

# Executive Summary



## LEASE OVERVIEW

**AVAILABLE SF:** Fully Leased

**LEASE RATE:** Negotiable

**LOT SIZE:** 0.93 Acres

**BUILDING SIZE:** 7,500 SF

**BUILDING CLASS:** A

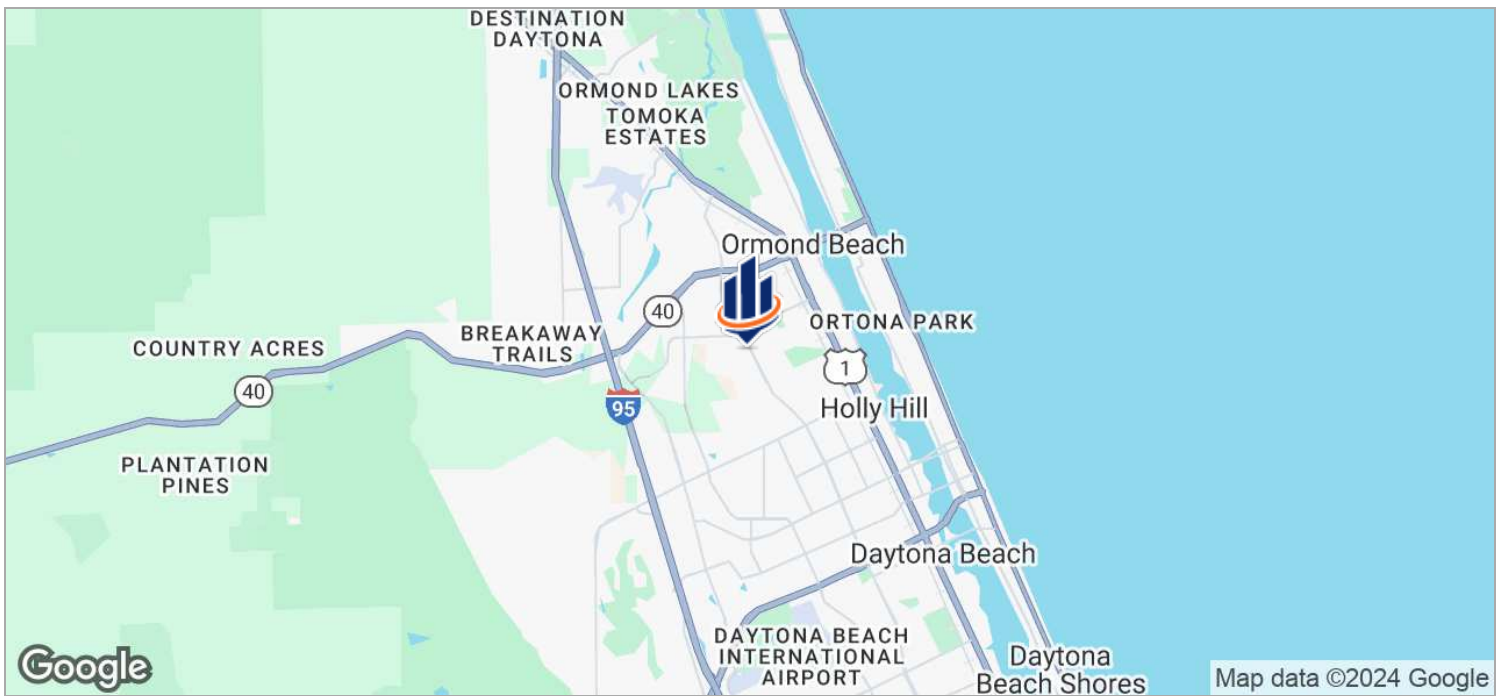
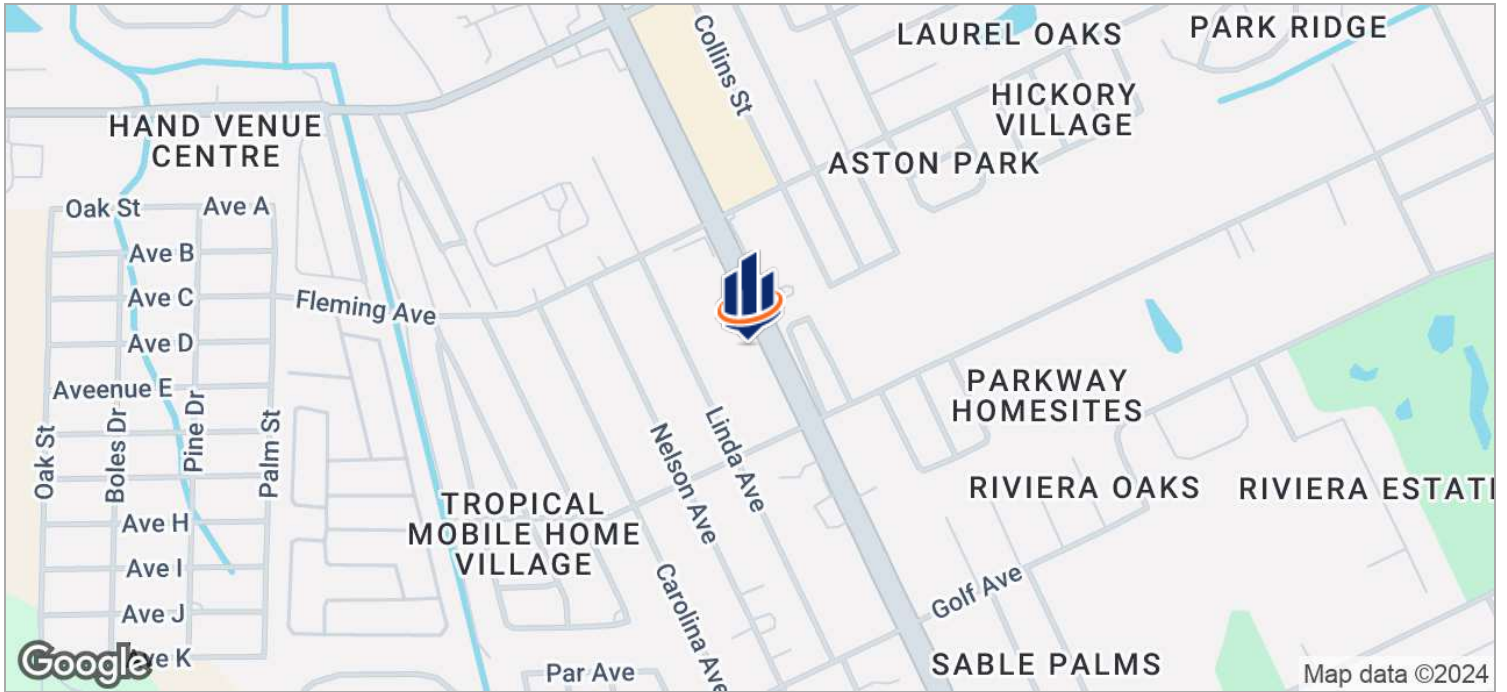
**YEAR BUILT:** 1990

