

**SALE**

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

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

Ormond Beach, FL 32174

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**PRESENTED BY:**

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

O: 386.566.3726

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FL #BK3068067



## PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	<b>\$245,880</b>
NUMBER OF UNITS:	1
BUILDING SIZE:	<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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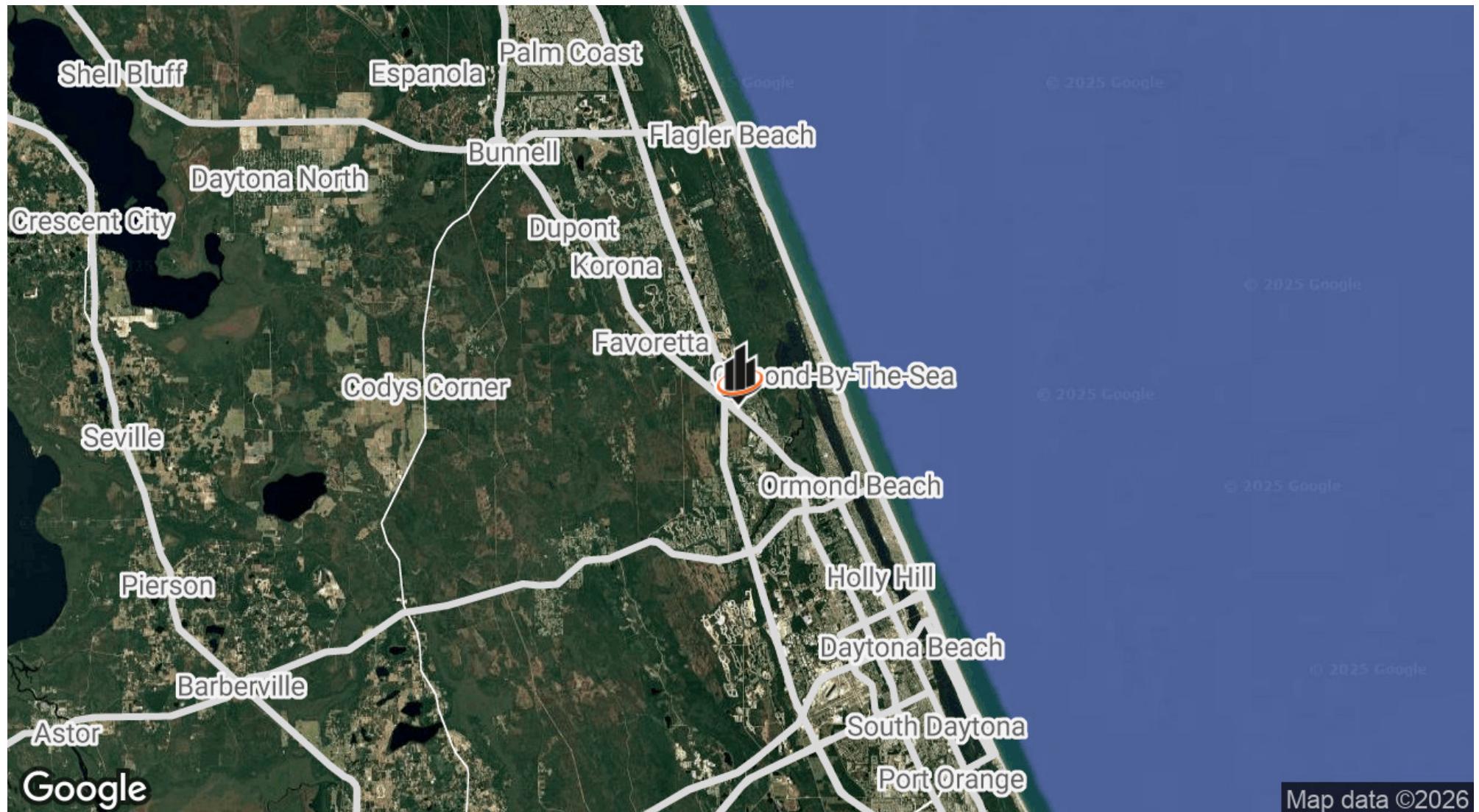
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## LOCATION MAP



