

SALE

ORMOND MULTI-TENANT OFFICE BUILDING

570 Memorial Circle Ormond Beach, FL 32174



SALE PRICE: \$3,590,000

G.G. Galloway

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Scott Harter

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COMMERCIAL
BENCHMARK**

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

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Property Summary

Property Description

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Location Map

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Floor Plans

Floor Plans

Demographics Map & Report

Advisor Bio 1

Advisor Bio 2

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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PROPERTY SUMMARY

ORMOND MULTI-TENANT OFFICE BUILDING

570 Memorial Circle Ormond Beach, FL 32174



PROPERTY DESCRIPTION

Exceptional opportunity in commercial real estate investment. This impressive 23,450 SF office building, comprised of 16 units, located in the coveted Ormond Beach area. Built in 1984 and thoughtfully updated in 2007. Well maintained and consistently being updated including new air conditioners. The property is perfectly positioned for Professional Office and Medical use with B-1 Zoning, catering to the discerning needs of office-building investors. New roof in 2025 as well as new and efficient LED lighting throughout. Easy accessibility to Interstate 95, which is 2.5 miles west or take US Highway 1 north 5.8 miles.

OFFERING SUMMARY

Sale Price:	\$3,590,000
Number of Units:	16
Lot Size:	1.2 Acres
Building Size:	23,450 SF
NOI:	\$268,057.69
Cap Rate:	7.47%

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	20,174	40,590	56,756
Total Population	44,564	90,673	128,695
Average HH Income	\$86,444	\$87,603	\$82,237

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LOCATION DESCRIPTION

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570 Memorial Circle Ormond Beach, FL 32174



LOCATION DESCRIPTION

Located in central Ormond Beach directly across from The Trails Shopping Center. Just minutes away from Daytona Beach, the vibrant area surrounding the property offers a dynamic business environment with a mix of corporations, professional services, and innovative startups. A short drive from the renowned Daytona International Speedway, the area provides access to world-class entertainment and events year-round. Nearby, the vibrant Granada Boulevard offers a diverse range of dining and retail options, ideal for networking and client meetings. The location benefits from two separate access to major highways.

EXTERIOR DESCRIPTION

Three story professional office building with tastefully painted stucco finish. Corner lot with ample parking.

INTERIOR DESCRIPTION

Three story multi-tenant office building with first floor medical offices and, medical and professional offices on the second and third floors. Well maintained building with energy efficiency lighting, elevator and tastefully remodeled.

PARKING DESCRIPTION

Ample parking that surrounds three sides of the building with tasteful landscaping.

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HIGHLIGHTS

ORMOND MULTI-TENANT OFFICE BUILDING

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PROPERTY HIGHLIGHTS

- - 23,450 SF office building
- - 16 units
- - Built in 1984, updated in 2007 and consistently updated
- - Many new air conditioning units
- - Zoned B-1 for Professional Office and Medical use
- - New Roof in 2025

