

SALE / LEASE

Ormond Beach US1 Office / Retail - 1,366 SF

1437 N US HWY 1, UNIT C8

Ormond Beach, FL 32174

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$219,900
LEASE RATE:	\$17 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,366 SF
BUILDING SIZE:	1,366 SF

PROPERTY DESCRIPTION

Unit C8 at the MBA Business Center
1,366 SF - Open Space - End Cap Unit
2 ADA Bathrooms, 1 Office, 1 Storage Area
Ample Parking
Condo Fees = \$532 per Month
New Roof and Windows
PBD Zoning
Exterior Lit Signage Available
HVAC System Needs Replacement

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ADDITIONAL PHOTOS



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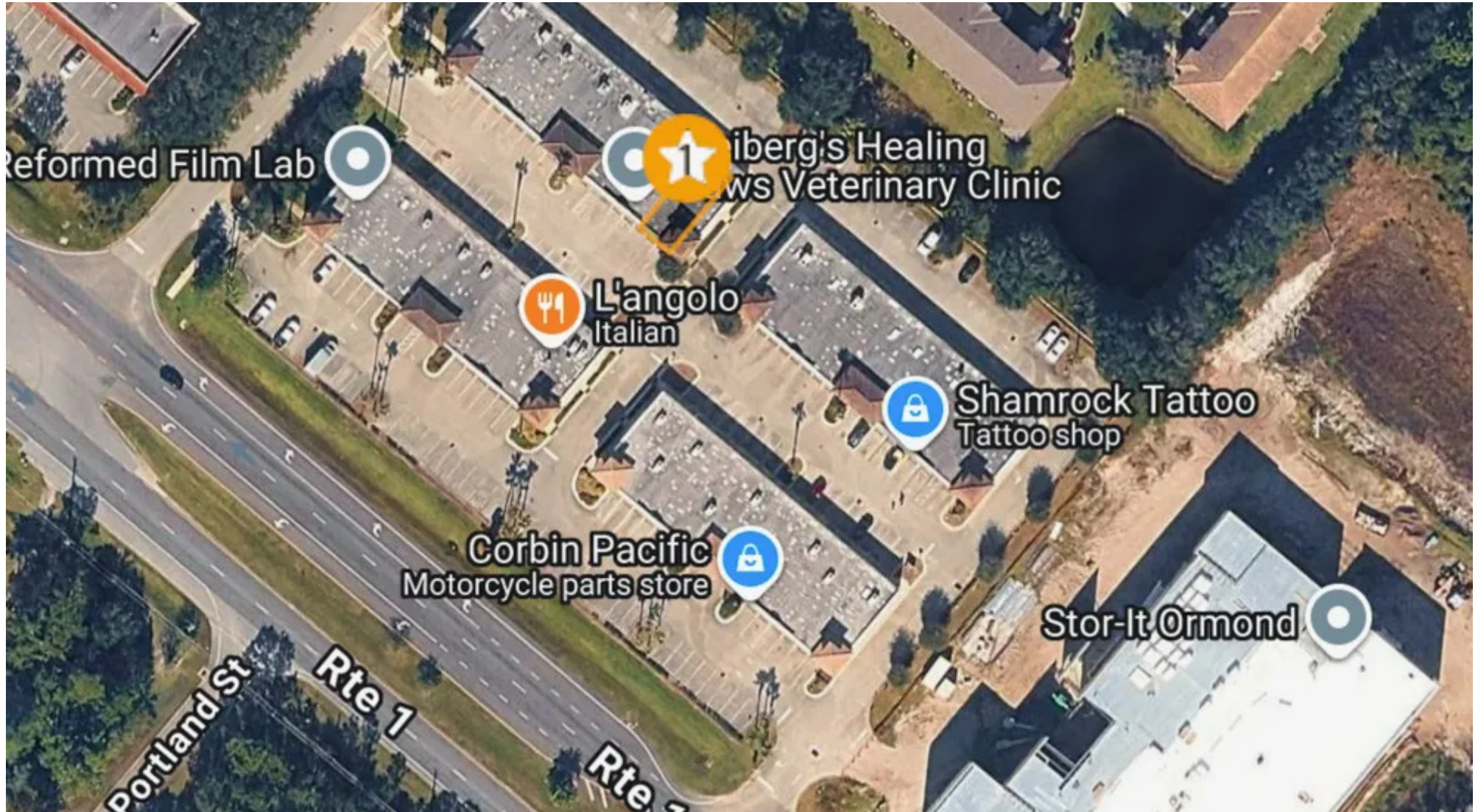
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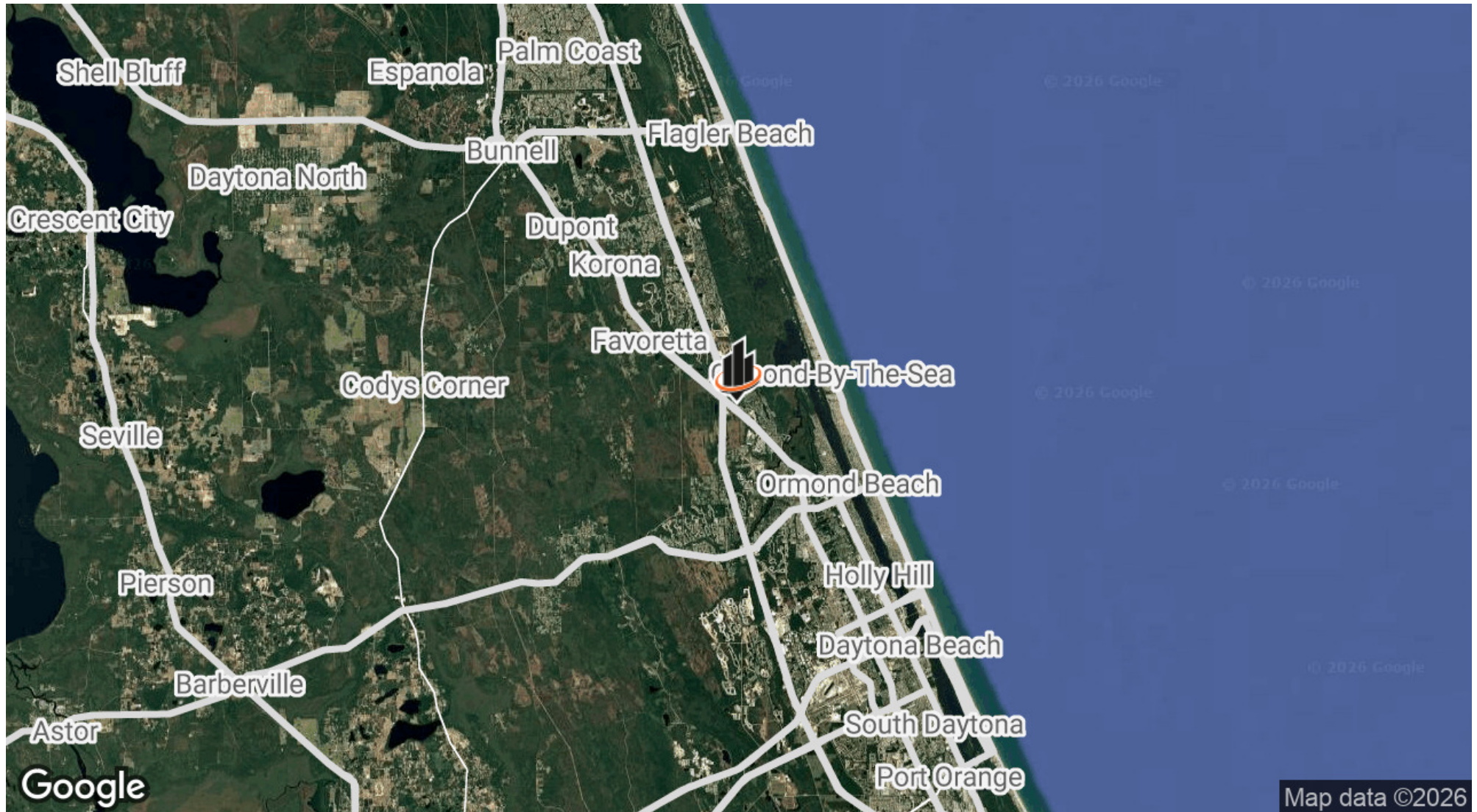
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