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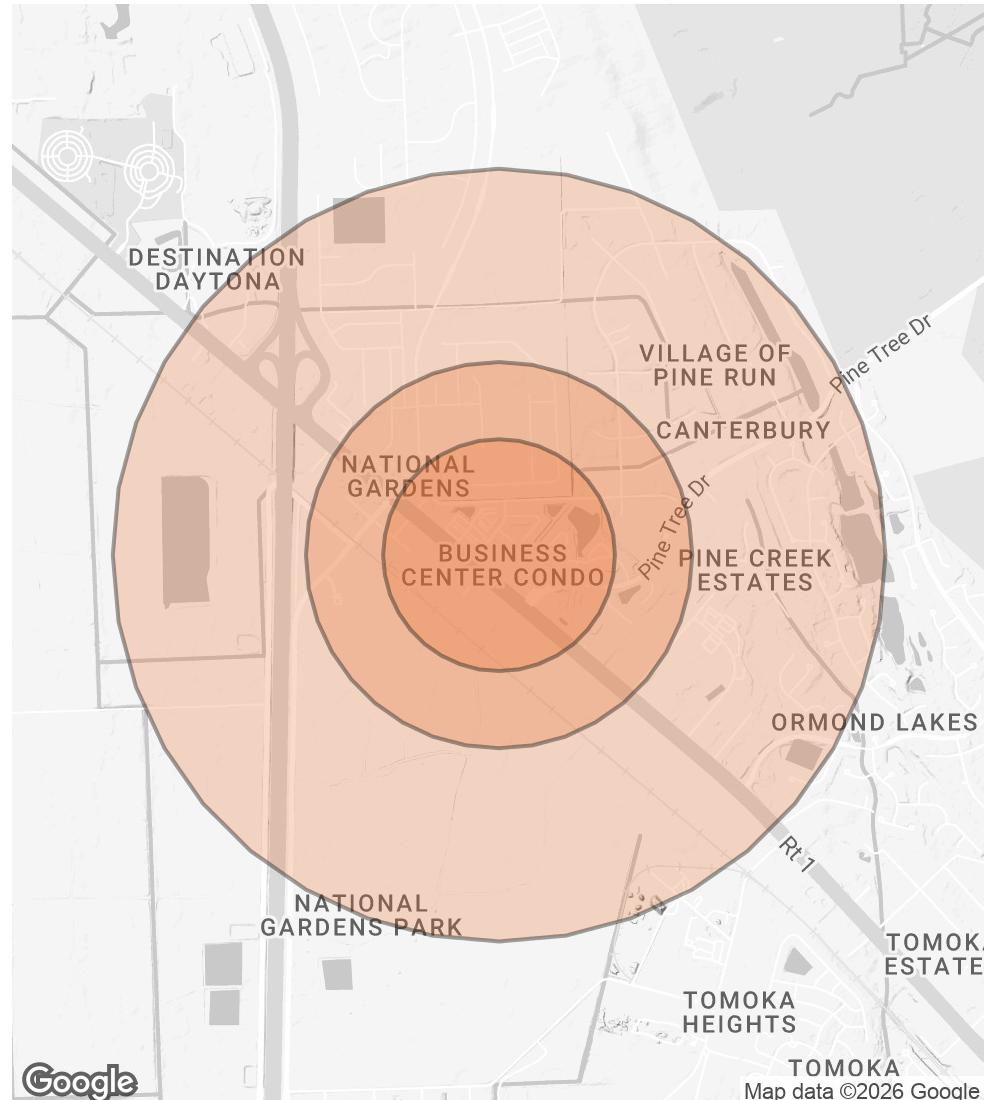
## DEMOGRAPHICS MAP & REPORT

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

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

Demographics data derived from AlphaMap



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