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ADDITIONAL PHOTOS

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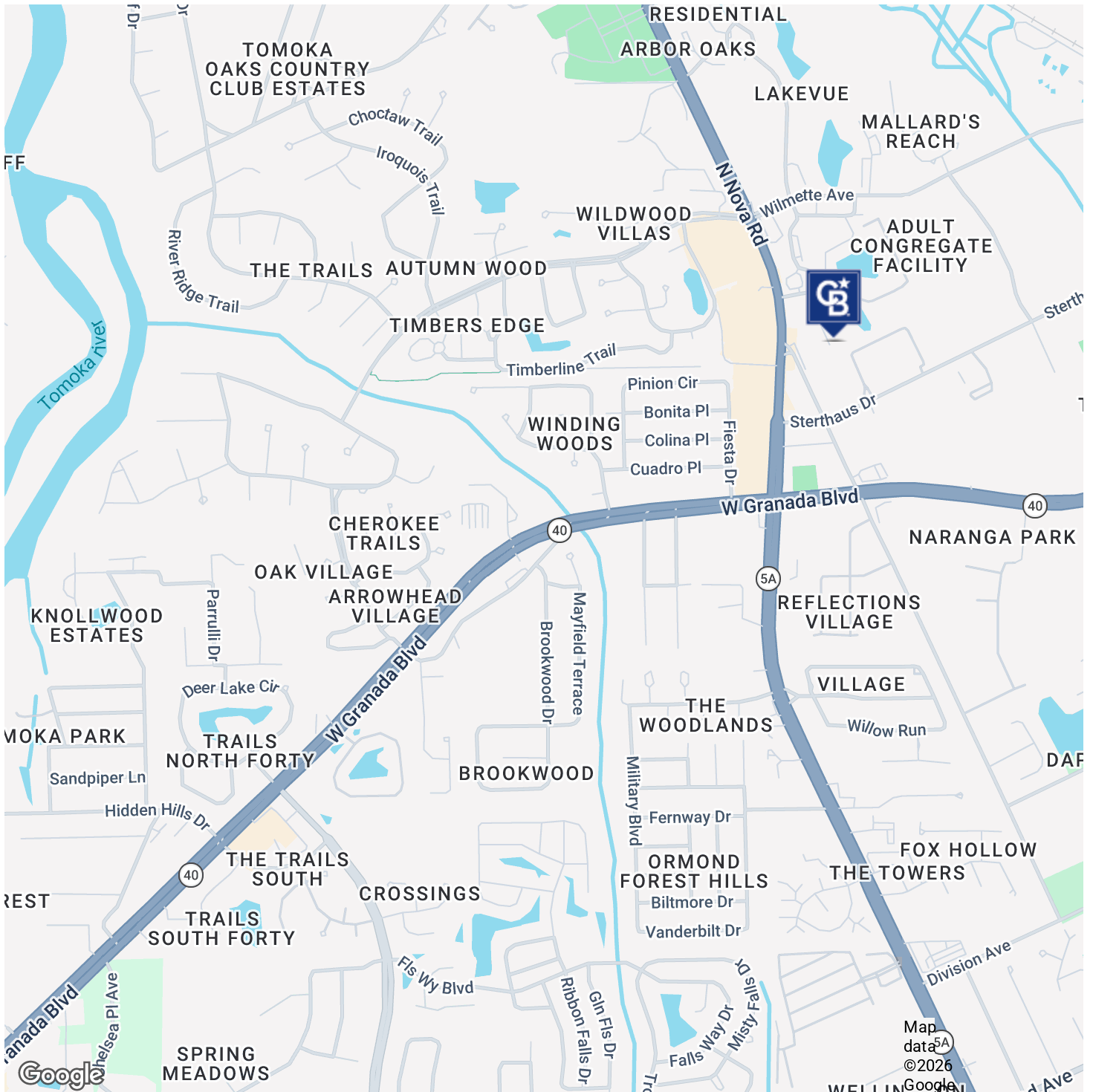


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LOCATION MAP

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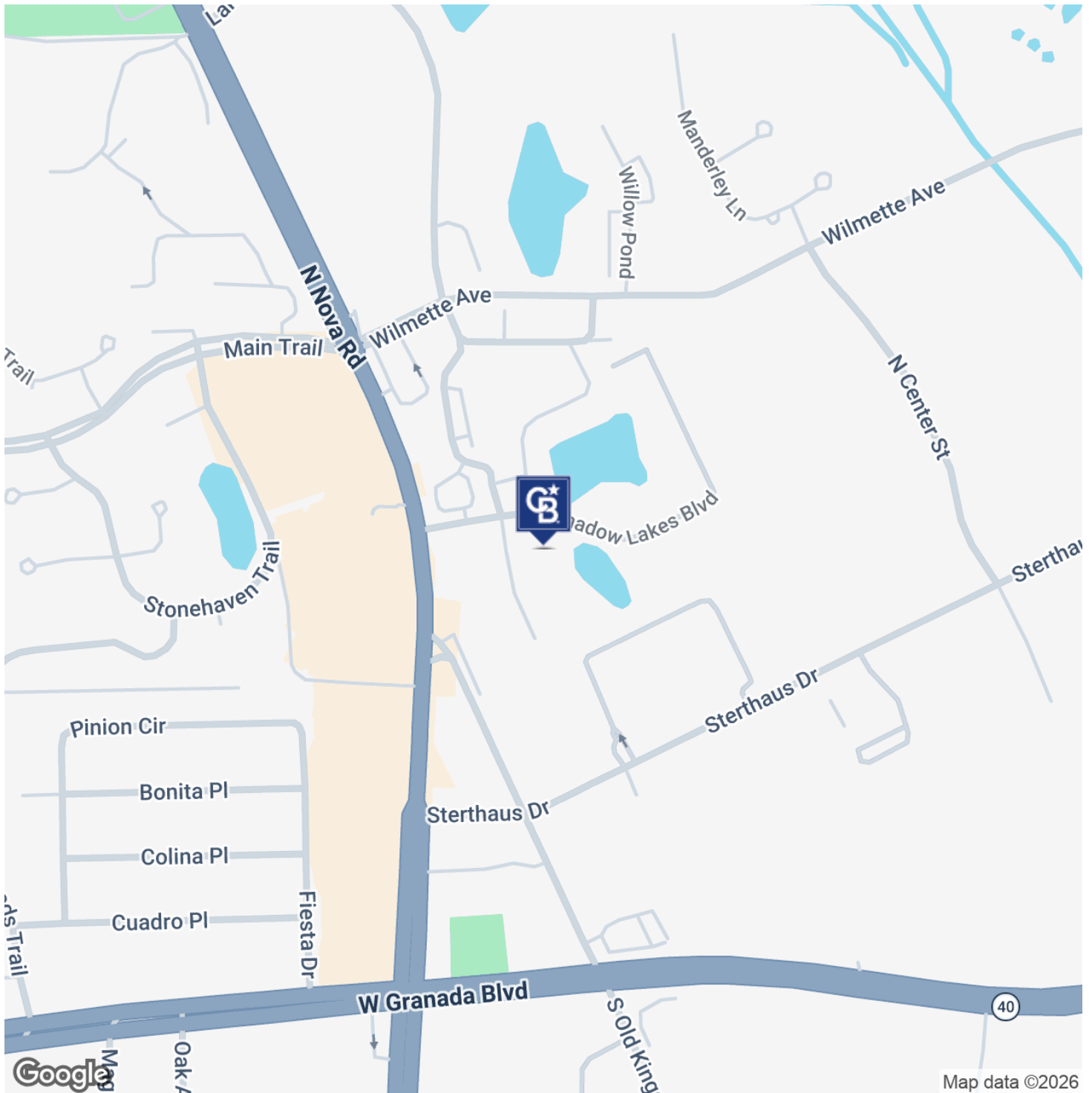


