

**SALE**

# Ormond Beach US1 Office / Retail - 1,366 SF

**1437 N US HWY 1, UNIT C8**

Ormond Beach, FL 32174

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

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carl.lentz@svn.com

FL #BK3068067





## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$245,880</b>
<b>NUMBER OF UNITS:</b>	1
<b>BUILDING SIZE:</b>	<b>1,366 SF</b>

## PROPERTY DESCRIPTION

Unit C8 at the MBA Business Center  
1,366 SF - Open Space - End Cap Unit  
2 ADA Bathrooms, 1 Office, 1 Storage Area  
Ample Parking  
Condo Fees = \$532 per Month  
New Roof and Windows  
PBD Zoning  
Exterior Lit Signage Available

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## ADDITIONAL PHOTOS



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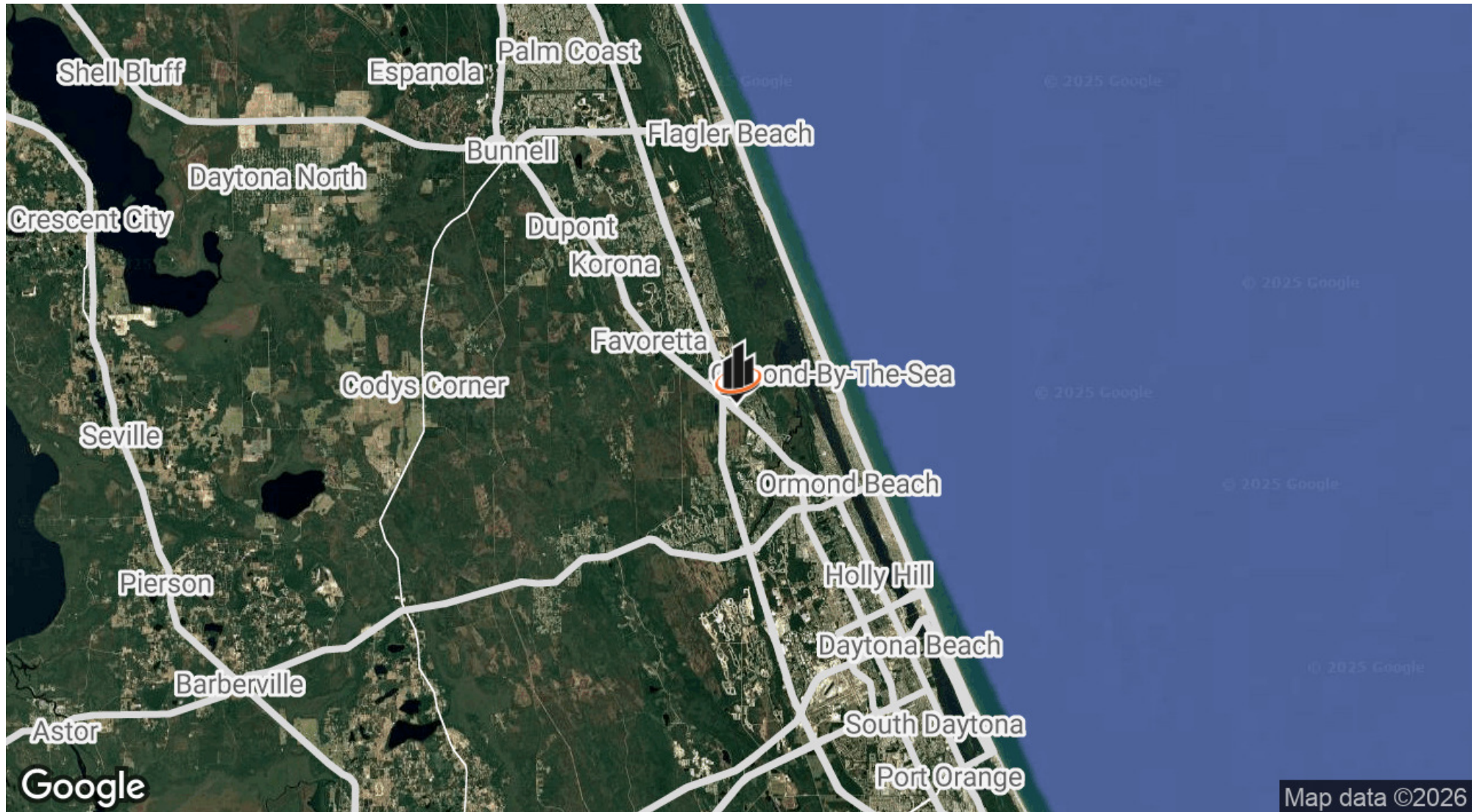
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

