MAURY L. CARTER & ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

FULLY PERMITTED ±2.3 AC MIXED-USE DEVELOPMENT LAND IN DAYTONA BEACH GROWTH CORRIDOR

SE CORNER OF STRICKLAND RANGE RD & N CLYDE MORRIS BLVD, DAYTONA BEACH, FL 32117

FOR SALE: $2,750,000



PROPERTY DETAILS

- Size: ±2.3 acres
- Parcel ID: 5203-1600-OFDO
- Mixed Use: Retail, Office, Medical
- Road Frontage: 295’ on Clyde Morris Blvd. & 400’ Strickland Range Rd.

FOR SALE: $2,750,000

PROPERTY HIGHLIGHTS

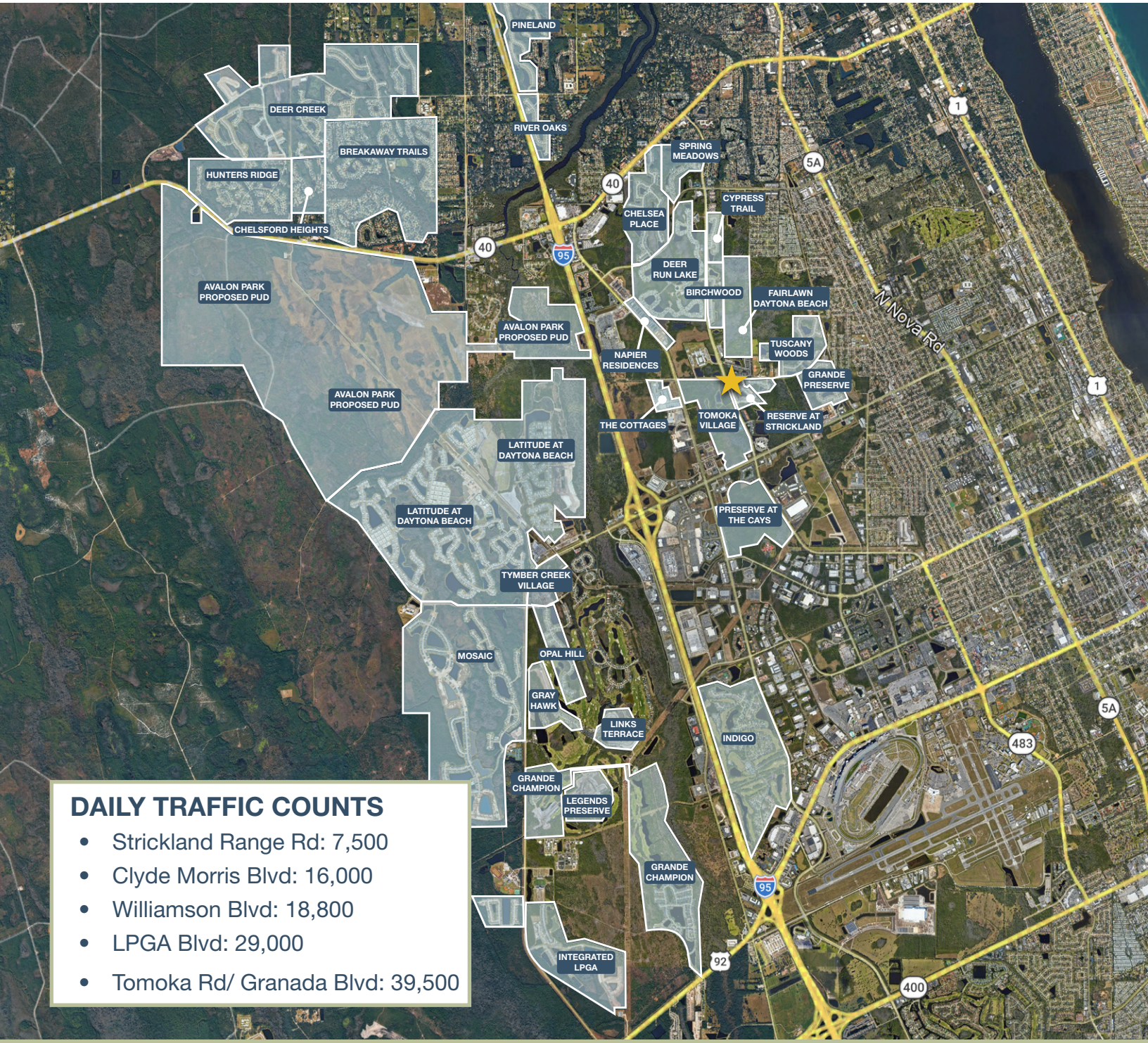
Exceptional corner commercial development opportunity, fully permitted with a development order in hand. This site is situated at the signalized intersection of Clyde Morris Blvd and Strickland Range Road, one of the fastest growing corridors in Volusia County. This ±2.3-acre site offers outstanding dual-road visibility and flexible mixed-use zoning, making it an ideal location for a wide range of commercial uses, including retail, office, and medical. There are more than 3,500 existing or under-construction residential units within less than a mile, this site is also within .75/mile of the highly desirable LPGA Boulevard creating an immediate, built-in consumer base. The property is cleared, rough graded, off site storm water and delivered with engineering and utilities in place. High-traffic corner exposure at the epicenter of a booming residential market is a rare find and a hard-to-pass opportunity for your business.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

