

Executive Summary



SALE OVERVIEW

SALE PRICE: \$1,400,000

LOT SIZE: 1.1 Acres

APN #: 6303-11-01-0012

ZONING: RD/Riverwalk Overlay District

TRAFFIC COUNT: 13,600

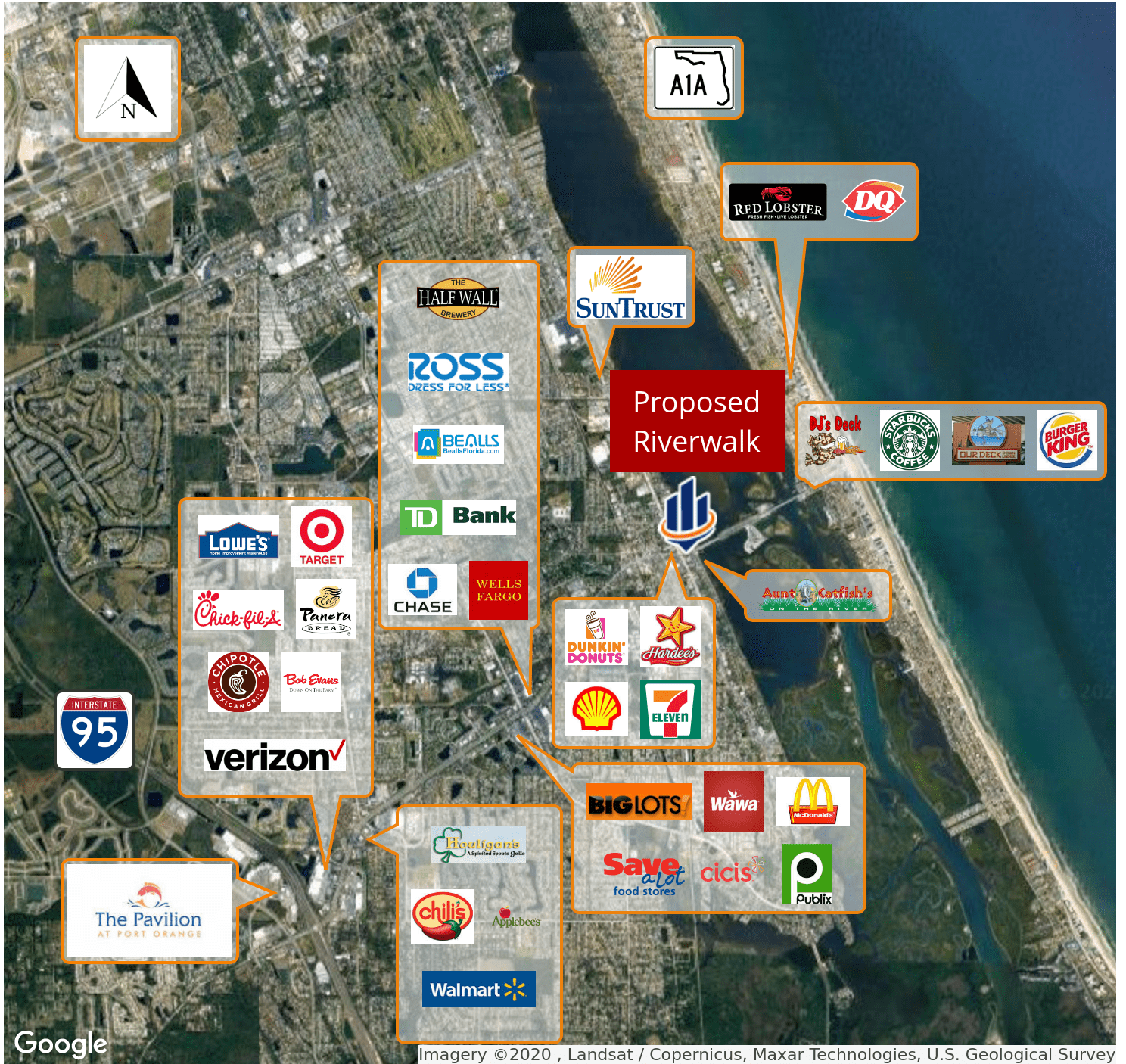
PROPERTY DESCRIPTION

Lighted Intersection @ Dunlawton & Ridgewood Avenues [U.S.#1] offers over 1 acre vacant parcel. New RIVERWALK Mixed-Use project under construction across Dunlawton offers high Visibility and Exposure. Subject property great for new Business to serve as a Gateway East to the World's Most Famous Beach. Beach [approximately 1 mile] over high span, 4-lane bridge. Interstate Exit to I-95 provides access approximately 4 miles from the west along Dunlawton Avenue lined with major national and regional retailers and restaurants.

PROPERTY HIGHLIGHTS

- Lighted Intersection @ Corner Lot with Great Exposure and High Visibility
- New RIVERWALK Mixed-Use project under construction across Dunlawton
- Gateway to Beachside over high span, 4 Lane Bridge
- Growth along River and US #1 Expanding
- Kayak launch, trailhead and boardwalk completed earlier this year at RIVERWALK

