



SALE

Office Bldg. - Ormond Beach, FL

595 NORTH NOVA ROAD

Ormond Beach, FL 32174

PRESENTED BY:

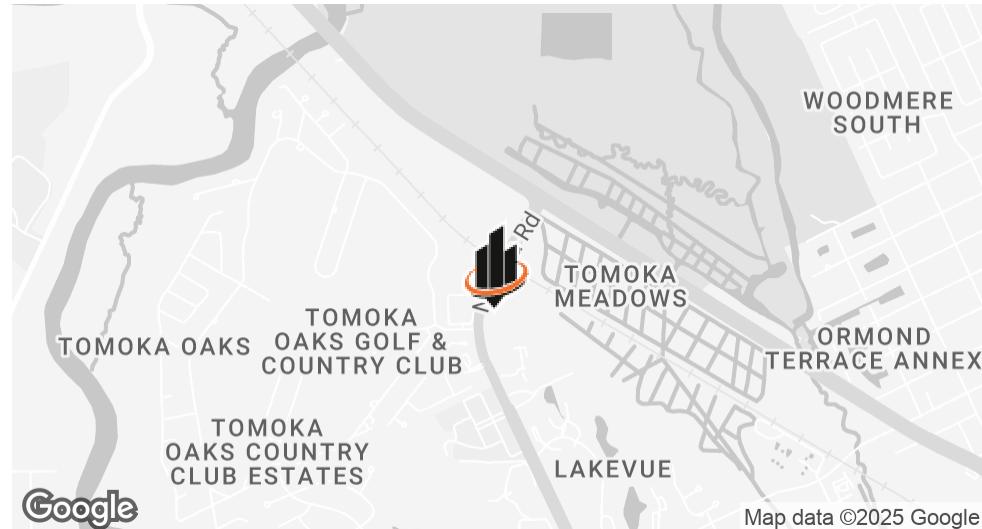
PATRICK M. OPALEWSKI, CCIM

O: 386.295.9676

patrick.opalewski@svn.com

FL #BK3042967

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
BUILDING SIZE:	15,280 SF
ZONING:	B-1 Professional Office/Medical (City of Ormond Beach)
AVAILABLE SPACE:	+/- 4,000 SF
PARCEL ID:	3242-0000-0341

PROPERTY DESCRIPTION

An iconic 2-story Ormond Beach multi-tenant office building that sits on approximately 1-acre surrounded by scenic ponds and mature oak trees. Central location on Nova Rd. just west of US Hwy 1 offering excellent visibility. Ideal for an owner/user looking to relocate a growing business with the potential to also receive rental income. Approximately 50% of the building is occupied with short-term leases giving flexibility to restructure the existing tenant roster. Recent refurbishments include a new roof, window replacement, additional parking areas, and interior modifications. Competitively priced at +/-\$148 SF

