

SALE

ORMOND BEACH RETAIL/OFFICE BUILDING

298 S Yonge St Ormond Beach, FL 32174



SALE PRICE

\$4,200,000

G.G. Galloway

Commercial Advisor/Partner

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ggalloway@cbcbenchmark.com

Scott Harter

Commercial Broker/Associate

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BENCHMARK**

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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5 PROPERTY INFORMATION

Property Summary

Property Description

Additional Photos

Regional Map

Location Map

Aerial Map

Site 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

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PROPERTY DESCRIPTION

29,400 sf corner building only. 29,400 sf of office, retail or showroom. Currently built out as office with several offices, work stations, conference rooms, restrooms, mailroom, cafeteria and more. Formerly used as medical billing offices and furniture store with warehousing prior to that. Furniture, Fixtures and Equipment convey (see list attached to floorplan) include: executive desks, work stations, chairs, cabinets, conference tables with chairs, mail equipment, shelving, cafeteria equipment. Building could be divided. Full building generator and parking in front and rear of property with over 112 spaces. Please note: This sale includes 1 building located at 298 S. Yonge St. It will be subdivided prior to closing.

OFFERING SUMMARY

Sale Price:	\$4,200,000
Number of Units:	1
Building Size:	29,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	851	2,614
Total Population	386	1,919	5,831
Average HH Income	\$63,161	\$68,258	\$68,571

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LOCATION DESCRIPTION

Located in the coastal city of Ormond Beach. The location offers easy access to major highways. Yonge Street aka U.S. Highway 1, is a busy north/south corridor that runs down the Florida east coast.

SITE DESCRIPTION

Former Duva-Sawko medical billing offices. High profile corner on busy US Hwy 1 with easy access and ample parking.

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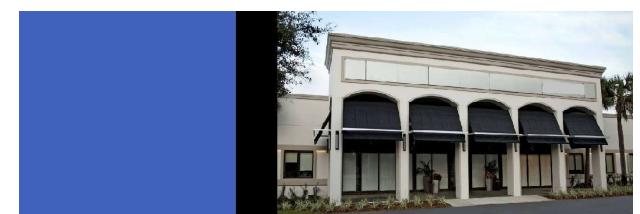


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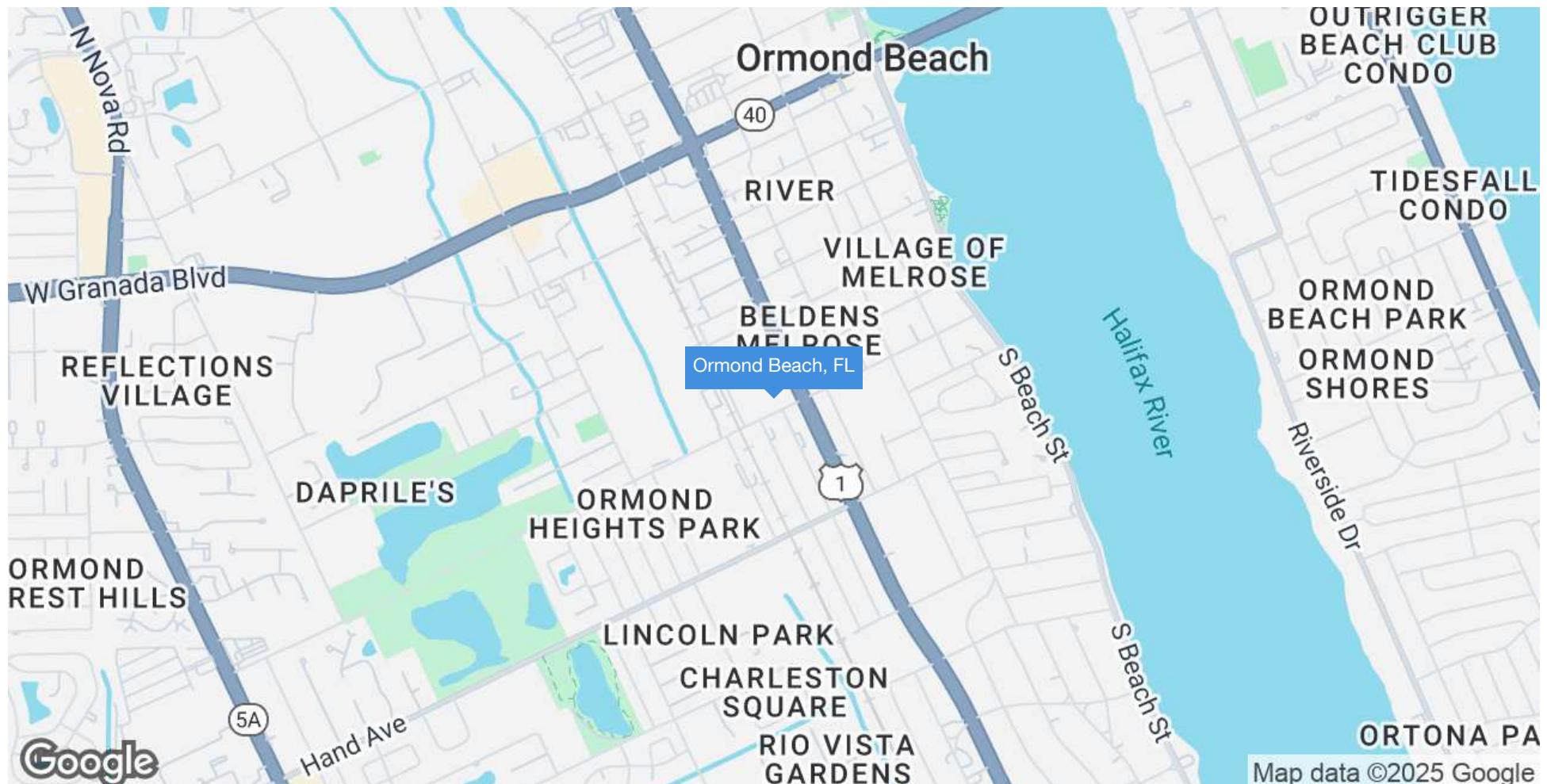