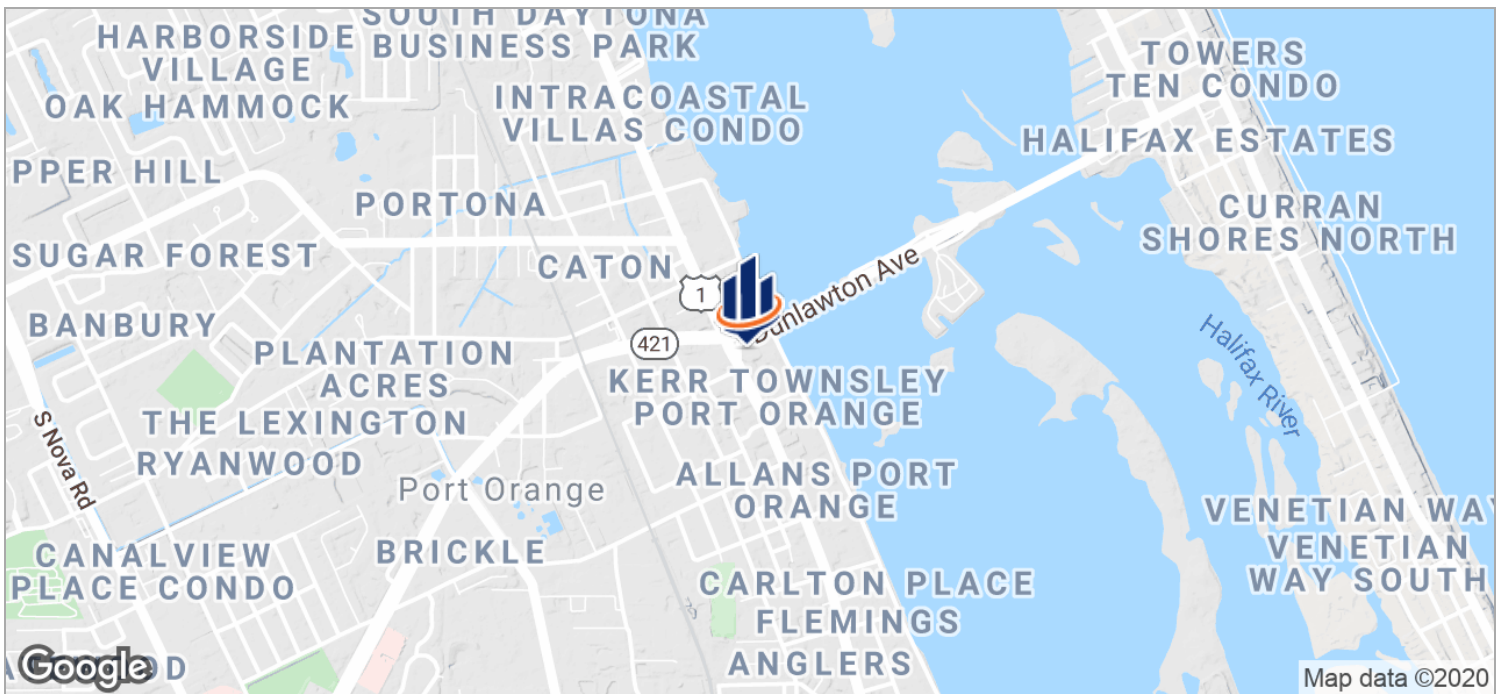
