



For Lease

SMART Office Clyde Park | Office Suite For Lease

126 Integra Breeze Lane, Daytona Beach, FL 32117



OFFERING SUMMARY

LEASE RATE:	\$22.00 NNN
AVAILABLE SF:	Suite 3A: 1,750 SF
YEAR BUILT:	2020
TRAFFIC COUNT:	15,600 AADT
ZONING:	PD-G, Planned Development-General

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,493	23,380	49,252
TOTAL POPULATION	3,112	53,345	114,168
AVERAGE HH INCOME	\$79,363	\$70,414	\$72,700

PROPERTY DESCRIPTION

1,750 SF suite available For Lease in SMART Office Clyde Park.

A modern office suite in a prime location.

Suite 3A: 1,750 SF suite offers a private entry, three offices, conference room, restroom, and break area.

The suite includes a Nest learning thermostat, Nest Wi-Fi access system, and individual HVAC systems.

Exposure to Clyde Morris Boulevard with signage available on the pole sign and building.

Just north of LPGA Boulevard with quick access to Ormond Beach, Latitude Margaritaville, Tanger Outlets, Tomoka Town Center, and Interstate 95.

Estimated CAM, Real Estate Taxes, and Insurance \$9.06 per SF.

LOCATION DESCRIPTION

Located north of Strickland Range Road and just east of Clyde Morris Boulevard.

Approximately 2.3 miles to Granada Boulevard, 0.9 miles to LPGA Boulevard, 2 miles to Interstate 95, and 1.5 miles to AdventHealth Daytona Beach Hospital.

John W. Trost, CCIM
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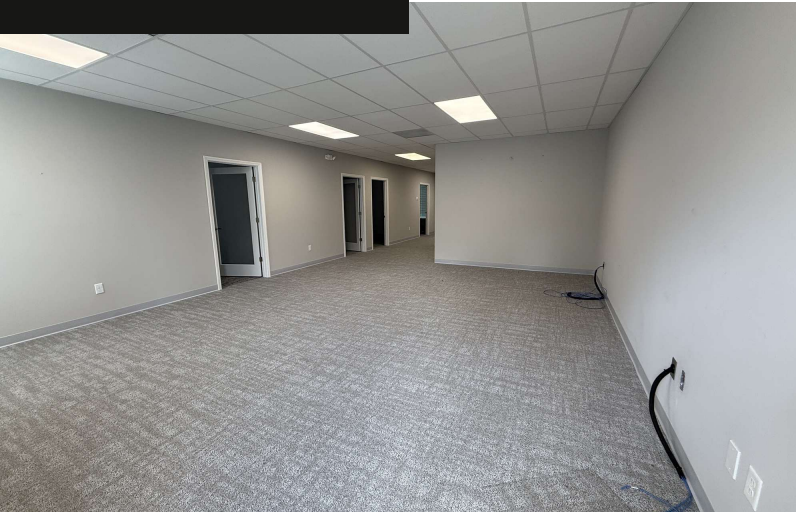




