

# MBA BUSINESS CENTER | COMMERCIAL CONDO FOR SALE OR LEASE



## PROPERTY DESCRIPTION

1,366 SF Commercial Condo – For Sale or Lease.  
Located in the MBA Business Center.  
This space includes a reception area, five offices, a bathroom with a shower, and a storage room.  
Highly visible signage on US Highway 1.  
Ready for immediate occupancy.  
Estimated CAM, real estate taxes, and insurance \$5.60 per SF.

## LOCATION DESCRIPTION

Located on the east side of US Highway 1 in MBA Business Center.  
Approximate distances to:

- 0.6 miles south of the I-95/US-1 Interchange on US Highway 1
- 0.7 miles to the new Security First Insurance 120,000 SF office complex
- 1.3 miles to the Destination Daytona Complex, Teddy Morse's Harley Davidson, and Giant Recreation World

## LOCATION ADDRESS

1437 N. US Highway 1, Unit C6  
Ormond Beach, FL 32174

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$293,690
<b>LEASE RATE:</b>	\$16.00 NNN
<b>CONDO FEES:</b>	\$532 per Month
<b>AVAILABLE SF:</b>	1,366 SF
<b>YEAR BUILT:</b>	2006
<b>TRAFFIC COUNT:</b>	25,500 AADT
<b>ZONING:</b>	PBD

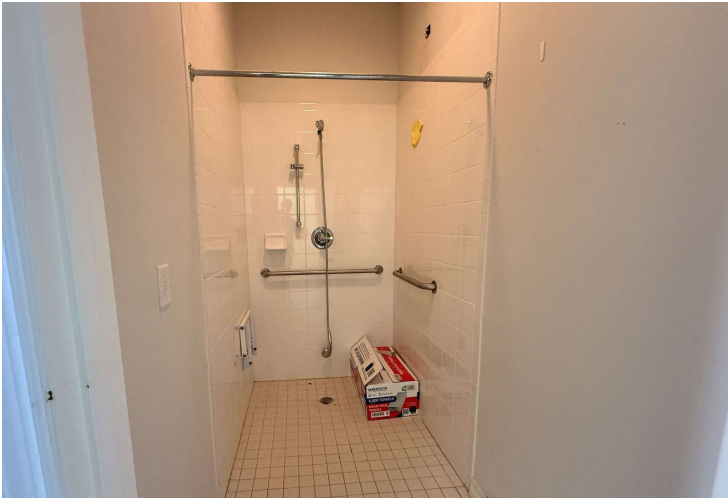
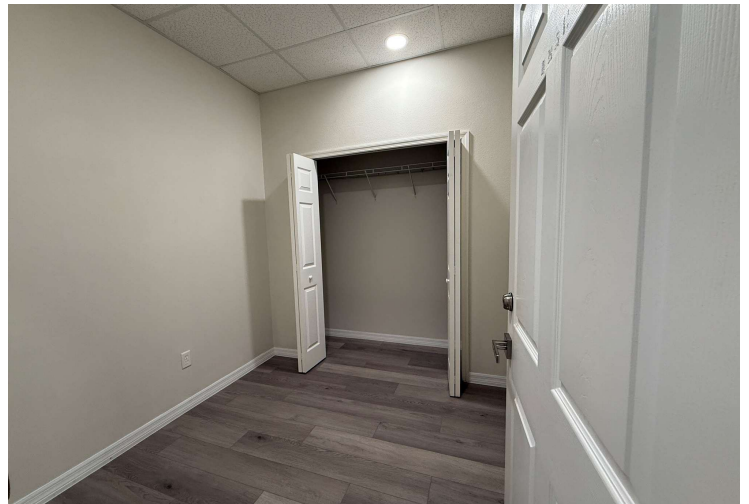
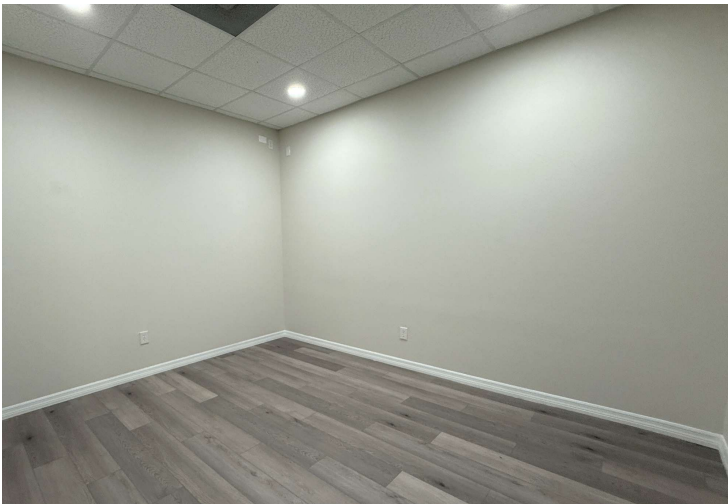
<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	636	3,851	24,099
<b>TOTAL POPULATION</b>	1,468	8,642	52,330
<b>AVERAGE HH INCOME</b>	\$106,461	\$101,586	\$96,768

