

**SALE / LEASE**

# Former Bank For Sale/Lease

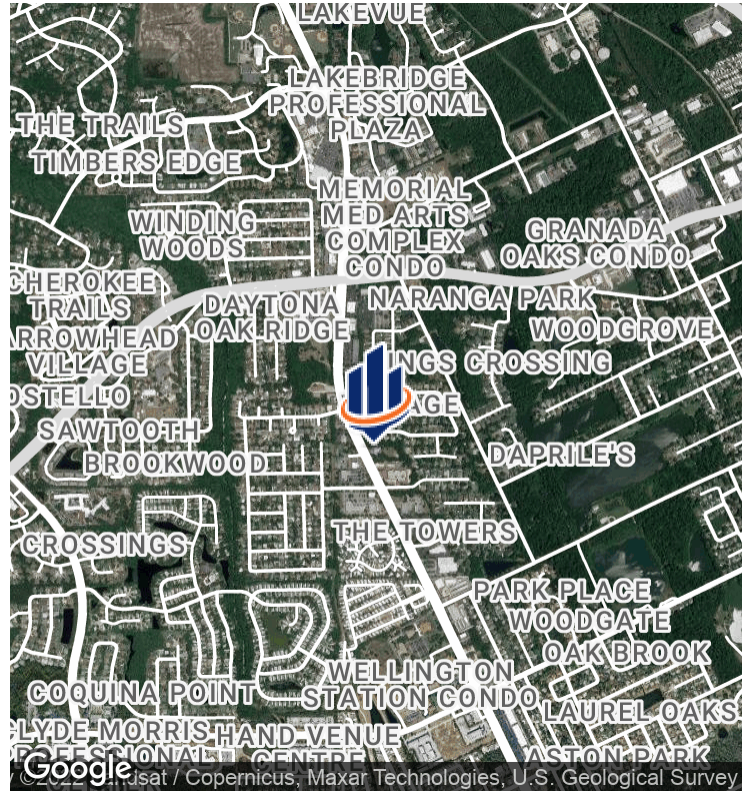
**201 S. NOVA ROAD**  
Ormond Beach, FL 32174

**PRESENTED BY:**

**MICHAEL BAXTER**  
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,500,000
<b>LEASE RATE:</b>	\$30.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	5,060 SF
<b>AVAILABLE SF:</b>	5,060 SF
<b>LOT SIZE:</b>	2.841 Acres
<b>PRICE / SF:</b>	\$494.07
<b>YEAR BUILT:</b>	1990
<b>RENOVATED:</b>	1999
<b>ZONING:</b>	B-8 (commercial)
<b>APN:</b>	21143202000010

### PROPERTY OVERVIEW

5,060 SF Former Bank with three Drive-Thru lanes. Large monument sign on high-traffic Nova Road. Across the street from Dunkin and less than 1/2 mile south of Granada Boulevard and just 3 miles from I-95.



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# EXTERIOR PHOTOS



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# AERIAL



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# INTERIOR PHOTOS



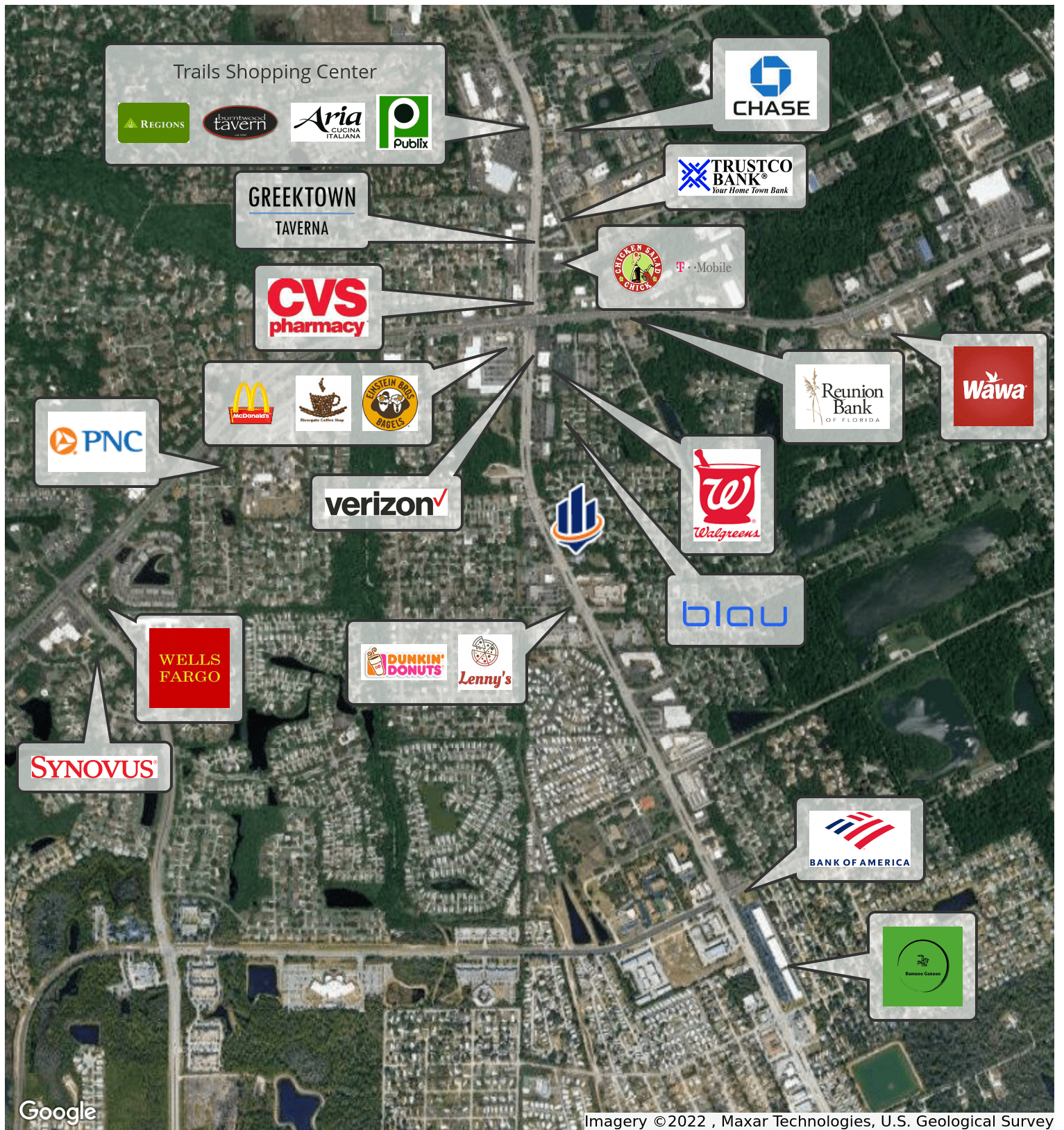
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# RETAILER MAP

