

LEASE

2,500 SF - 5,000 SF Flex Space For Lease

1240 HAND AVENUE

Ormond Beach, FL 32174

PRESENTED BY:

**CARL W. LENTZ IV, MBA,
CCIM**

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FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
BUILDING SIZE:	5,000 SF
AVAILABLE SF:	5,000 SF
LOT SIZE:	5.67 Acres
YEAR BUILT:	2005
ZONING:	B-5 - Volusia County
MARKET:	Daytona Beach
TRAFFIC COUNT:	9,900
APN:	4242-03-04-0170

PROPERTY OVERVIEW

2,500 SF - 5,000 SF Flex Space in Ormond Beach.
Former Ballet Studio
Lobby/Reception Area
Storage Room
Open Warehouse
Fully Air Conditioned
Ample Parking with Easy Access
Volusia County Zoning

NNN Expenses: 4.49/SF

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EXTERIOR PHOTOS



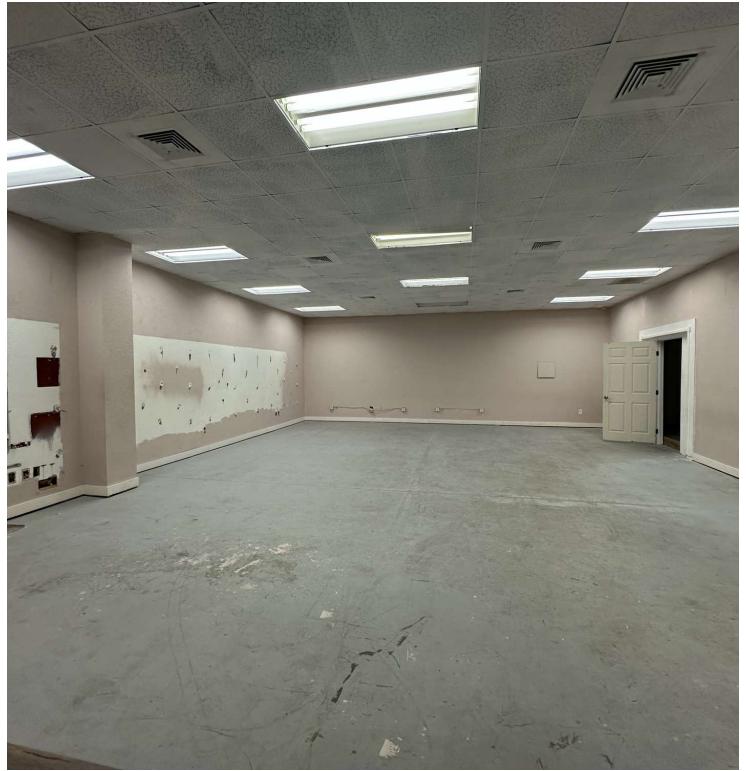
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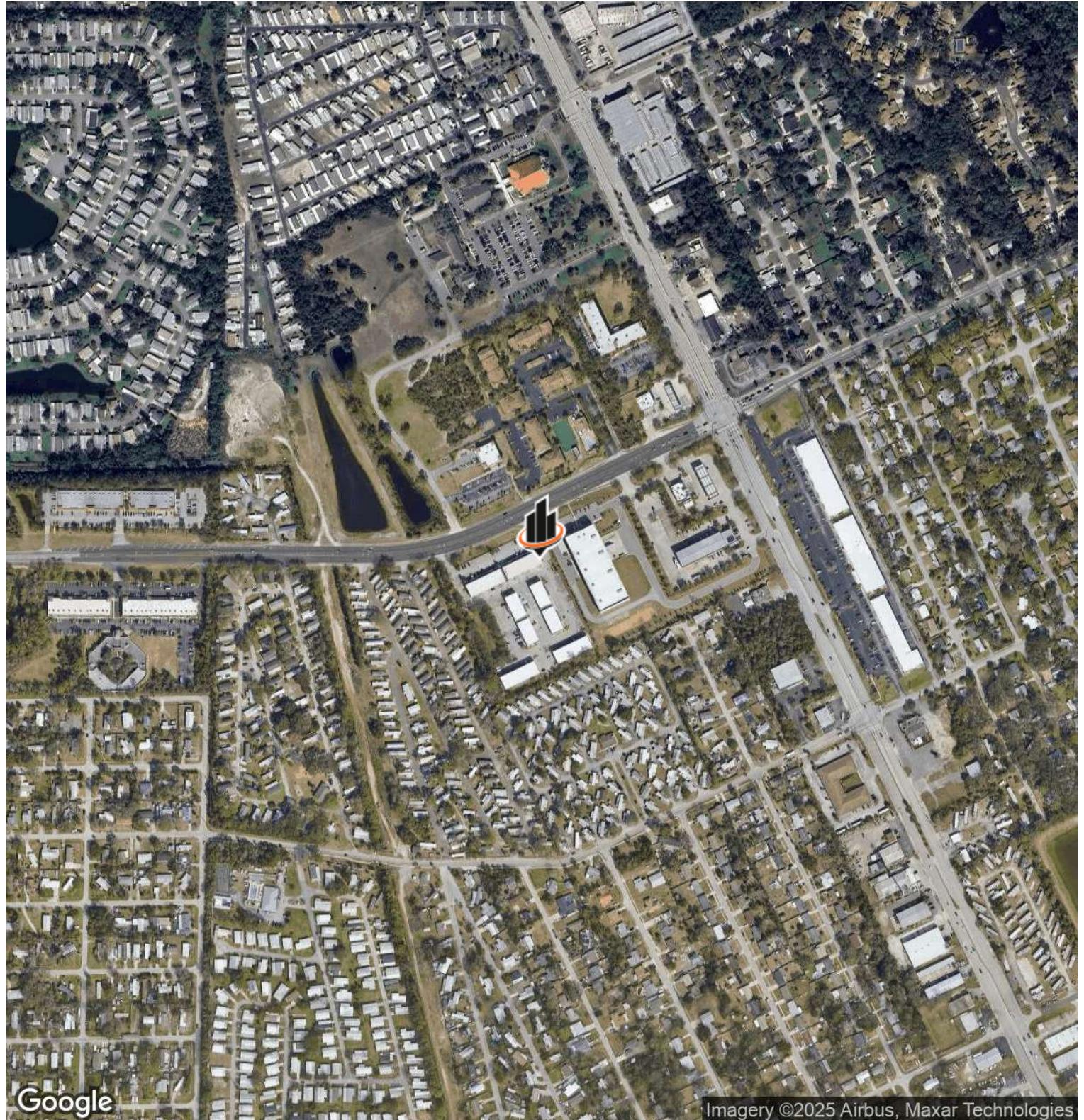
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INTERIOR PHOTOS