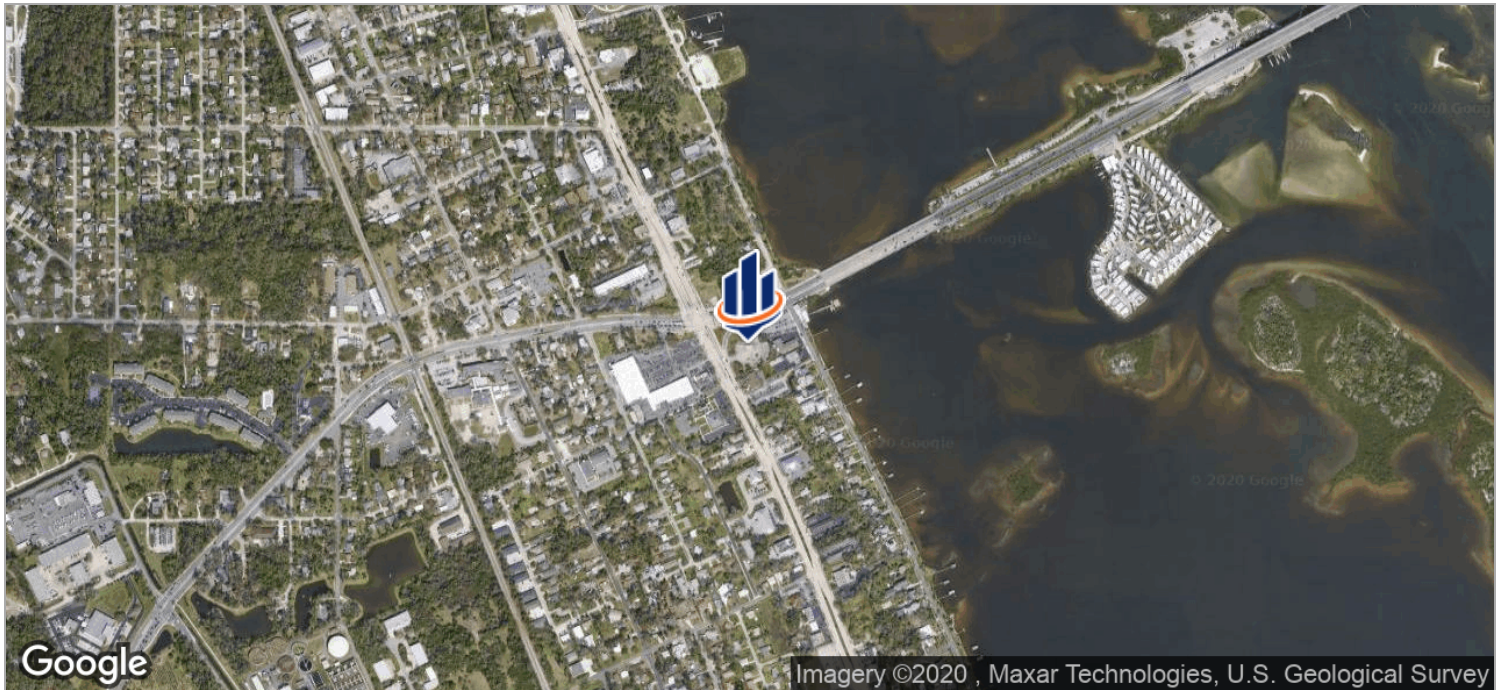
Retailer Map