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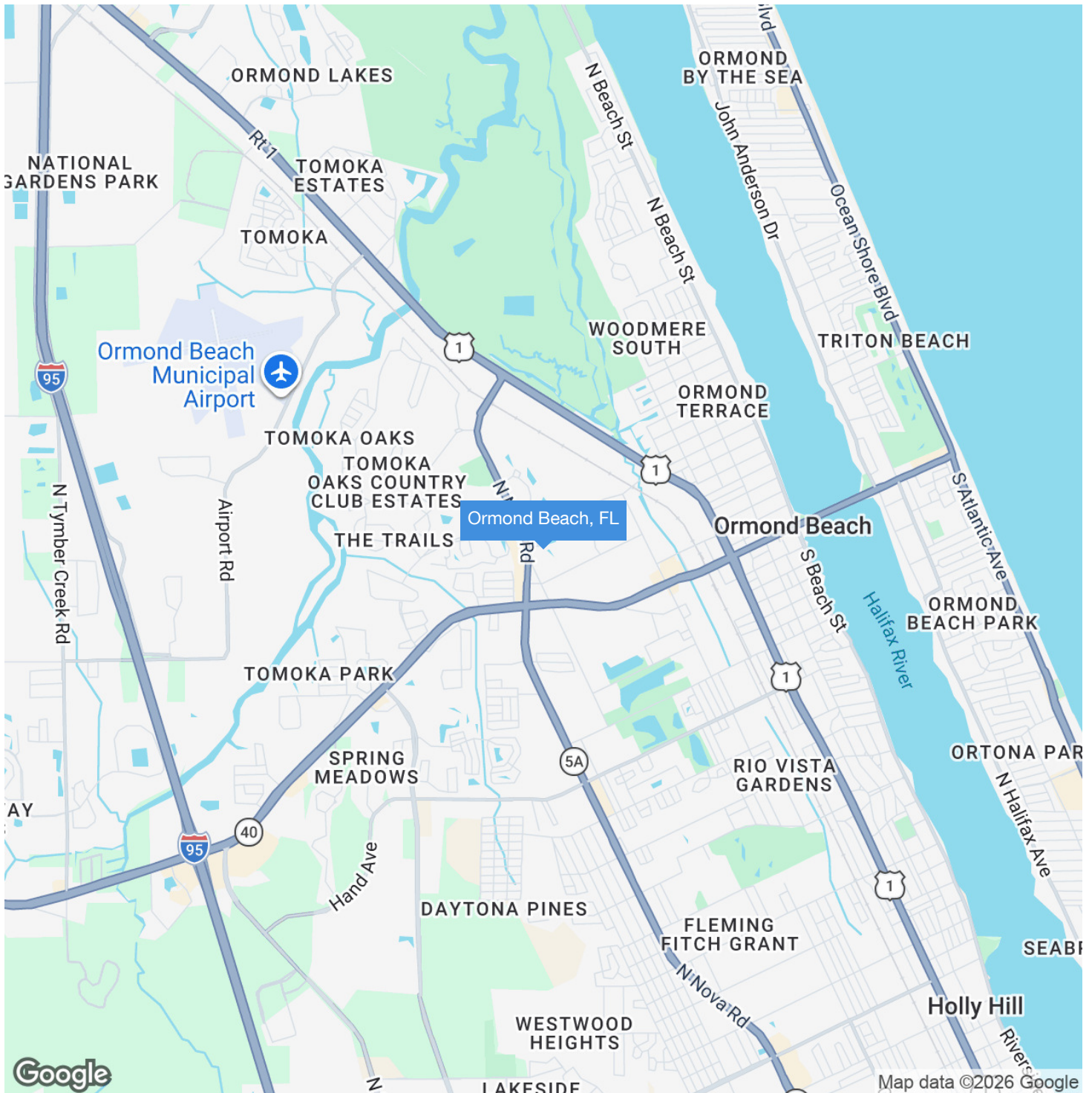