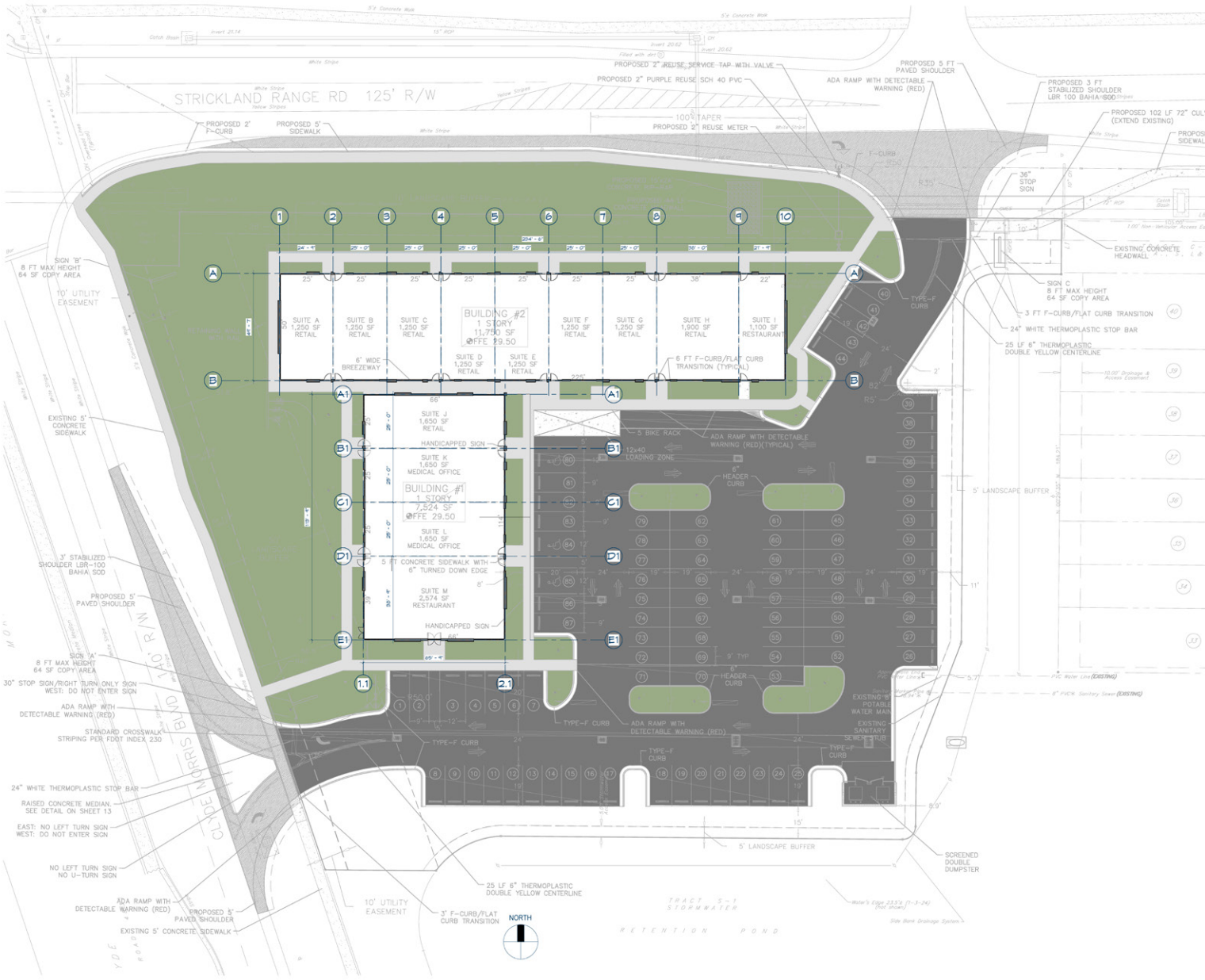
Total Population	86,015	602,772
Median HH Income	$52,058	$70,044
Median Home Value	$287,700	$313,000
	Daytona Beach, US Census	*Volusia County, US Census*