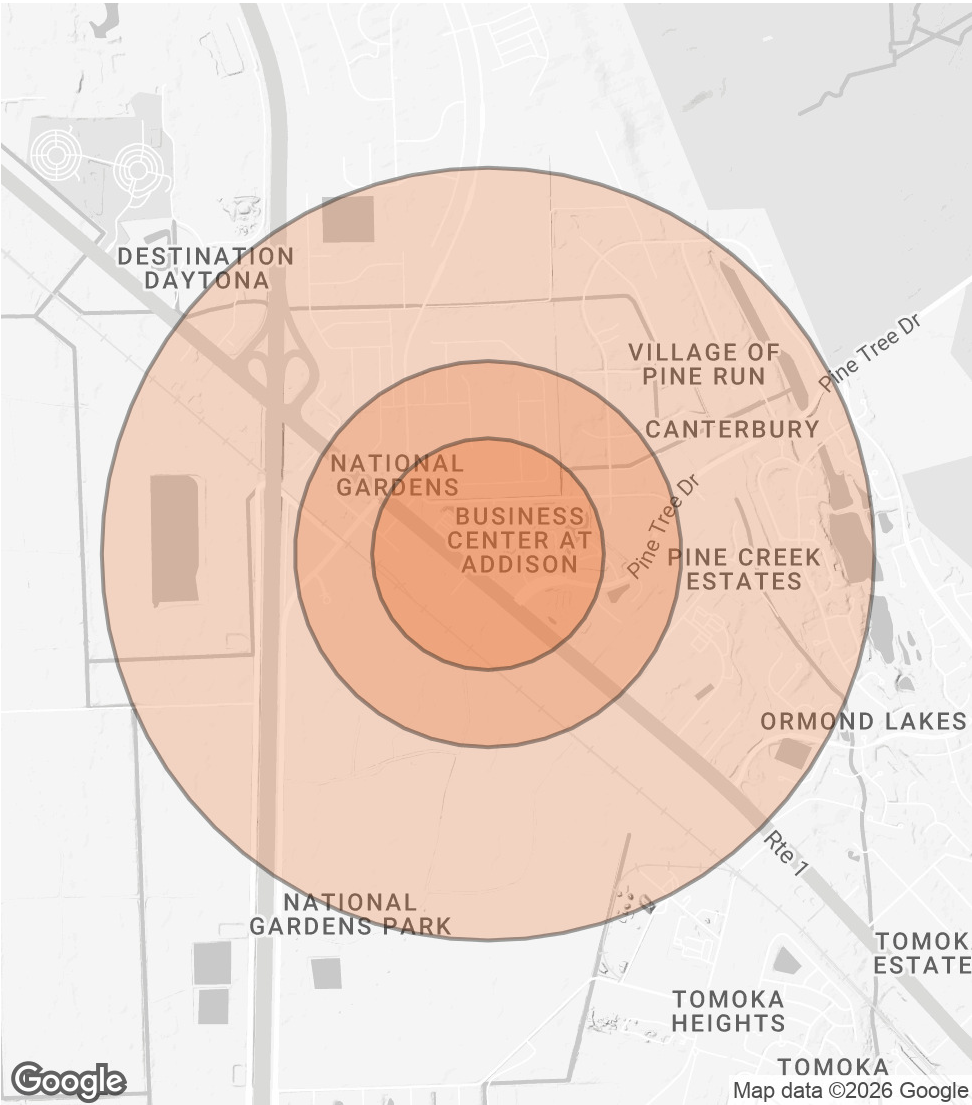
TOTAL POPULATION	207	508	1,414
AVERAGE AGE	52	53	52
AVERAGE AGE (MALE)	52	53	52
AVERAGE AGE (FEMALE)	53	53	52

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	93	228	614
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$114,197	\$113,590	\$107,007
AVERAGE HOUSE VALUE	\$387,983	\$390,705	\$398,118

2020 American Community Survey (ACS)



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