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REGIONAL MAP

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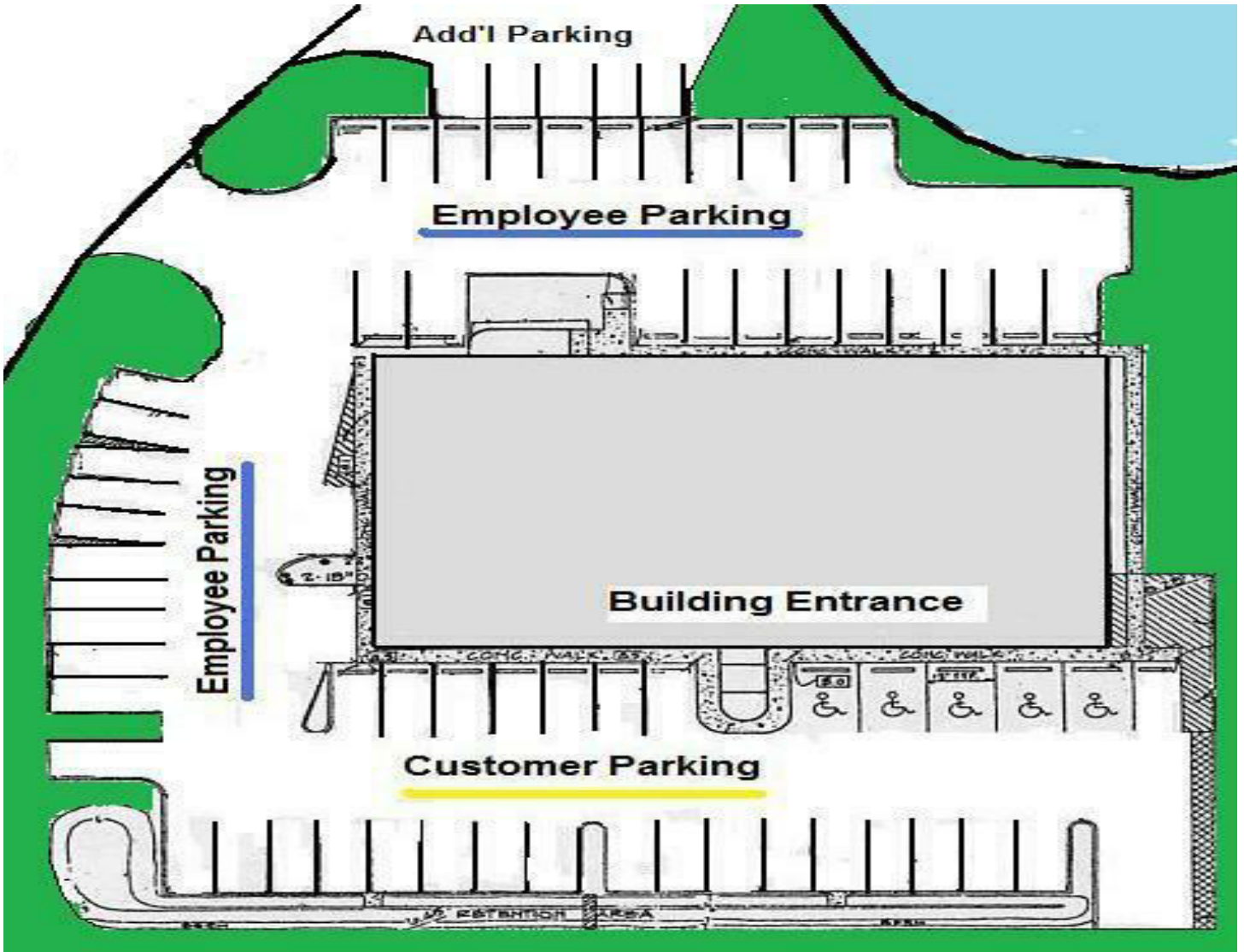