**ZONING:** I-1

## PROPERTY DESCRIPTION

Ormond Beach industrial warehouse, recently remodeled and landscaped, including 1800 SF of well finished office, 4200 SF open warehouse space, and 1500 SF of open canopy workspace. The building is fully fenced on over 1ac for secure outside storage. The frontage on Nova Road gives excellent visibility and access from all of east Volusia County.

# Location Maps



# Additional Photos

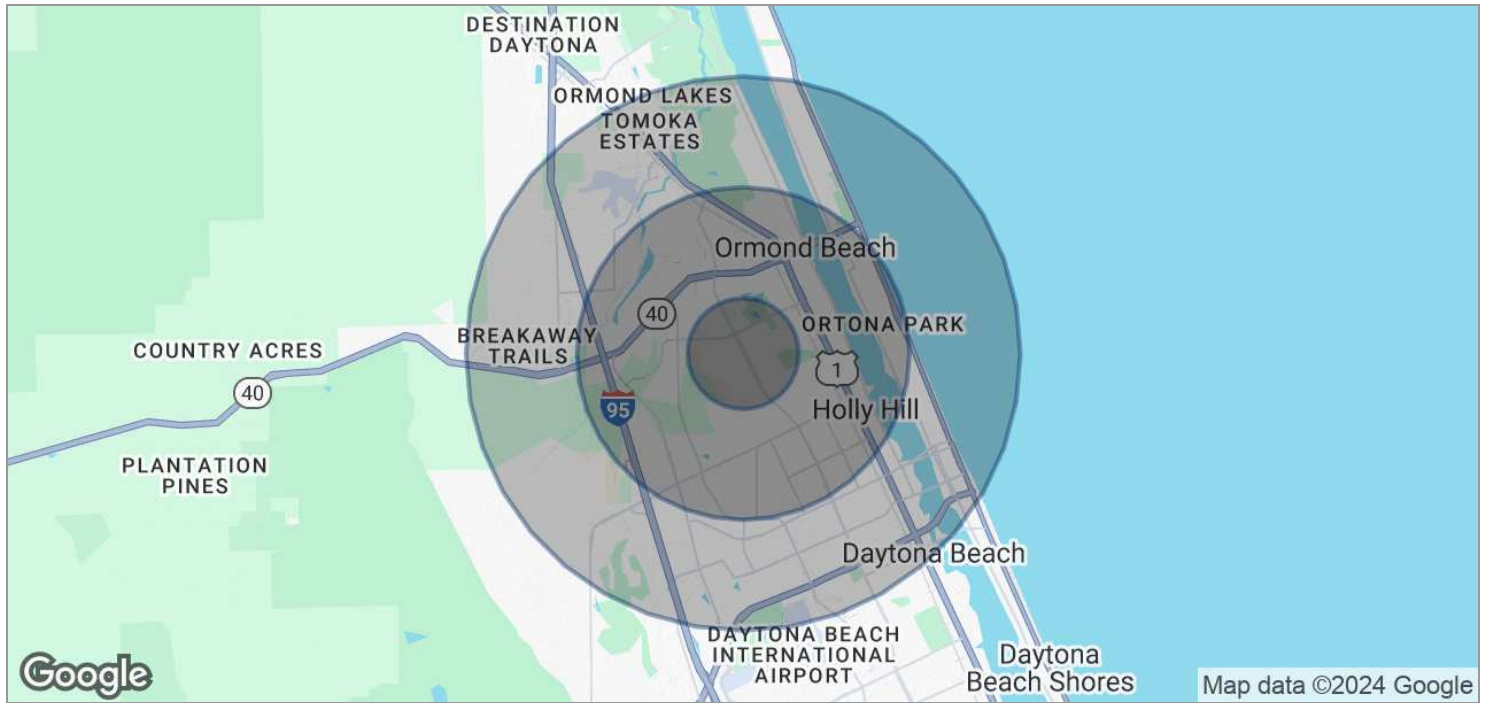




# Additional Photos



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,904	53,396	95,883
MEDIAN AGE	45.7	45.5	42.4
MEDIAN AGE (MALE)	43.7	42.9	40.9
MEDIAN AGE (FEMALE)	47.3	47.0	43.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,336	23,151	40,550
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$45,462	\$49,389	\$50,817
AVERAGE HOUSE VALUE	\$176,202	\$183,820	\$195,966

# Advisor Bio & Contact 1



## Tim C. Davis, CCIM

Principal/ Senior Vice President  
SVN | Alliance Commercial Real Estate Advisors

Tim Davis comes to the commercial real estate business as a continuation of a lifetime of entrepreneurial endeavors. Founding a few small businesses in his teenage years and onward, they included automotive related manufacturing, multiple retail businesses, and internet startups. He is now practicing commercial real estate with a broad service area in Northeast & Central Florida

His commercial real estate career has led to the brokerage of all property types and classes including extensive work with lenders in the troubled assets arena and REO disposition. Since 2009, he has participated in the sale of the largest land parcels on the Atlantic Ocean in Daytona Beach and to date has sold 17 direct oceanfront hotel/condo development sites. He has expanded to retail, industrial and multi-family development sites since 2016 brokering industrial park development sites, retail, and multi-family sites.

Davis is a graduate of the University of Central Florida, with a B.S. in Management & Finance. In addition to real estate, Tim founded two manufacturing companies producing components for the automotive aftermarket.

\*Since 2009, Tim has brokered commercial troubled(REO) assets and debt for over a dozen different lenders, from large banks such as Bank of America, Wells Fargo, Suntrust, Regions, Fifth Third, regional banks, and even single branch community banks.

\*General Partner and sponsor in several syndicates focused on repositioning income properties to unlock yield.

\* Served as Vice President and General Manager of an international equine company, importing horses from Europe, Arabians and DHH.

Mr. Davis has brokered every asset type in all property classes, including land, office, warehouse, multi-family, hospitality, chattel property, Single-Tenant Net Lease Investment property, and retail development sites. These combined skill sets lead to unequalled depth and reach in the northeast central Florida market.

Specialties: Industrial Sales, Retail, and Multi-family Development  
Land

## Memberships & Affiliations

CCIM - Certified Commercial Investment Member  
ICSC - International Council of Shopping Centers

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