



# ORMOND RENAISSANCE

CONDOMINIUMS

**875 Sterthaus Drive • Ormond Beach, FL**  
**±27 ACRES FOR SALE**

# PROPERTY SUMMARY



## KEY HIGHLIGHTS

- Entire  $\pm 27$  acres partially developed 55+ condominium project offered for sale including existing improvements in Ormond Beach, FL
- **Significant Capital Invested:** Infrastructure & Amenities in Place
- **Total Planned Units:** 10 Condominium Residences
- **Completed Improvements in Place:**
  - One fully constructed five story building with 26 units
  - Gated Entrance
  - Clubhouse
  - Resort-style pool and spa
  - Fitness center
- **Prime Location:** Located across the street from The Trails Shopping Plaza anchored by a Publix Supermarkets, shopping and dining in between US-1 and Nova Road corridor.
- **Strong Traffic Exposure:**  $\pm 26,500$  vehicles per day on the adjacent roadway (Nova Rd.)
- Ormond Beach expected to **grow by approximately 12%** by 2030, supporting long-term housing demand

## PROPERTY DESCRIPTION

Ormond Renaissance presents a rare opportunity to acquire a partially developed 55+ condominium project in the highly desirable Ormond Beach market. Significant capital has already been invested, allowing an investor or developer to step into an established project with significant forward potential.

The offering includes approximately 27 acres of land, existing improvements and completed community amenities, including entrance gates, a clubhouse, fitness center and a resort style pool with spa, along with established landscaping throughout the amenity areas. One fully constructed residential five-story building has been completed with 26 units, providing immediate product visibility and a foundation for future development.

The property is strategically located directly across from The Trails Shopping Plaza, anchored by a newly constructed Publix Supermarket and complemented by a mixture of national retailers, restaurants and local favorites. Within a half-mile radius, residents have access to a YMCA, additional neighborhood shopping centers, pharmacies, banks, doctors offices and essential services - creating a highly walkable environment that is particularly attractive to adult residents.

Positioned between the US-1 and Nova Road corridor, Ormond Renaissance benefits from strong accessibility, exposure and connectivity within the heart of Ormond Beach. The area continues to experience steady demographic growth, with the city projected to grow by approximately 12% by 2030, supporting sustained housing demand in this desirable coastal market.

## DEMOGRAPHIC SNAPSHOT

**MEDIAN AGE:  
56 Years**

**35.5%**

**65 Years and Older in 32174**

**81.0%**

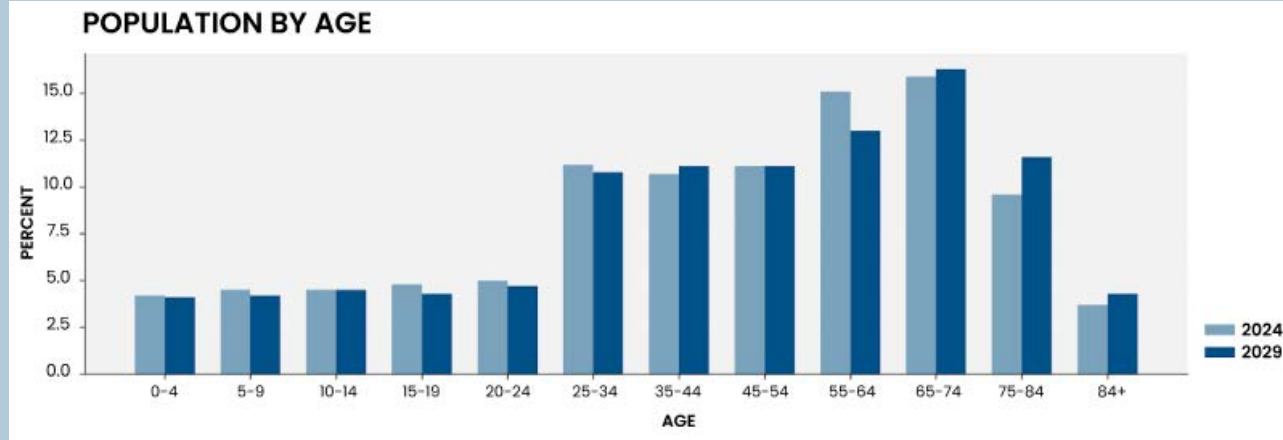
**Homeownership Rate in  
32174**

**\$89,820**

**Average Household Income  
for Ormond Beach, FL**

**7.5%**

**Growth in Households  
between 2024 and 2029**



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,086	49,033	103,106
HOUSEHOLDS	3,773	22,062	45,519

HOUSING VALUE RANGE	PERCENTAGE	MIDPOINT
Less than \$50,000	7.5%	\$25,000
\$50,000 to \$99,999	8.7%	\$75,000
\$100,000 to \$149,999	4.4%	\$125,000
\$150,000 to \$199,999	5.5%	\$175,000
\$200,000 to \$299,999	20.6%	\$250,000
\$300,000 to \$499,999	36.6%	\$400,000
\$500,000 to \$999,999	14.8%	\$750,000
\$1,000,000 or more	1.9%	\$1,250,000 (est.)