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SITE PLAN

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Site Plan

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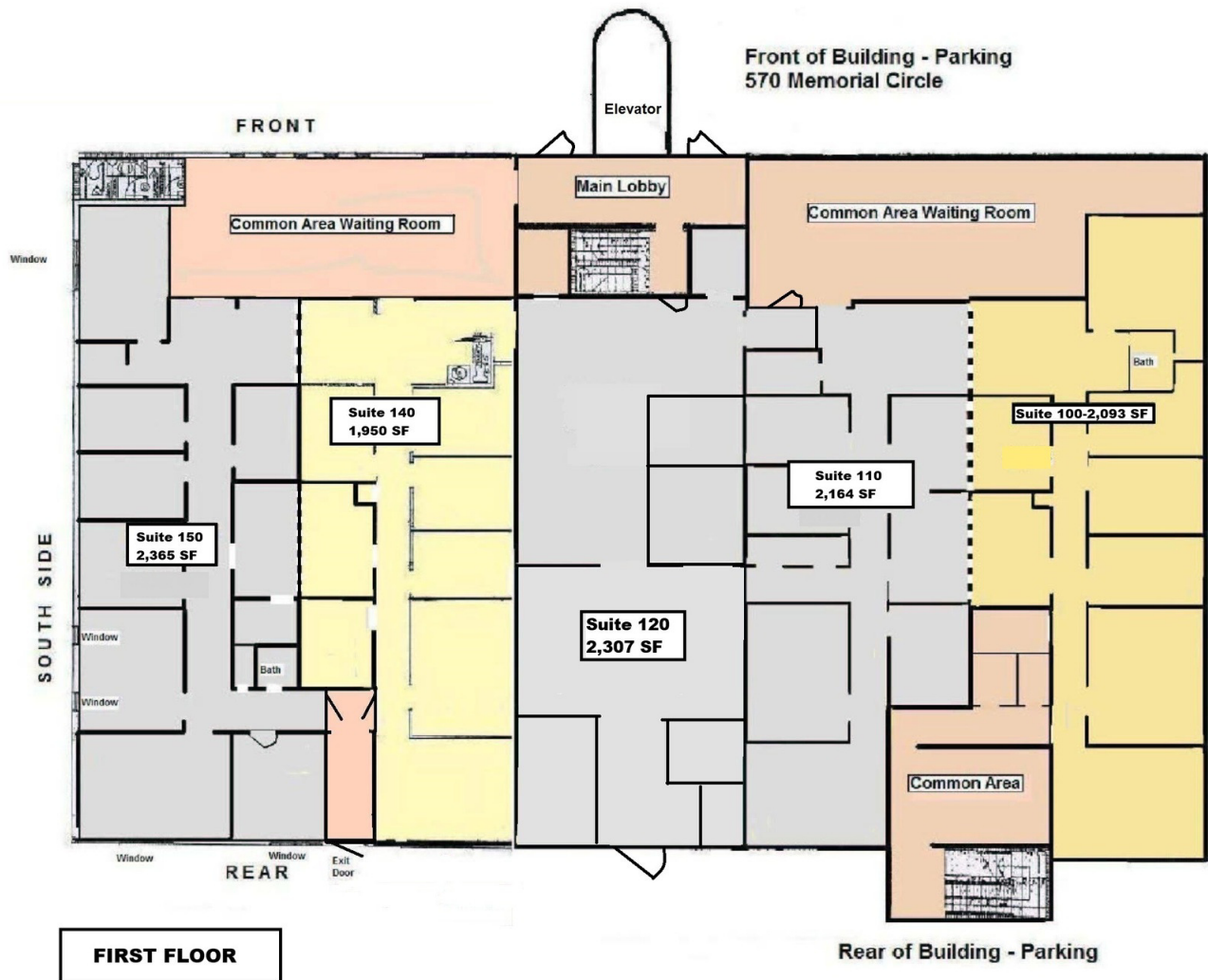


