** (e.g., Health Park on S Williamson Blvd) Labs, primary care, and outpatient services. ~8–12 miles south.

The subject property benefits from strong proximity to emergency and outpatient care, particularly the nearby Halifax Freestanding ED on the same corridor. This supports local residents, workers, and visitors, adding to the area's appeal for retail/restaurant businesses. Distances are approximate based on mapping data; actual travel times are typically 5–20 minutes depending on traffic.



TRAVEL



- **Daytona Beach International Airport (DAB):** The closest major airport, offering commercial flights (Delta, American, JetBlue, Breeze, Avelo, etc.) with connections to major hubs. ~8–13 miles (typically 15–25 minute drive).
- **Orlando Sanford International Airport (SFB):** Secondary option with more low-cost carrier flights. ~35–50 miles (about 45–60 minutes).
- **Orlando International Airport (MCO):** Largest airport in the region with extensive domestic and international service. ~60–70 miles (roughly 1–1.25 hours).

Smaller/general aviation options like Ormond Beach Municipal Airport exist but have limited commercial service.

The property benefits from proximity to beaches, history, motorsports, and outdoor recreation in the Ormond Beach/Daytona Beach region:

- **Beaches & Parks:** Ormond Beach (scenic and less crowded than Daytona), Andy Romano Beachfront Park, Tomoka State Park, and Bulow Creek State Park — great for relaxation, kayaking, hiking, and nature. Many are within 2–10 miles.
- **The Casements:** Historic mansion and cultural center (former Rockefeller winter home) in Ormond Beach. ~3–6 miles.
- **Daytona International Speedway:** Iconic NASCAR venue with tours and events (Daytona 500). ~8–12 miles.
- **Daytona Beach Boardwalk & Pier:** Classic beachfront entertainment, rides, and dining. ~8–12 miles.
- **Ormond Memorial Art Museum & Gardens, Ormond Scenic Loop & Trail, and other historic sites.** Very close (2–8 miles).
- **Further Afield:** Ponce Inlet Lighthouse, marine science centers, and day trips to St. Augustine (~45–60 miles north).

This location offers strong appeal for both locals and tourists, with easy access to a mix of relaxed beach vibes, cultural sites, and high-energy attractions like racing events. Distances are approximate driving miles; actual times vary with traffic.

ATTRACTIONS







For Additional Information And To Schedule A Property Tour:

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