**SITE RENDERING**

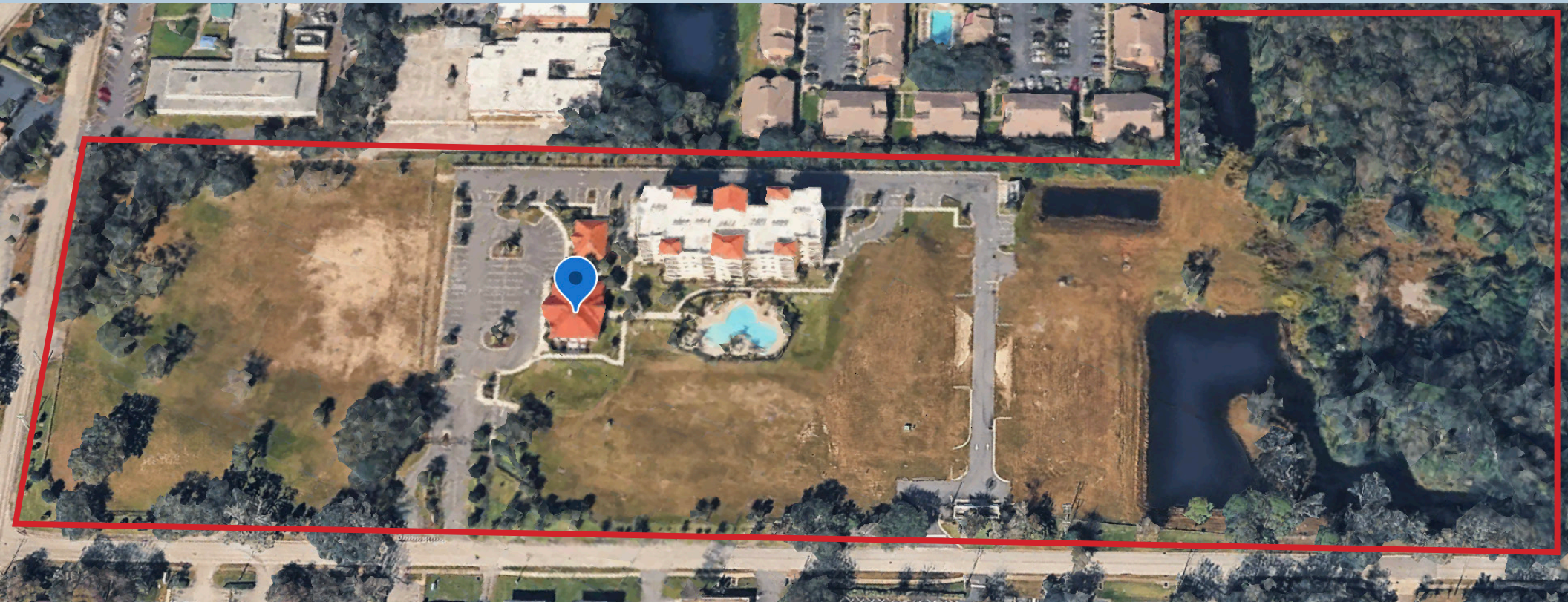




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# SITE PLAN - ±27 ACRES



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# AERIAL MARKET IN A HALF MILE RADIUS

**Forttail COFFEE CO.**  
**Hallmark**  
**TALBOTS**  
**W F GANG**  
BAKERY & GROOMING

**DQ**  
**keke's**  
BREAKFAST CAFE  
**ups**  
The UPS Store

**WHITE HOUSE**  
**BLACK MARKET**  
**ANYTIME FITNESS**  
**chico's**  
**Massage Envy**  
**huey**  
**magoos**  
CHICKEN TENDERS

THE TRAILS SHOPPING CENTER

**Publix**



**CVS pharmacy**

**CHASE**

**BANK OF AMERICA**

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AADT: 39000

**GRANADA BLVD.** AADT: 32500

AADT: 27000

**NOVA ROAD** AADT: 25600

**WILMETTE AVE.** AADT: 6800



# AERIAL MAP



Publix  
ANYTIME FITNESS  
COFFEE CO.  
Hallmark DO kekes

BANK OF AMERICA

ORMOND RENAISSANCE

CHASE

DOWNTOWN OB LOCAL RESTAURANTS

Publix

FIRST WATCH

Panera BREAD  
Starbucks  
petco  
ALDI

McDonald's  
CVS pharmacy  
AutoZone

Wawa  
ACE Hardware  
Office DEPOT  
WELLS FARGO

Starbucks  
OUTBACK STEAKHOUSE

Walmart

LOWE'S

DUNKIN'

DUNKIN'

CHASE

Applebees

Chick-fil-A  
Publix  
ROSS  
GNC  
BANK OF AMERICA

7 ELEVEN

Advent Health

Publix

Walmart Neighborhood Market

Publix  
W

FLOOR DECOR

Academy SPORTS+OUTDOORS  
five BELOW  
POPSTROKE  
BARNES & NOBLE  
TRADER JOE'S  
HOBBY LOBBY  
ROSS  
Ford's GARAGE  
TJ-maxx  
ULTA BEAUTY

7 ELEVEN  
W

Winn-Dixie

PICTONA  
pickleball paradise!

sam's club  
ASHLEY  
ROOMS TO GO

adidas  
Columbia  
Levi's  
new balance  
MK  
crocs  
Tommy Bahama  
Bath & Body Works  
UNDER ARMOUR  
vera bradley  
COACH

AUTO MALL

## ADDITIONAL PHOTOS



DRONE VIDEO OF PROPERTY AVAILABLE ON:  
[WWW.ORMONDRENAISSANCE.COM/VIDEOS](http://WWW ORMONDRENAISSANCE.COM/VIDEOS)