Additional Photos

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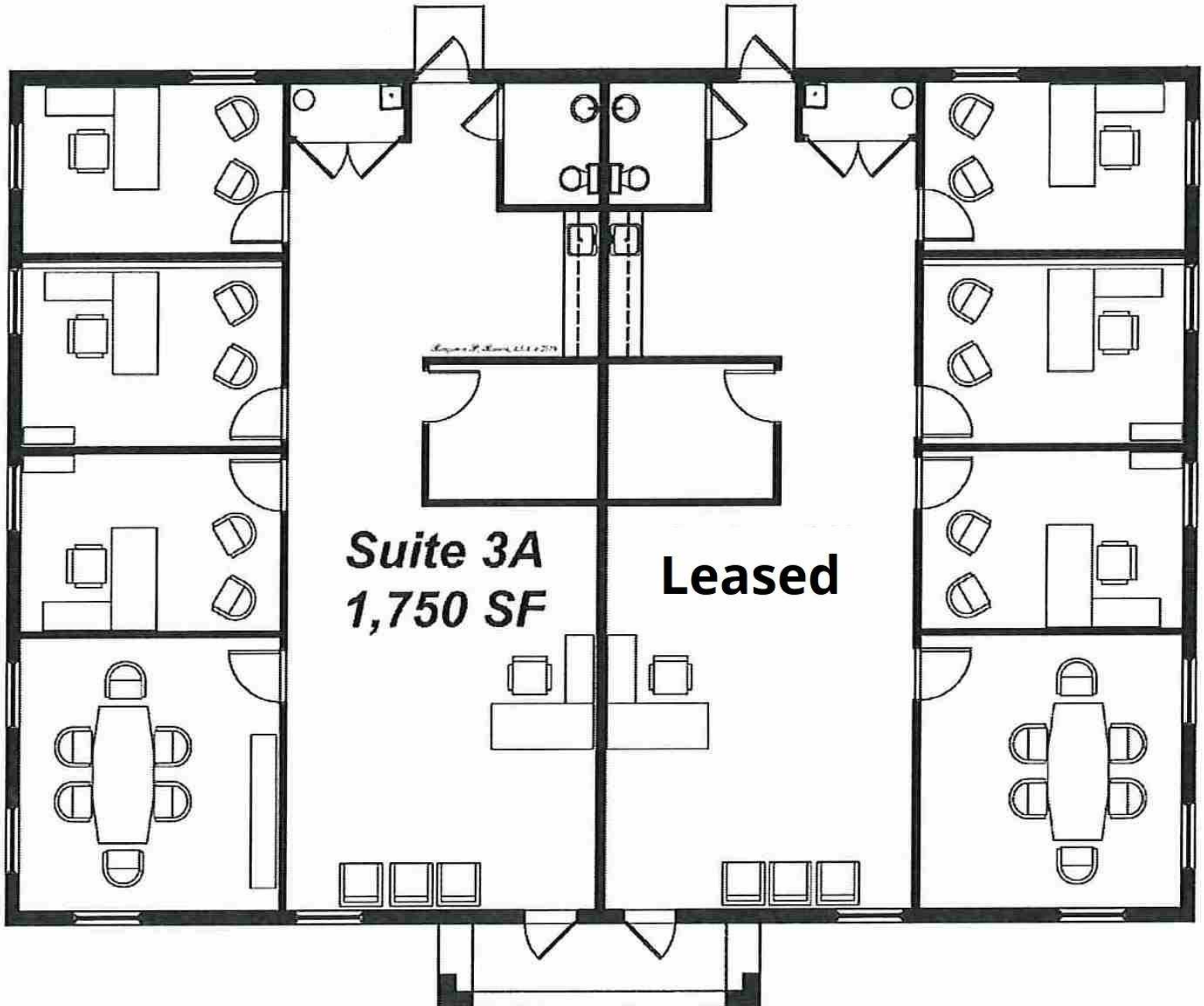
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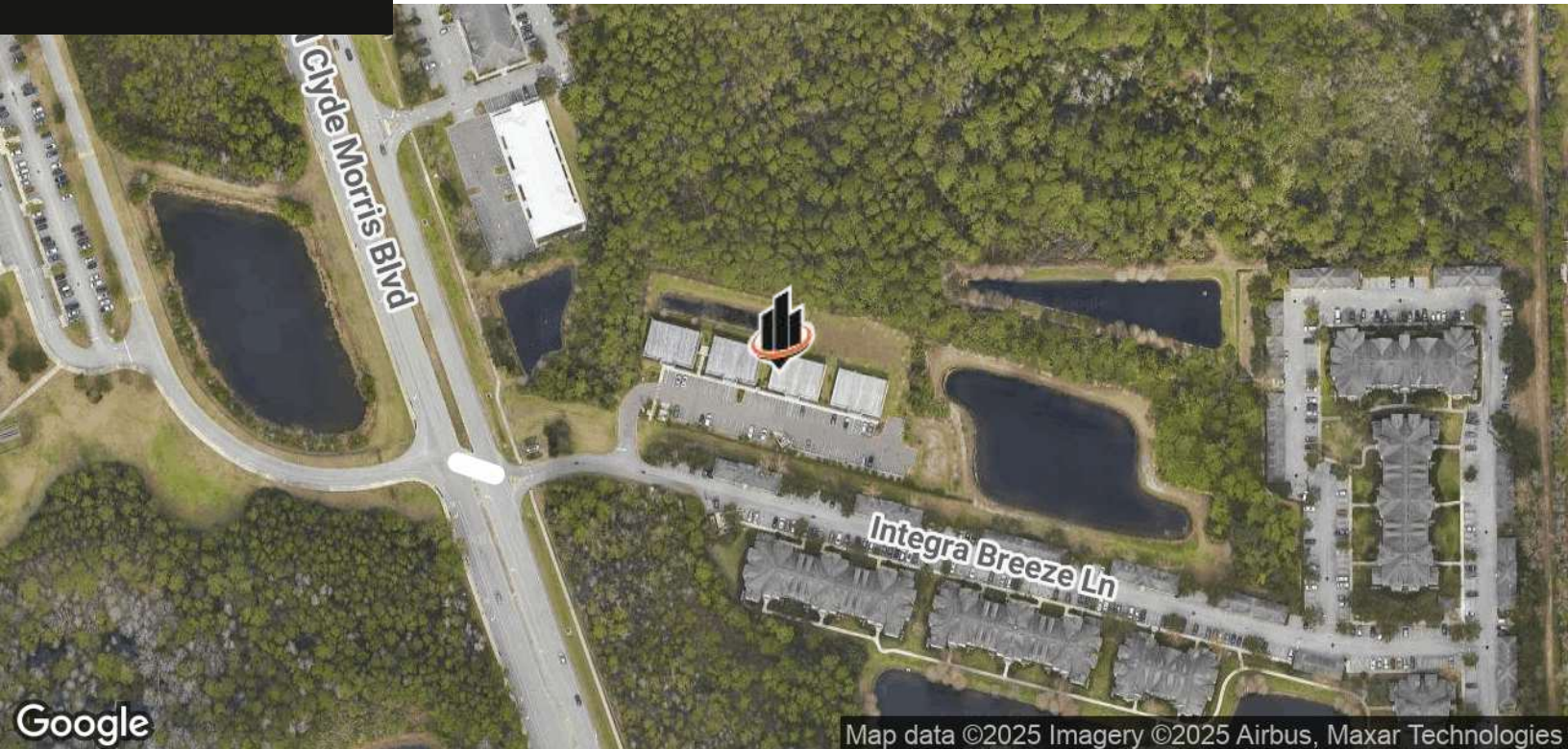




Location Maps

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