Google

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Location Maps



Additional Photos



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

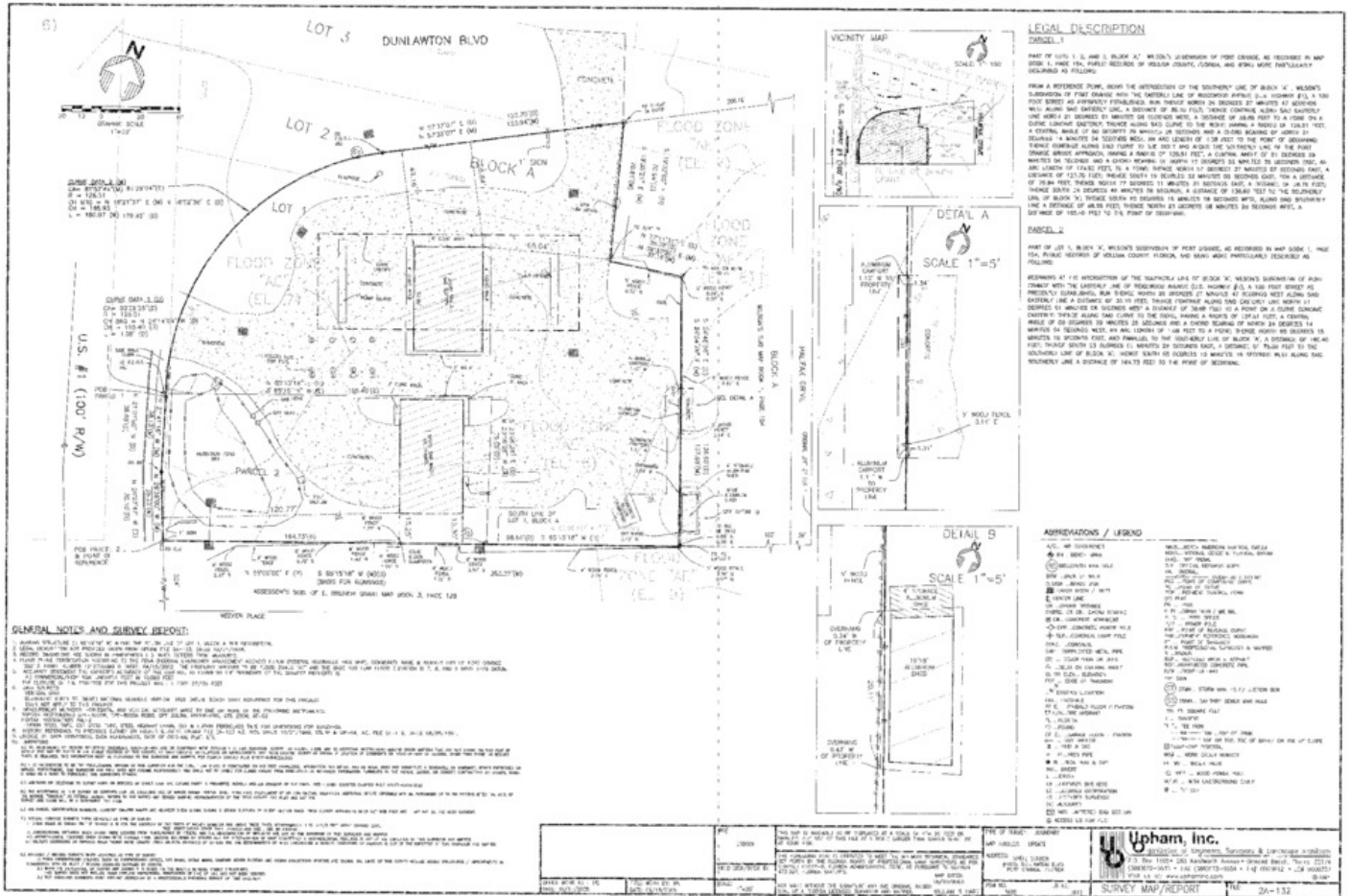
Additional Photos



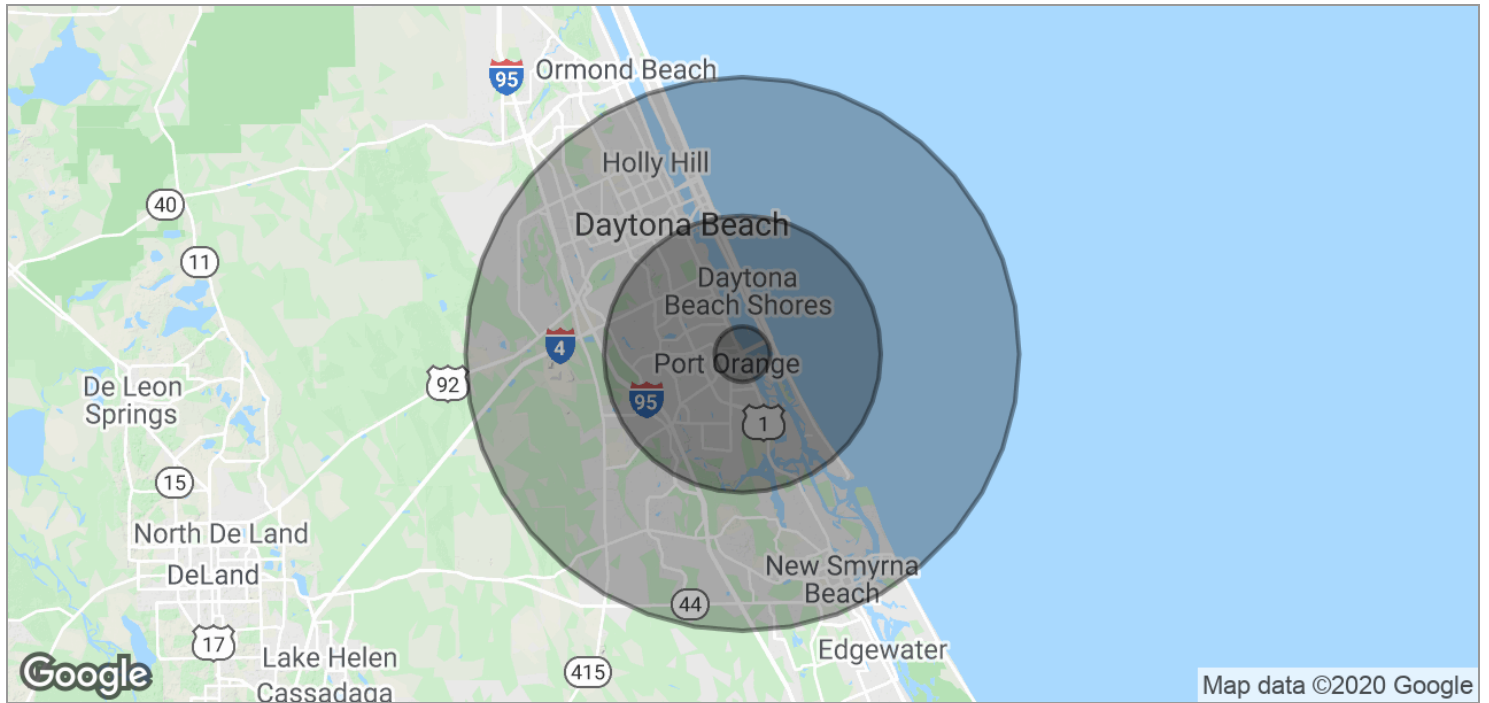
Additional Photos



SITE PLAN



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,030	100,427	209,920
MEDIAN AGE	47.7	46.6	44.0
MEDIAN AGE (MALE)	45.7	44.3	42.3
MEDIAN AGE (FEMALE)	50.3	48.4	45.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,384	44,133	89,151
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$44,801	\$53,207	\$52,856
AVERAGE HOUSE VALUE	\$151,455	\$253,928	\$242,606