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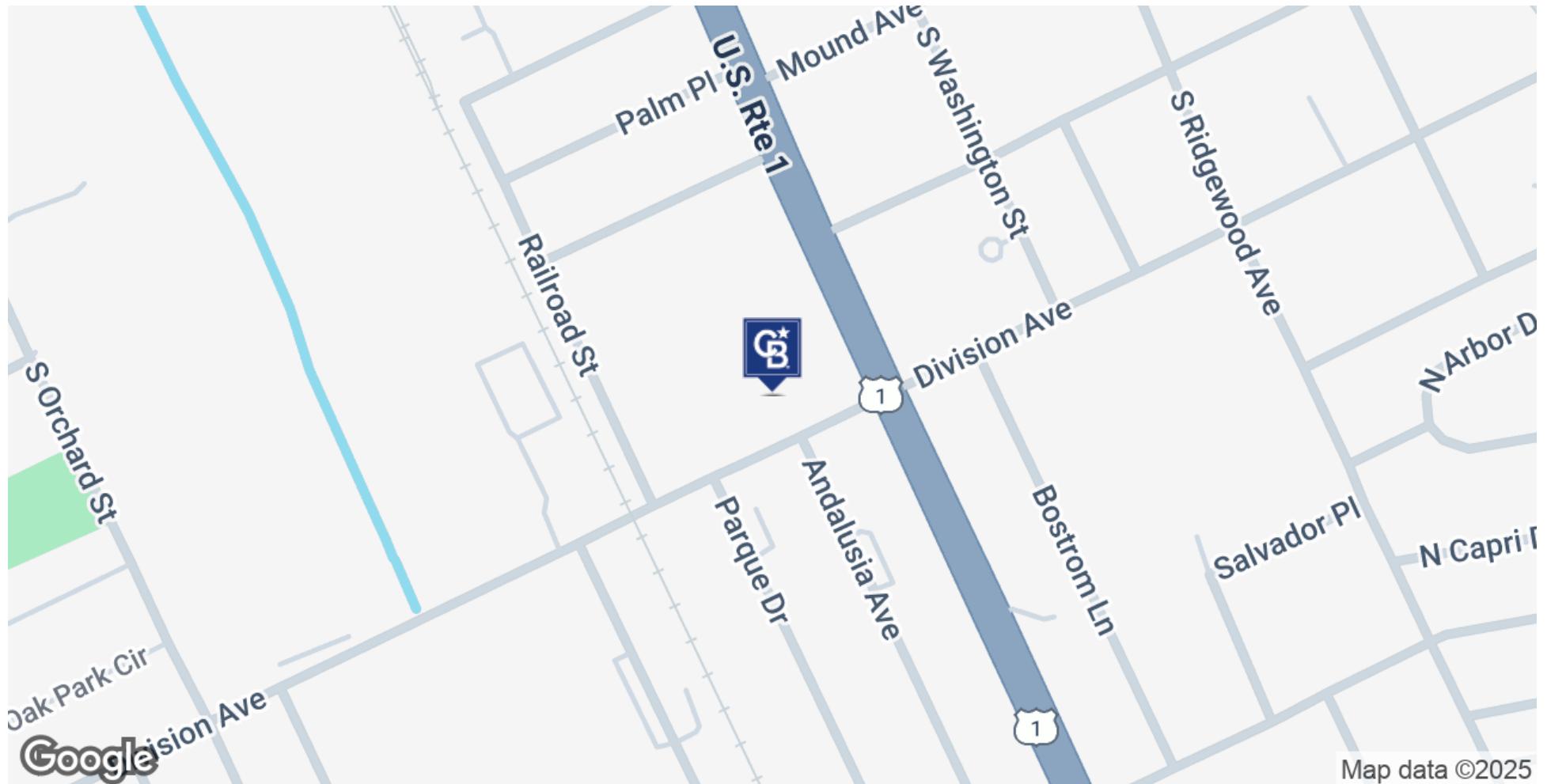