PROPERTY HIGHLIGHTS

- Central Location
- Excellent Visibility

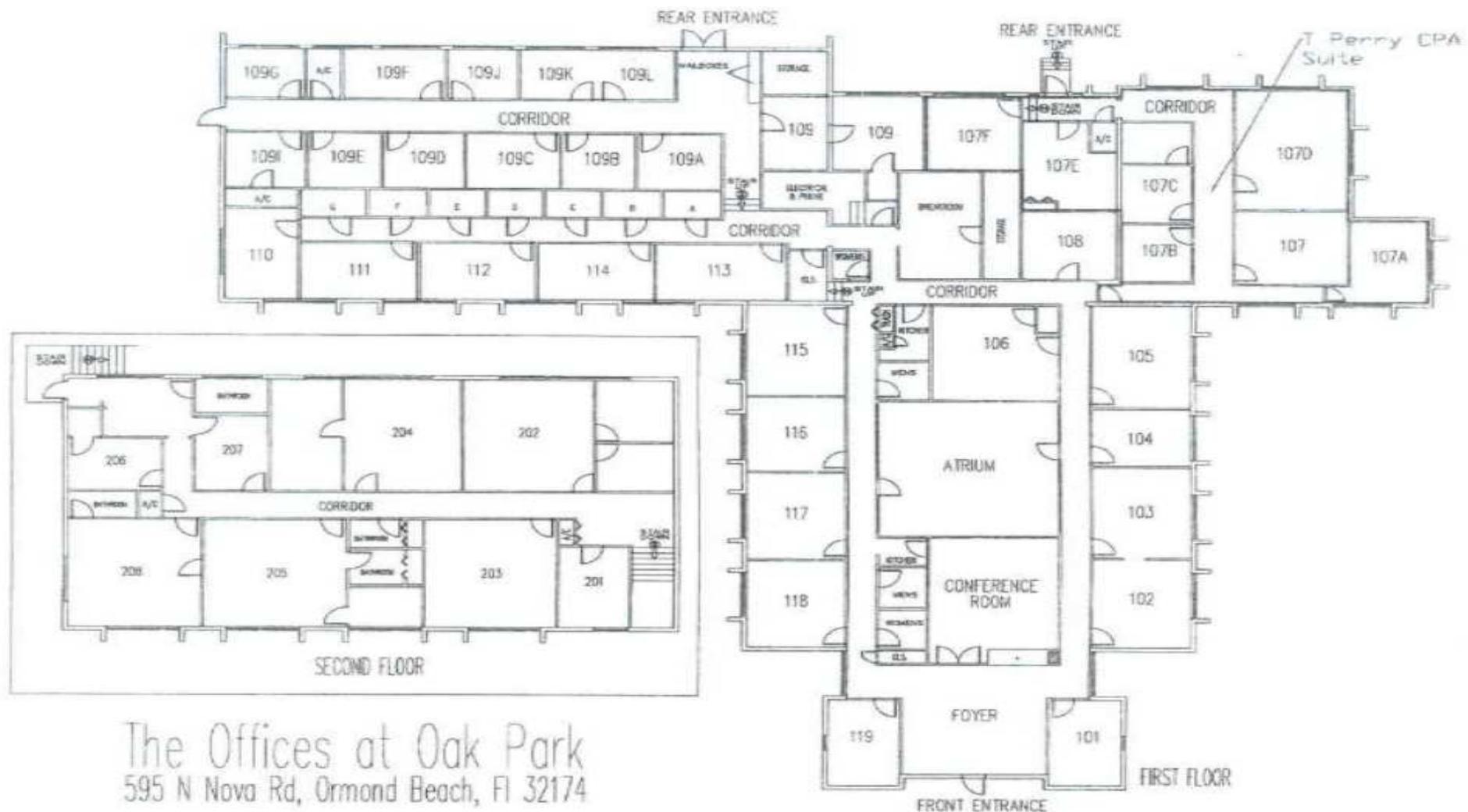
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FLOOR PLAN