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FLOOR PLAN

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First Floor

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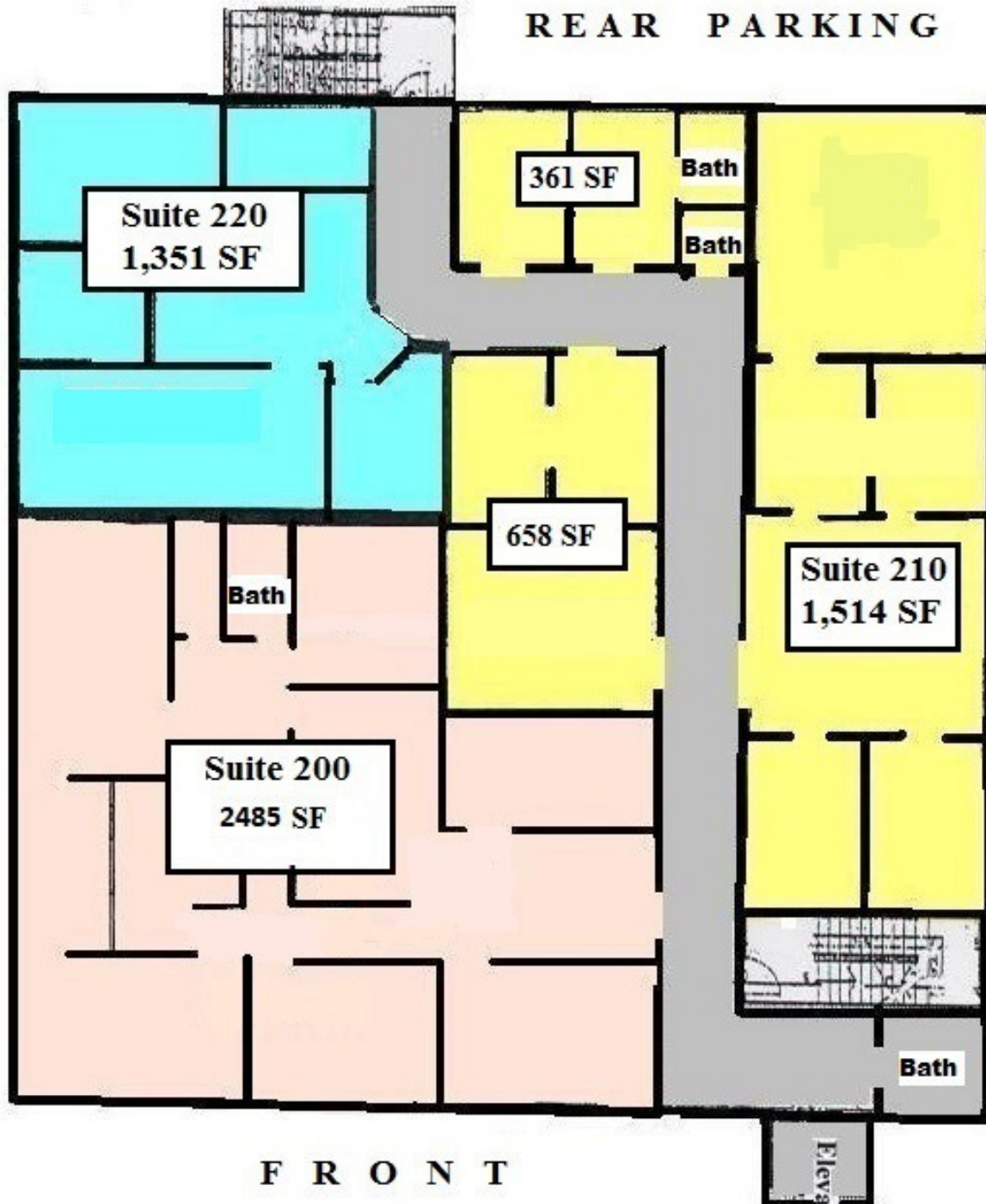