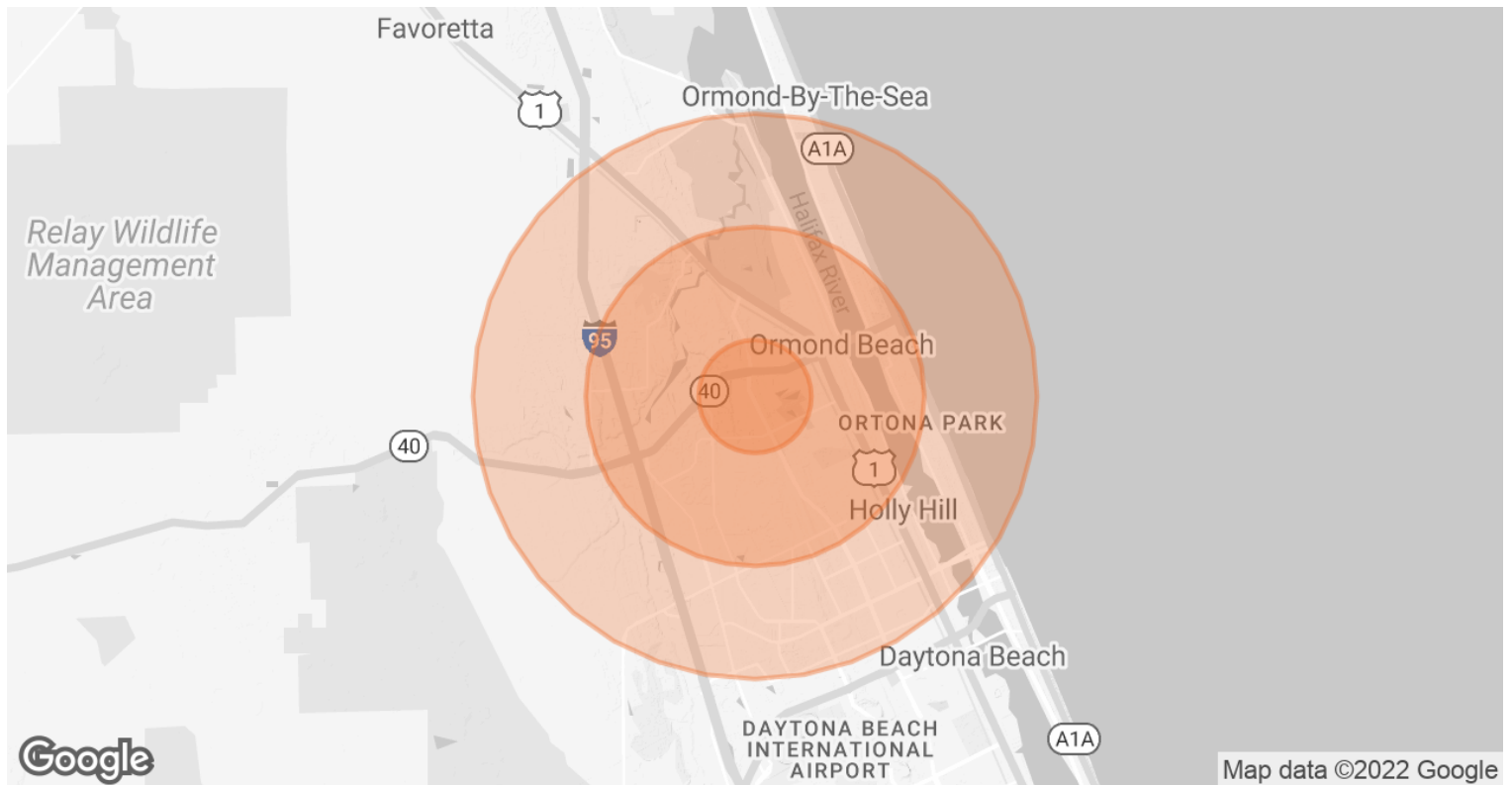


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,796	42,253	86,776
<b>AVERAGE AGE</b>	46.4	47.9	44.9
<b>AVERAGE AGE (MALE)</b>	45.4	45.5	43.2
<b>AVERAGE AGE (FEMALE)</b>	47.2	49.4	46.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,875	18,819	37,631
<b># OF PERSONS PER HH</b>	2.4	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$50,363	\$54,709	\$54,755
<b>AVERAGE HOUSE VALUE</b>	\$201,736	\$194,846	\$191,386

\* Demographic data derived from 2010 US Census

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## ADVISOR BIO 1



### MICHAEL BAXTER

Senior Advisor

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### PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. Originally from Pennsylvania, he specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities.. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

### EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

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