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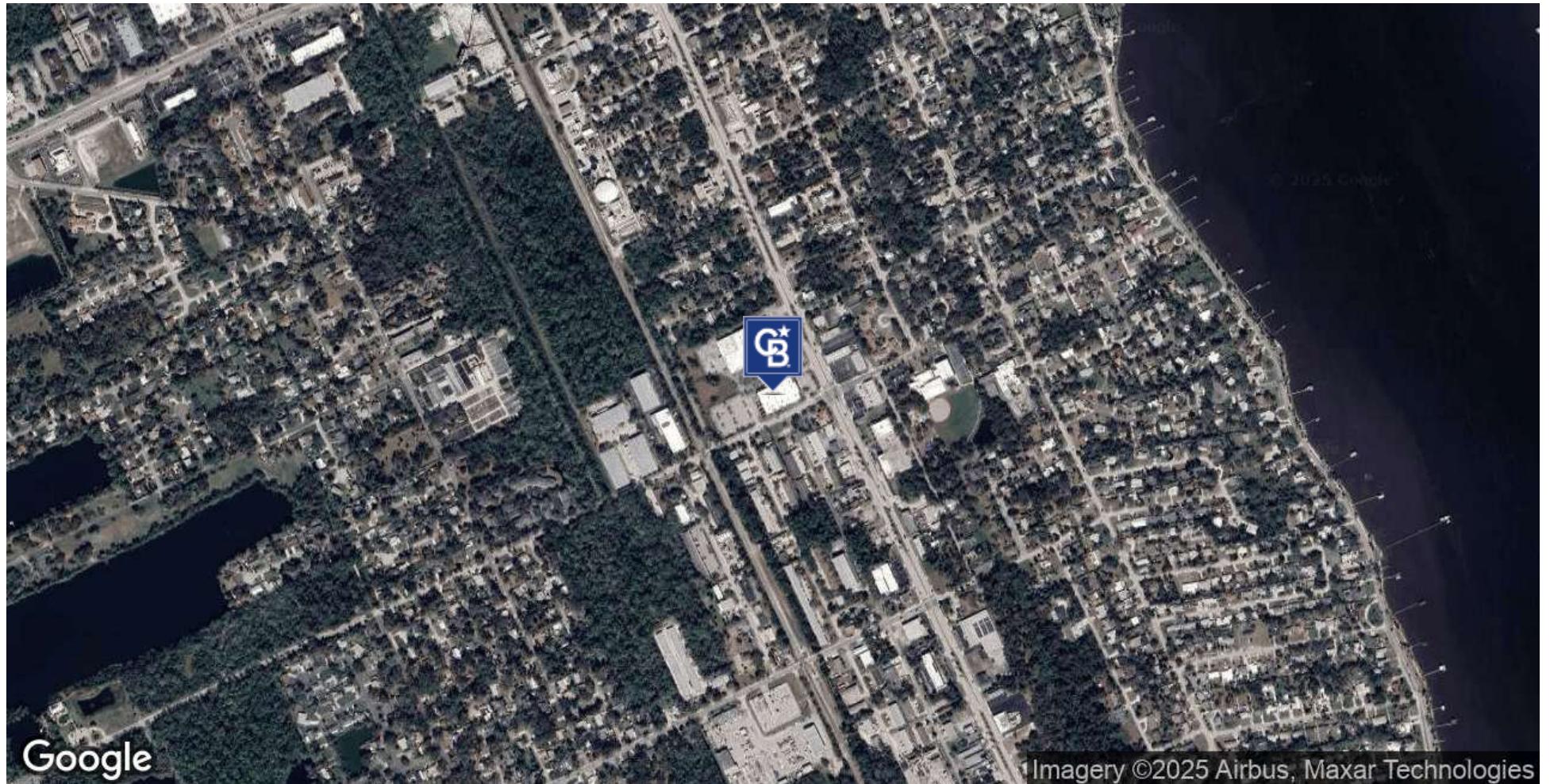