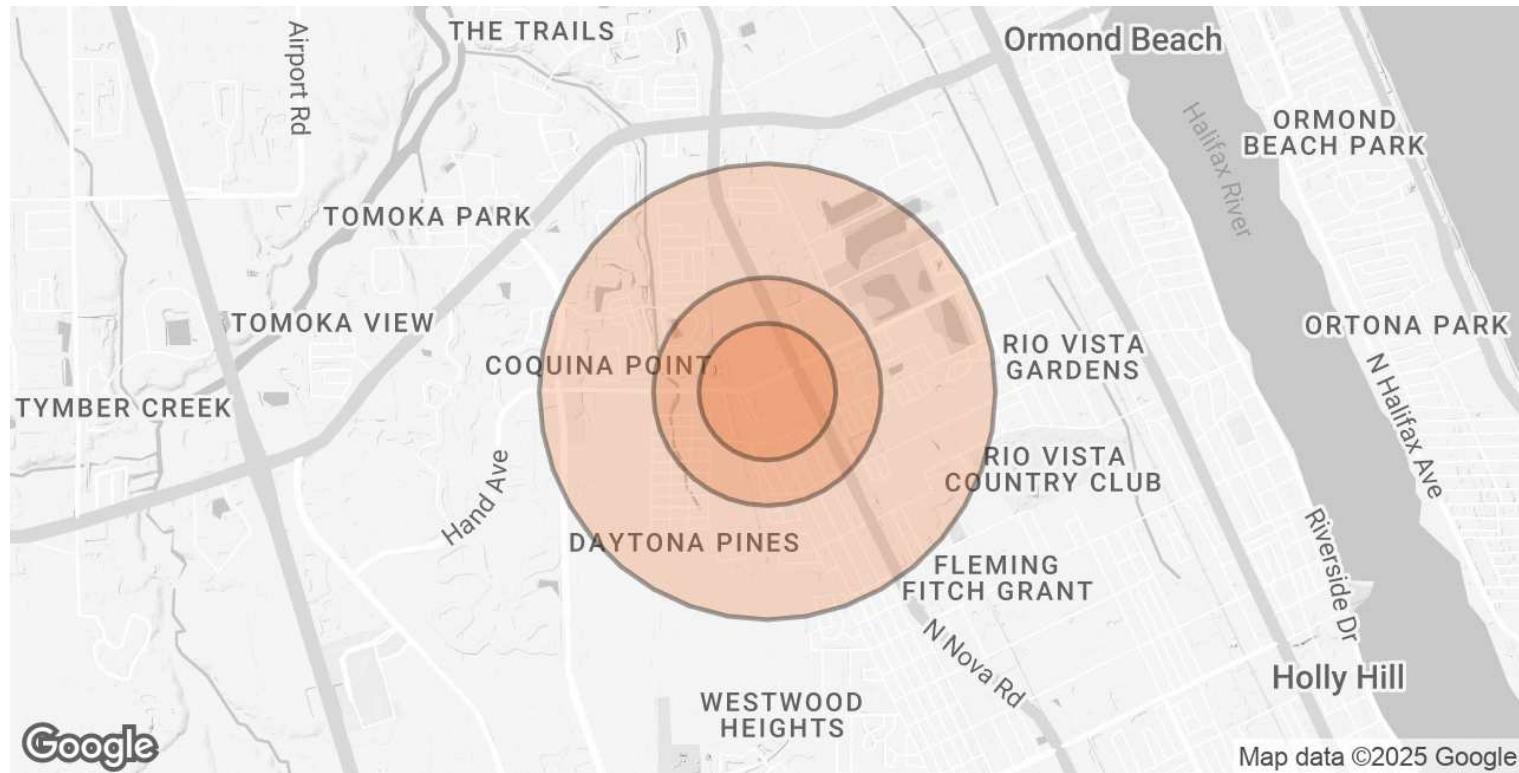
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	993	3,080	9,838
AVERAGE AGE	51	49	49
AVERAGE AGE (MALE)	48	47	47
AVERAGE AGE (FEMALE)	53	51	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	476	1,404	4,377
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$51,443	\$54,205	\$59,654
AVERAGE HOUSE VALUE	\$154,533	\$174,398	\$196,455

Demographics data derived from AlphaMap

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ADVISOR BIO 1



CARL W. LENTZ IV, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

MEMBERSHIPS

CCIM- Certified Commercial Investment Member

SVN | Alliance Commercial Real Estate Advisors

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