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## ADDITIONAL PHOTOS



**JOHN W. TROST, CCIM**

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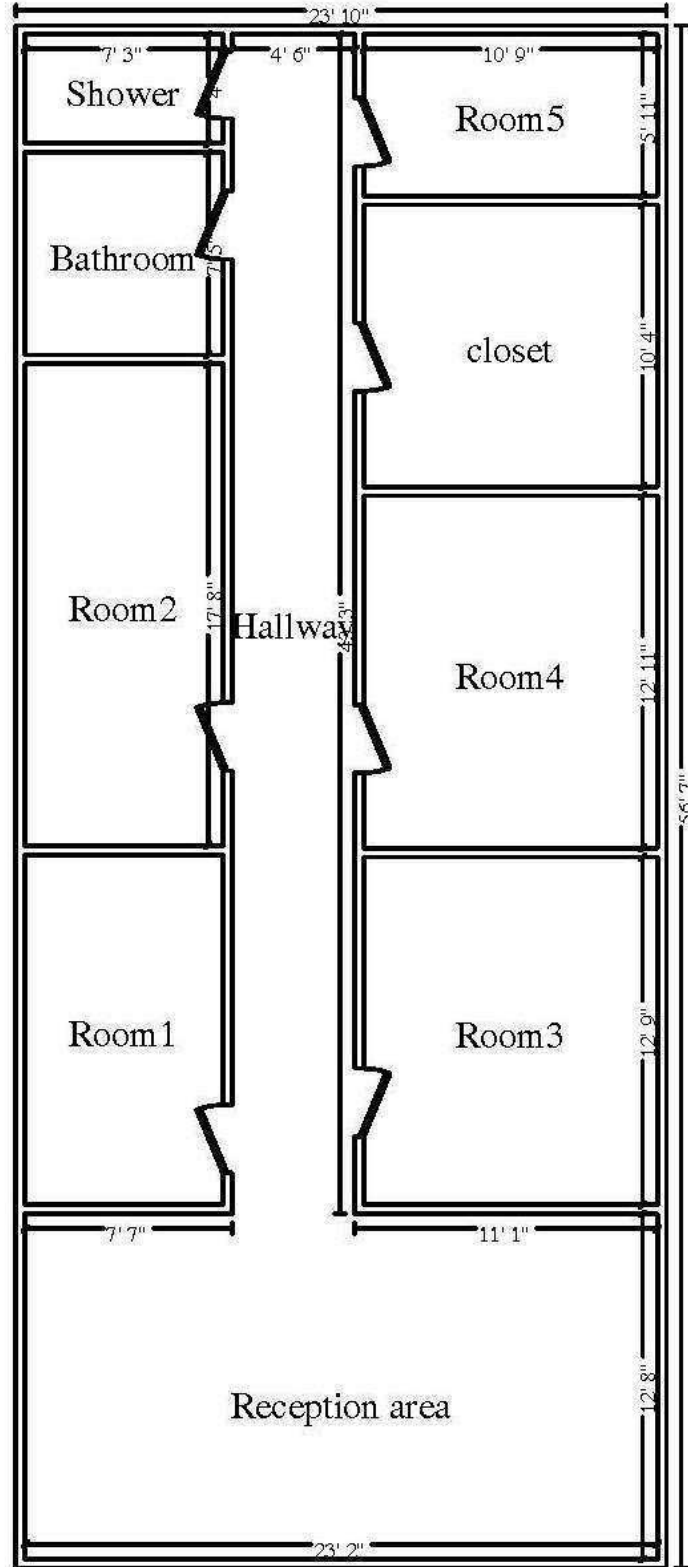
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# FLOOR PLAN SKETCH