DAILY TRAFFIC COUNTS

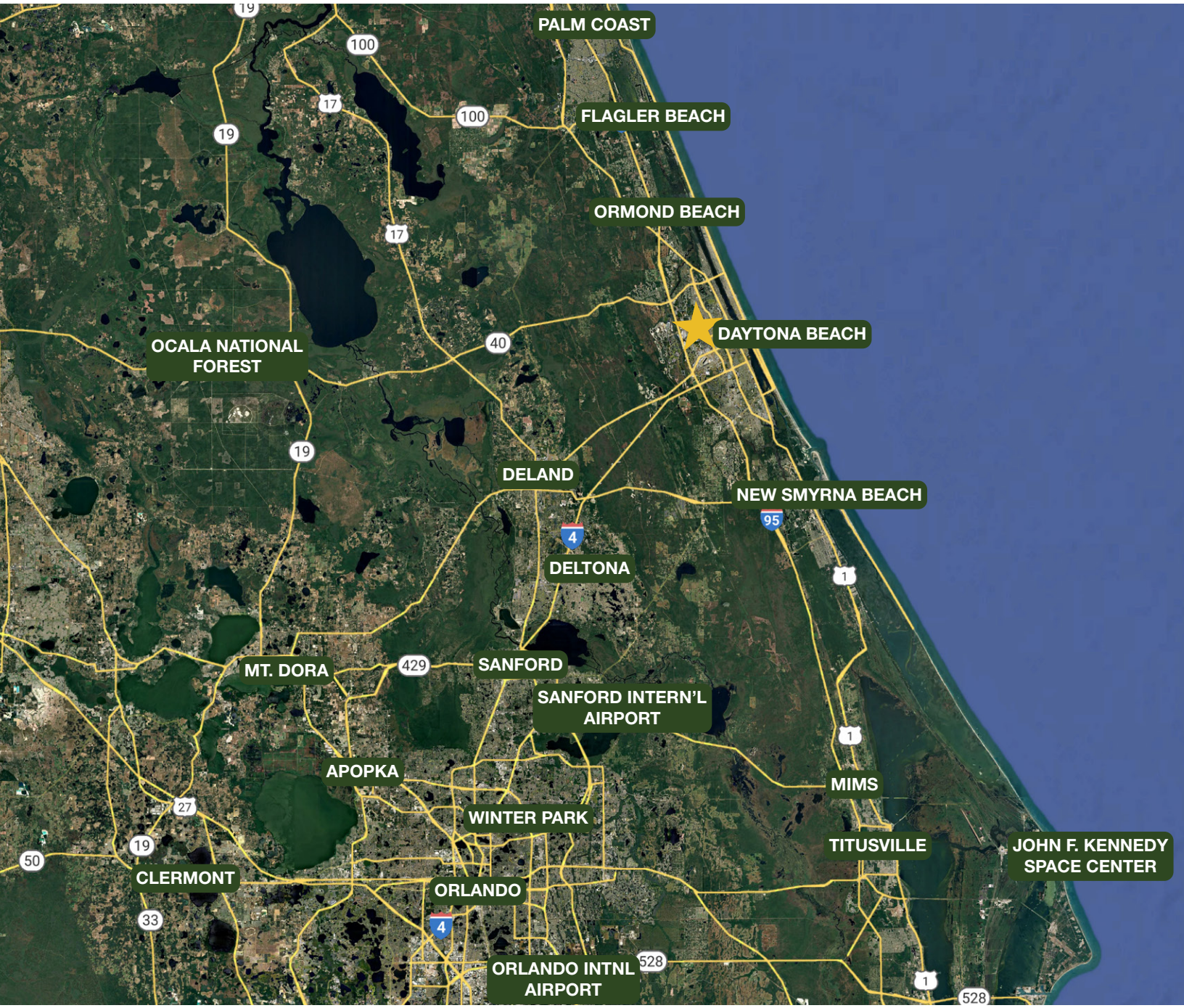
- Strickland Range Rd: 7,500
- Clyde Morris Blvd: 16,000
- Williamson Blvd: 18,800
- LPGA Blvd: 29,000
- Tomoka Rd/ Granada Blvd: 39,500

SITE PLANS



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

REGIONAL MAP



DRIVE TIMES

- Ormond Beach: 5 min
- Daytona International Speedway: 10 min
- Daytona International Airport: 10 min
- DeLand: 30 min
- Flagler Beach: 30 min
- Sanford: 35 min
- Titusville: 50 min
- Orlando: 50 min