The Offices at Oak Park
595 N Nova Rd, Ormond Beach, FL 32174

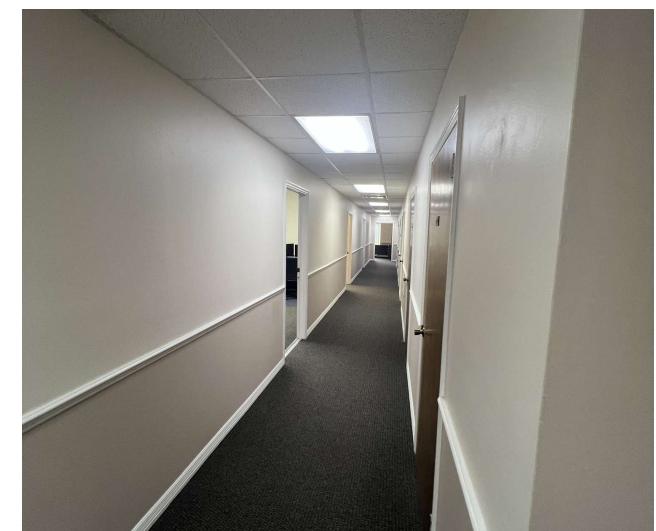
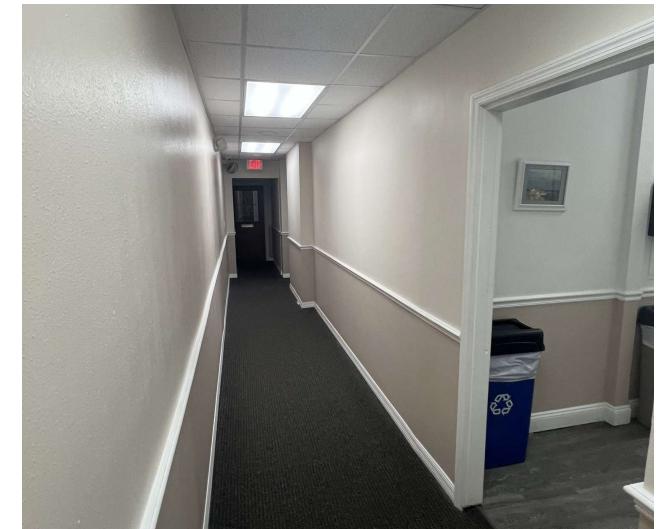
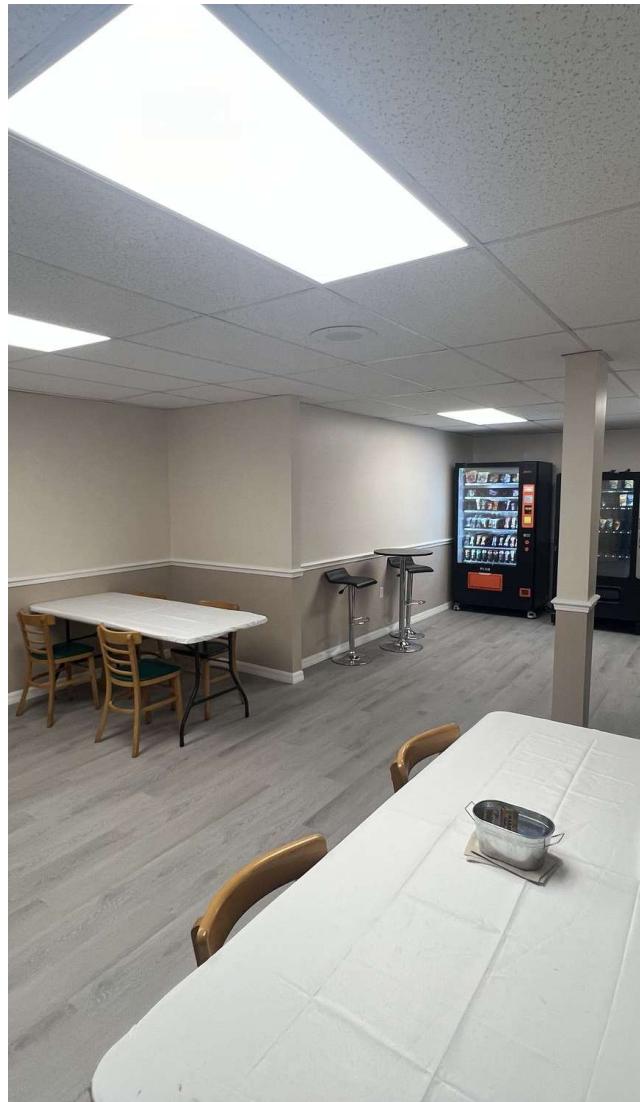
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ADDITIONAL PHOTOS