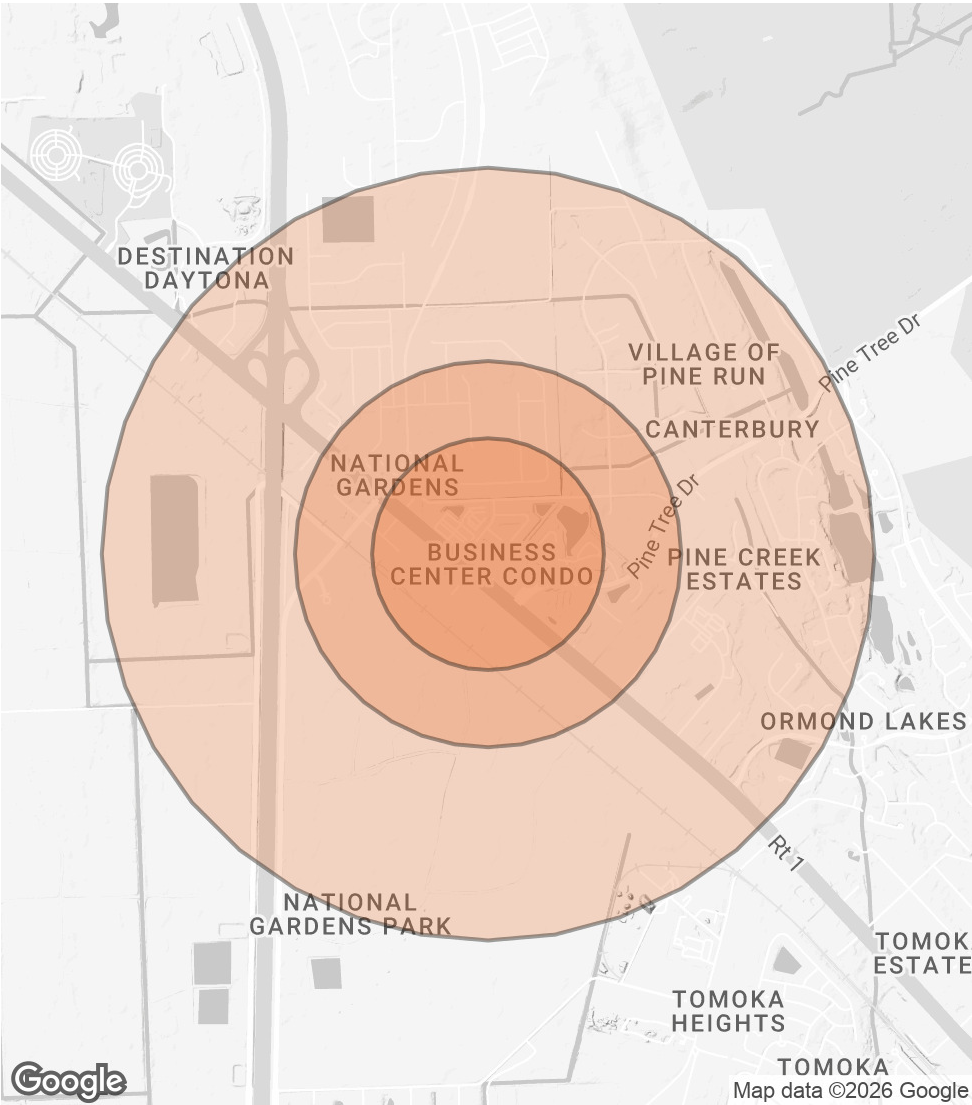
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	207	508	1,414
AVERAGE AGE	52	53	52
AVERAGE AGE (MALE)	52	53	52
AVERAGE AGE (FEMALE)	53	53	52

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	93	228	614
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$114,197	\$113,590	\$107,007
AVERAGE HOUSE VALUE	\$387,983	\$390,705	\$398,118

Demographics data derived from AlphaMap



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