

LEASE

Oak Center - Port Orange

413 OAK PLACE

Port Orange, FL 32127

PRESENTED BY:

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CCIM**

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FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - 14.00 SF/yr (NNN)
AVAILABLE SF:	660 - 2,000 SF
LOT SIZE:	482,850 SF
BUILDING SIZE:	107,600 SF

PROPERTY DESCRIPTION

Rare Flex Space in a Clean Industrial Park

Available Units:

3-H+M:

2,000 SF Warehouse Space with Two Bathrooms, Two Roll Up Doors and Two Entry Doors.

4-M:

1,000 SF Warehouse with a Bathroom and Roll Up Door.

I-F

660 Sf Office Only with a Bathroom. A/C Throughout.

II-B - II-C:

660 SF Each. Office/Warehouse Combo.

6-C:

1,250 SF Warehouse with a Bathroom, Roll Up Door and High Ceilings.

*Rates Based on a 3-5 Year Lease Term

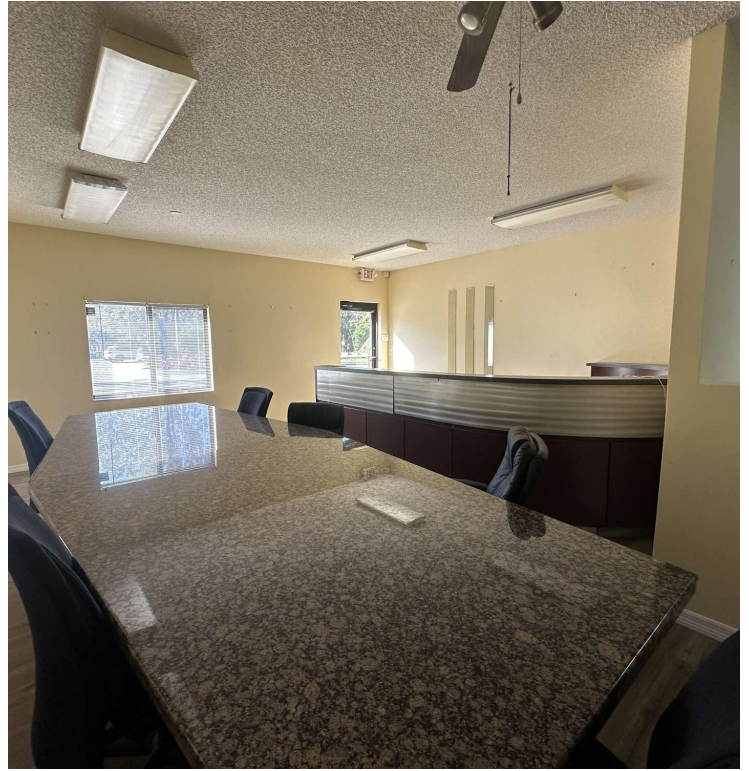
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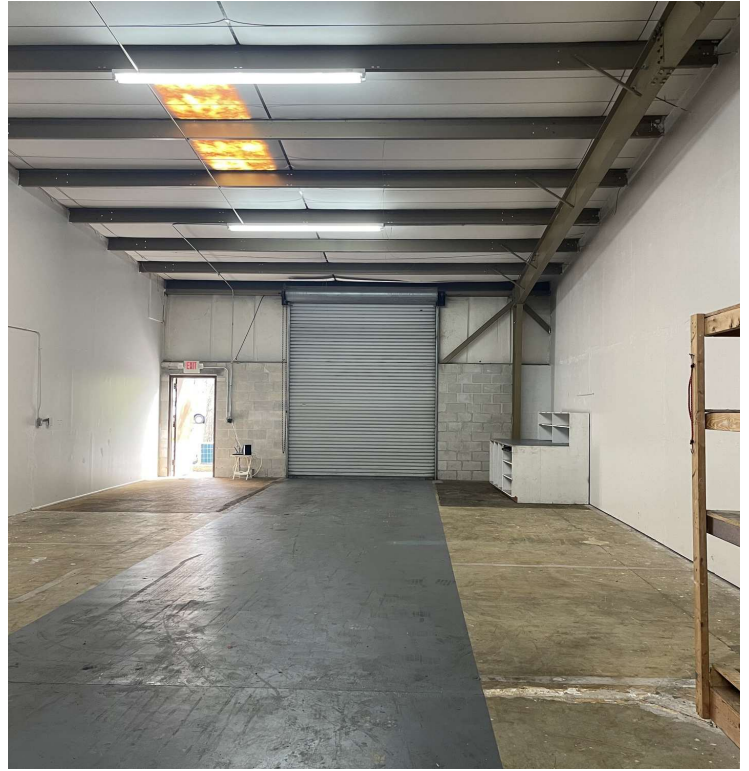
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OFFICE SUITES