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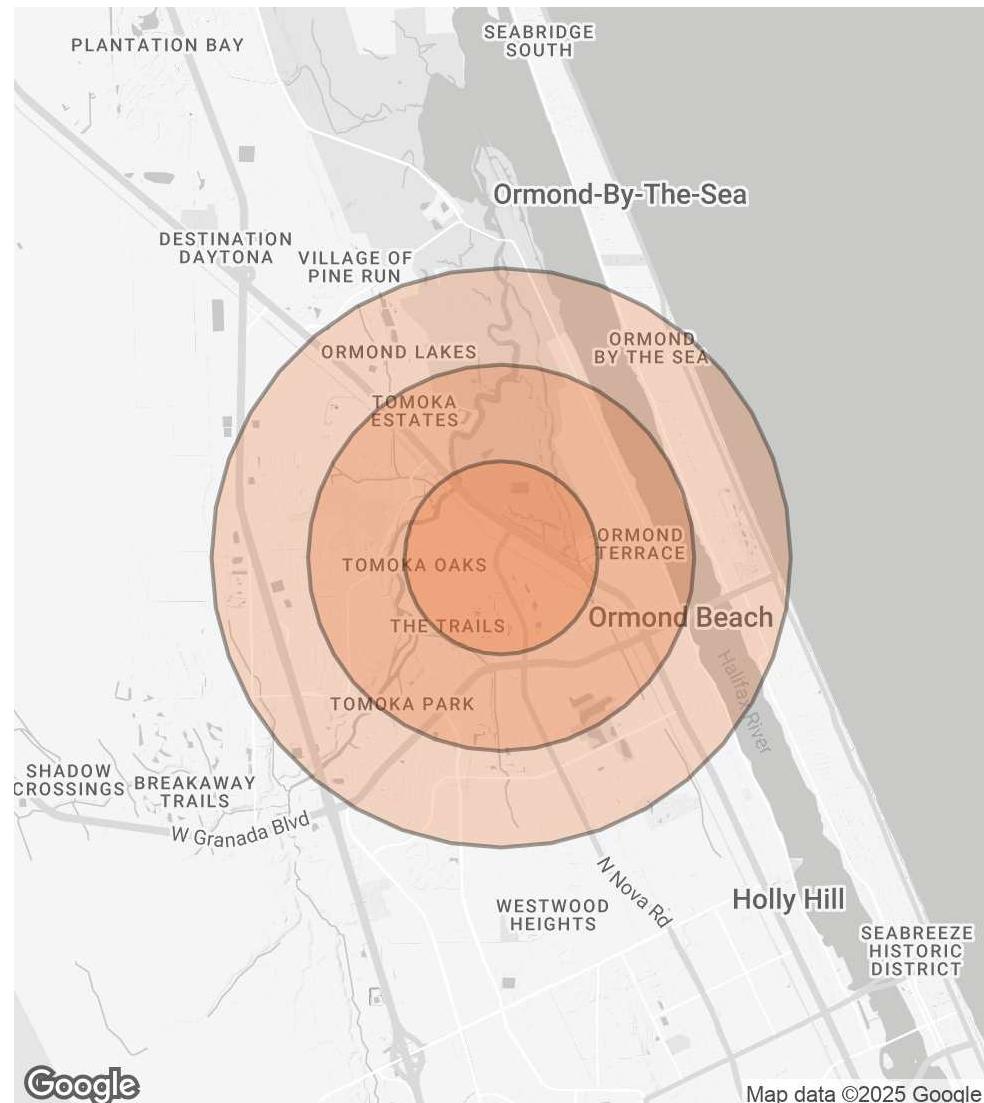
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,973	20,069	42,092
AVERAGE AGE	50	51	51
AVERAGE AGE (MALE)	48	49	49
AVERAGE AGE (FEMALE)	52	53	52
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,230	9,078	19,235
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$83,865	\$84,214	\$85,705
AVERAGE HOUSE VALUE	\$340,283	\$343,842	\$343,237

Demographics data derived from AlphaMap



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