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FLOOR PLAN

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Second Floor

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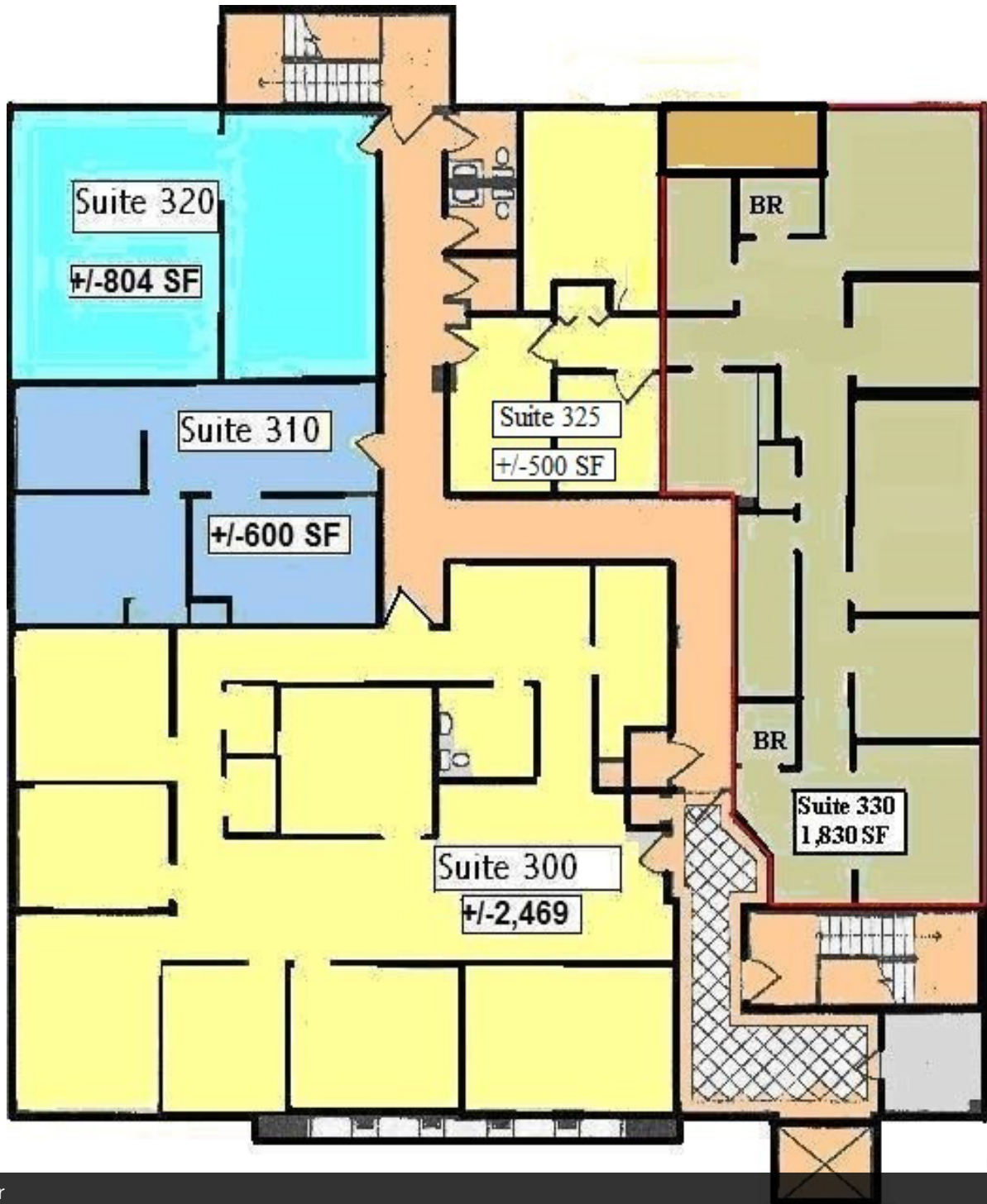


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FLOOR PLAN

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Third Floor

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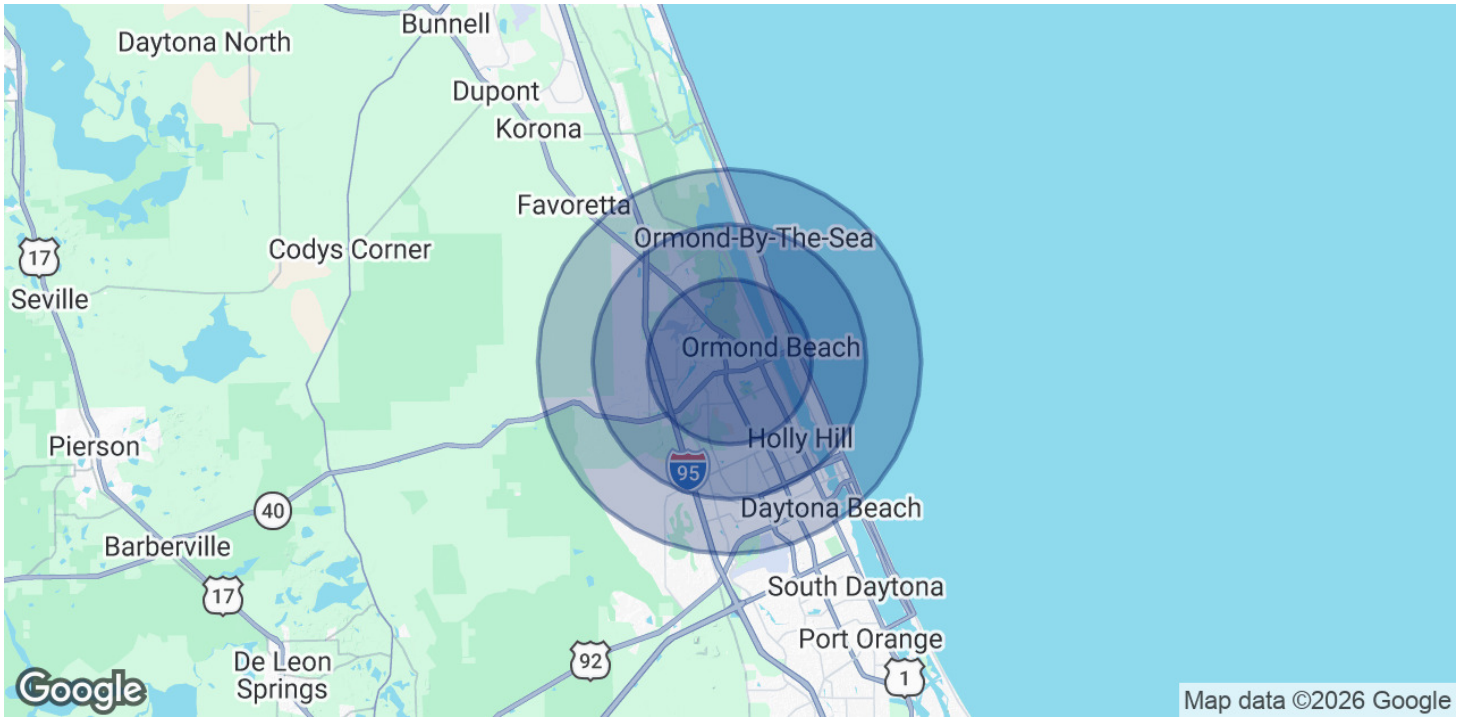