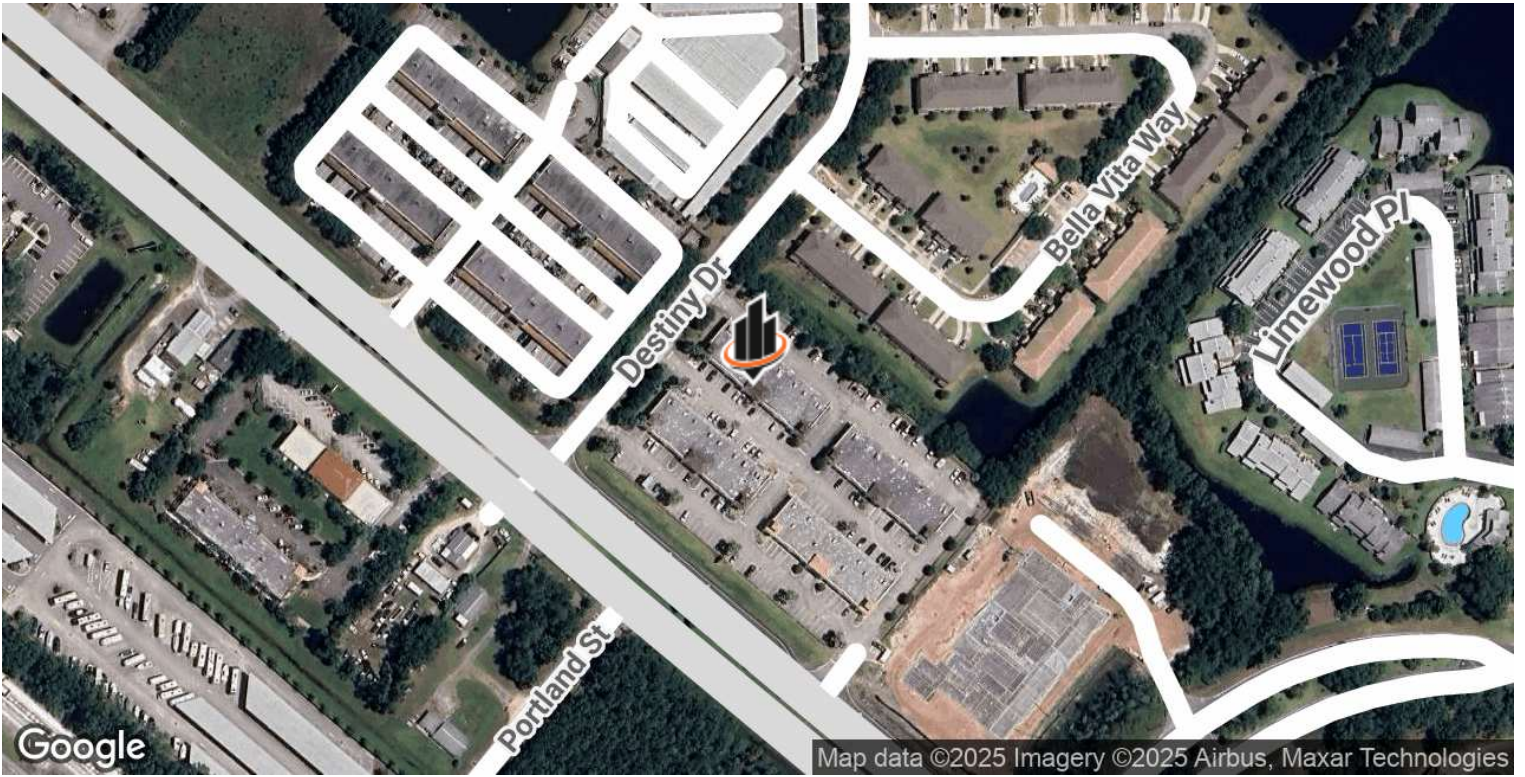
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# LOCATION MAPS



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