



**CHEYENNE MATOS** /Associate  
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**SITE SPECIFICATIONS**

BTS/GROUND LEASE	
Address:	1561 N US HWY 1, ORMOND BEACH, FL 32174
Existing Building SF:	4,651 SF
Lot size:	2.47 ACRES
FDOT Traffic Count (2017):	US HWY 1: 24,500 AADT   I-95: 62,000 AADT

**DEMOGRAPHICS**

RADIUS	3 MILE	5 MILE
Population	5,966	39,464
Avg. Household Income (2018)	\$88,798	\$75,811
Med. Household Income (2018)	\$66,132	\$56,097

**SUMMARY**

Excellent Volusia County retail opportunity located on a prime corner directly off of Interstate 95 & US Highway 1 in Ormond Beach, Florida. This former Wendy's is prominently located next to Destination Daytona, a popular travel destination which brings nearly half-a-million bikers each year for Daytona Bike Week. Perfect opportunity for hotel, QSR, gas station, or entertainment uses.





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