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DEMOGRAPHICS

ORMOND MULTI-TENANT OFFICE BUILDING

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Map data ©2026 Google

POPULATION

3 MILES

5 MILES

7 MILES

Total Population	44,564	90,673	128,695
Average Age	51	50	47.5
Average Age (Male)	48.6	48	45.8
Average Age (Female)	52.5	50.9	48.3

HOUSEHOLDS & INCOME

3 MILES

5 MILES

7 MILES

Total Households	20,174	40,590	56,756
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$86,444	\$87,603	\$82,237
Average House Value	\$279,447	\$281,450	\$288,472

2023 American Community Survey (ACS)

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**G.G. GALLOWAY**

Commercial Advisor/Partner

ggalloway@cbcbenchmark.com

Direct: (386) 672-8530 | Cell: (386) 295-0839

FL #SL488121

PROFESSIONAL BACKGROUND

One of east central Florida's premier commercial real estate "guru" professionals with over 36 years of real world commercial real estate experience. G.G. Galloway has been recognized by his peers and performance 5 different times as the top producer of commercial real estate in the area and two times earning the level of Circle of Distinction from Coldwell Banker Commercial Corporate. G.G. Galloway's full-service attitude, tenacity, and integrity allows him and his team to be on the cutting edge of what is happening in today's ever-changing world of commercial real estate. The first in his company to go to teaming is his personal business platform of his success. Being able to adapt to changes and having a can-do attitude allows the opportunity for all to be successful in all teaming transactions. His can do attitude has been extremely contagious with giving back to his community with hundreds of hours of volunteering time to the various community organizations as well as local, state, and national professional organizations. Galloway has never been selfish with his time and commitment to his team, company, community, or professional associations. G.G.'s professional record, service record, and personal accomplishments speak for itself as to his integrity and commitment on behalf of whomever he or his team is working for. Galloway's number one goal is to always protect his client's best interest; the bottom line is we must always do what is right regardless of the consequences.

G.G.'s 110 % effort that he expects from his team, himself, and company is a direct reflection of understanding his commitment to his team, his company, and his family. You must be "ALL IN" every day and every second you step on to the field of play. His clientele, former teammates, sphere of influence, and repeat business clearly understands his commitment to being "ALL IN."

G.G. Galloway has been involved in some of the area's largest land and warehouse deals. He has stood the test of time and has weathered the storm during the downturn years by being creative and being able to find and identify those golden nuggets that are always out there but just need to be "rediscovered."

EDUCATION

He graduated from Clemson University with a BS degree in business and marketing. He has had the honor and privilege of being an Eagle Scout, and Rotary Paul Harris Fellow as well as being inducted into Tiger Brotherhood. He signed with Seattle Seahawks in 1976.

MEMBERSHIPS**Benchmark**

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COLDWELL BANKER
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SCOTT HARTER

Commercial Broker/Associate

dscottharter@gmail.com

Direct: (386) 672-8530 | Cell: (386) 290-6994

FL #BK3041405

PROFESSIONAL BACKGROUND

Scott Harter has worked for Coldwell Banker Commercial Benchmark since 2007 and made a partner in 2017. Scott has brokered all property types and classes including working extensively with several lenders handling their troubled assets and REO disposition leading to over 125 transactions totaling over \$50 million. Scott believes in teaming which results in the customer receiving specialized treatment.

Scott started his career in 1989 in southern California, specializing in Apartment sales, management and consulting. He relocated to Florida in 1994 where he owned and operated a small manufacturing company giving him the knowledge of how small manufacturing companies operate and utilize space. After Scott's brief hiatus from real estate he obtained his Florida Real Estate license in 2002 and brokerage license in 2005.

Scott specializes in applying his expertise, attention to detail and market knowledge to broker warehouse, flex, office, land, multifamily, retail, and investment properties. He is an expert in leasing warehouse, office and retail space as well. Scott represents Sellers, Buyers, Landlords and Tenants.

MEMBERSHIPS

REALTOR, National Association of REALTORS

Benchmark

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Sarah Galloway

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