Advisor Bio & Contact



Barbara Coomber

Principal / Senior Advisor

SVN | Alliance Commercial Real Estate Advisors

Prior to joining SVN, Barbara Coomber, Real Estate Broker, was the President and founder of CCI Properties, Inc. Since Coomber obtained her Florida real estate license in 1978 she continues to hold ethical standards and practices as a priority. Additionally, she held a North Carolina Real Estate License to expand retail opportunities.

Coomber's 40 years of continued real estate experience in both the private and public real estate sectors have allowed her a myriad of encounters ranging from real estate marketing and sales, transaction management, property development and appraising, to environmental government acquisitions and funding. Current and previous memberships and training include Certified Commercial Investment Member (CCIM) classes beginning in 1981, Realtors Land Institute (RLI), Volusia Forever Advisory Committee, (International Council of Shopping Centers (ICSC), Public Land Acquisition and Management Partnership (PLAM), and Florida Earth Foundation.

Land continues to be the primary focus of Coomber's business, however, in addition has experience in Retail Investments, Leasing, Multifamily, Industrial, Mobile Home Parks/RV, Office properties and Gas stations. Previous accomplishments in retail include coordinating buyers and sellers such as Walmart and GC Development, Inc. and managing the sales transactions to closing. Upon acquisition, GC redevelops the Retail Giant's vacated big boxes into multiple users. CCI further represented the developer in the Retail Leasing of the newly divided space, another area of expertise Coomber has helped achieve for landlords and developers. Big Lots, Bealls, T-Mobile and Firehouse Subs are amongst the national successful leases.

In the Public Sector, Coomber acted as a Senior Land Acquisition Agent for the Southwest Florida Water Management District to acquire over \$50,000,000 of conservation lands as well as assisted private land owners in land sales to City, State and County government agencies.

As she has come to understand that the real estate market is not static, Coomber's philosophy is to embrace growth and change, while seeking the knowledge required to offer clients the best services in her field, at the right time.

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Advisor Bio & Contact 2



Kimberly Hardee

Associate Advisor

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Kimberly Hardee offers a broad range of experience including 21 years as a licensed Real Estate Agent, 30 years as a licensed Florida Building Contractor and 14 years as a Project Manager. Her past and current work includes residential and commercial real estate and construction. Hardee has also assisted in the acquisition, leasing and demising of former big box stores into multiple users such as Big Lots, Bealls Outlet and Firehouse Subs.

As a Project Manager specializing in administering capital improvement projects in the hotel and hospitality industry, Hardee has worked on projects ranging from \$250,000 to \$48,000,000, working daily with owners, architects, engineers, contractors, government agencies as well as hotel general managers and staff.

Hardee has also worked as an Independent Land Acquisition Specialist for the Southwest Water Management District. As a land acquisition specialist, Hardee was tasked to research and identify properties of specific type, size and location as outlined by District engineers and hydrologists. Once identified, Hardee initiated negotiations with property owners for both land acquisition and ingress/egress easements. These sites form the backbone of the District's long-term aquifer monitoring networks and collection of critical data in order to maintain and protect Florida's water supply and quality.

Kim is experienced in working with municipalities in permitting, variance applications, as well as planning and zoning issues. In addition, as a former owner/operator of a marine construction company, she specialized in state and federal permitting where she worked closely with the Department of Environmental Protection, St Johns Water Management District and the US Army Corps of Engineers.

Hardee has been able to transfer her skills as a project manager, a building contractor and a land acquisition specialist into the private commercial real estate industry where she can offer clients a broad range of services.

Specialties:

Land Acquisition

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