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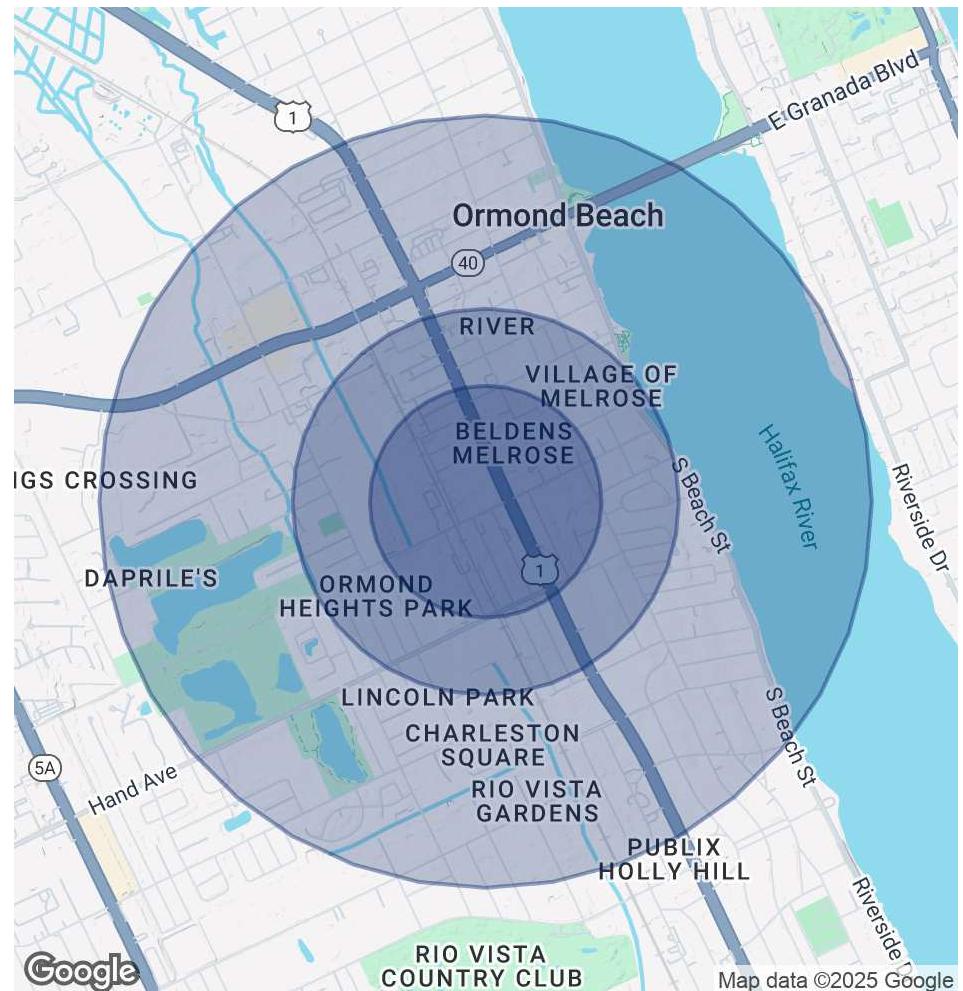
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	386	1,919	5,831
Average Age	47	47	48
Average Age (Male)	46	46	46
Average Age (Female)	48	48	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	851	2,614
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$63,161	\$68,258	\$68,571
Average House Value	\$366,558	\$332,925	\$333,549

Demographics data derived from AlphaMap



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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.

Benchmark

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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.

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