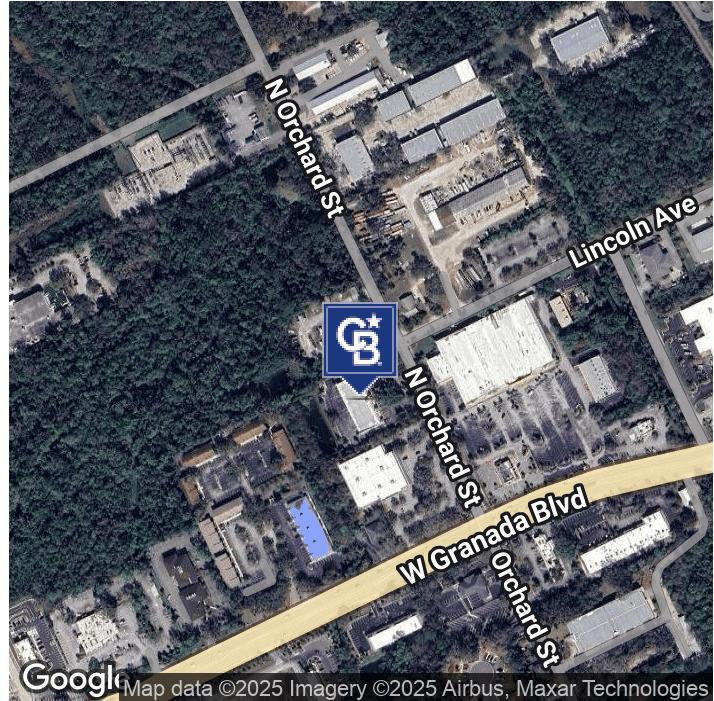


# LEASE

## FORMER BEAUTY SALON SPACE

136 N Orchard St, Unit 5 Ormond Beach, FL 32174



Lease Rate	<b>\$18.50 SF/YR</b>
------------	----------------------

### OFFERING SUMMARY

Available SF:	1,840 SF
Number of Units:	9
Year Built:	2006
Zoning:	B-4

### PROPERTY OVERVIEW

Professional Office Space in central Ormond Beach business district. 1,840 SF Beauty Salon - 8 stations, 3 wash pods, washer/dryer and inviting reception area. Private massage room. Next to Blue Moon Yoga and other successful businesses. Modified Gross Rent. Tenant pays utilities. Owner will consider other uses for this space.

### LOCATION OVERVIEW

Central Ormond Beach Business District. Located Near Office Depot and future Aldi Store on West Granada Blvd on North Orchard Street.

### PROPERTY HIGHLIGHTS

- Great Opportunity
- Attractive Ormond Location
- Former Beauty Salon

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	172	571	3,071
Total Population	371	1,227	6,635

---

#### Ed Schwarz

Commercial Broker  
O: (386) 672-8530 | C: (386) 405-7388  
eschwarz@cbcbenchmark.com



COLDWELL BANKER  
COMMERCIAL  
BENCHMARK

# LEASE

## FORMER BEAUTY SALON SPACE

136 N Orchard St, Unit 5 Ormond Beach, FL 32174



---

### Ed Schwarz

Commercial Broker

O: (386) 672-8530 | C: (386) 405-7388

[eschwarz@cbcbenchmark.com](mailto:eschwarz@cbcbenchmark.com)



COLDWELL BANKER  
COMMERCIAL  
BENCHMARK