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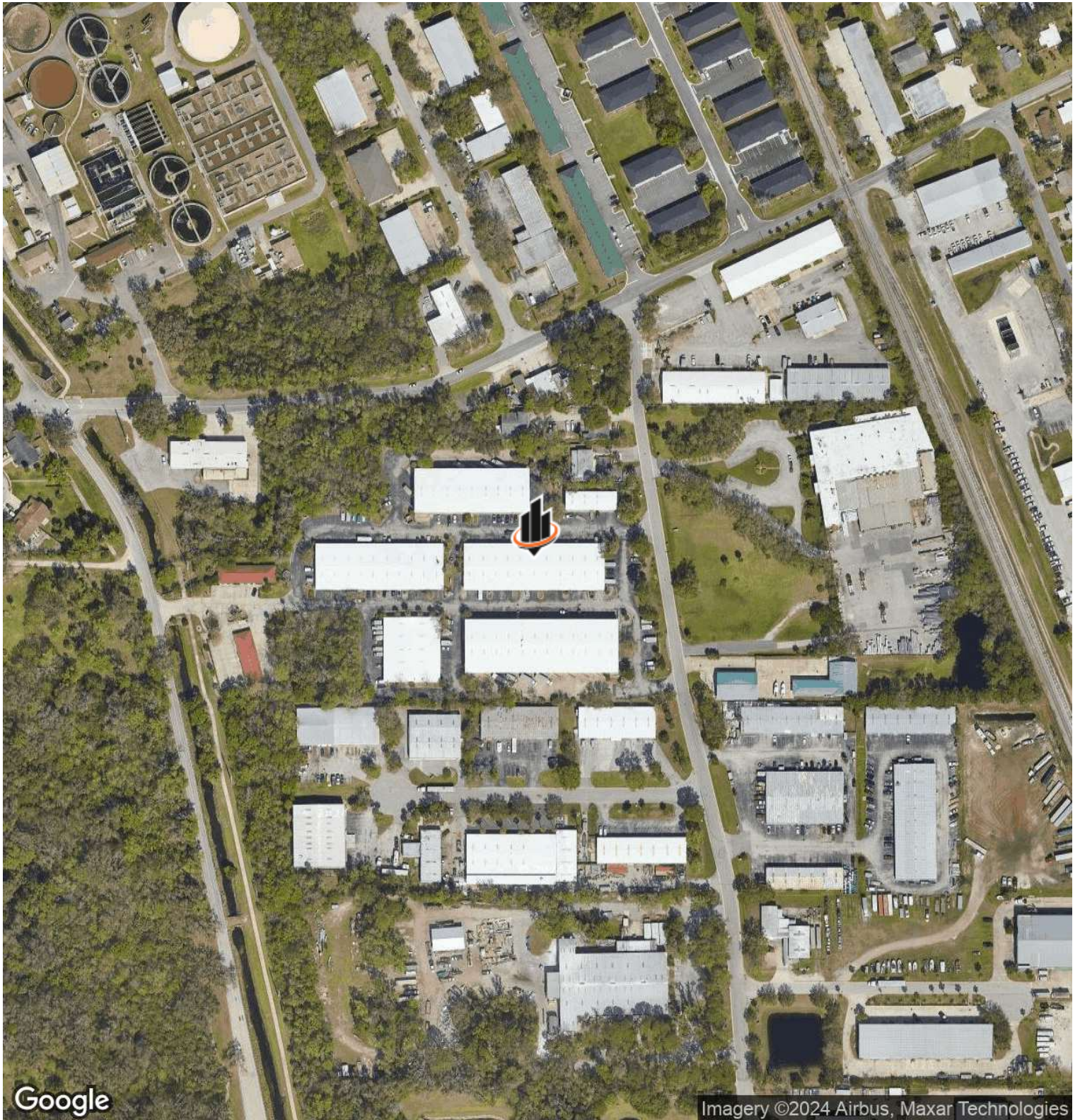
FLEX SPACES



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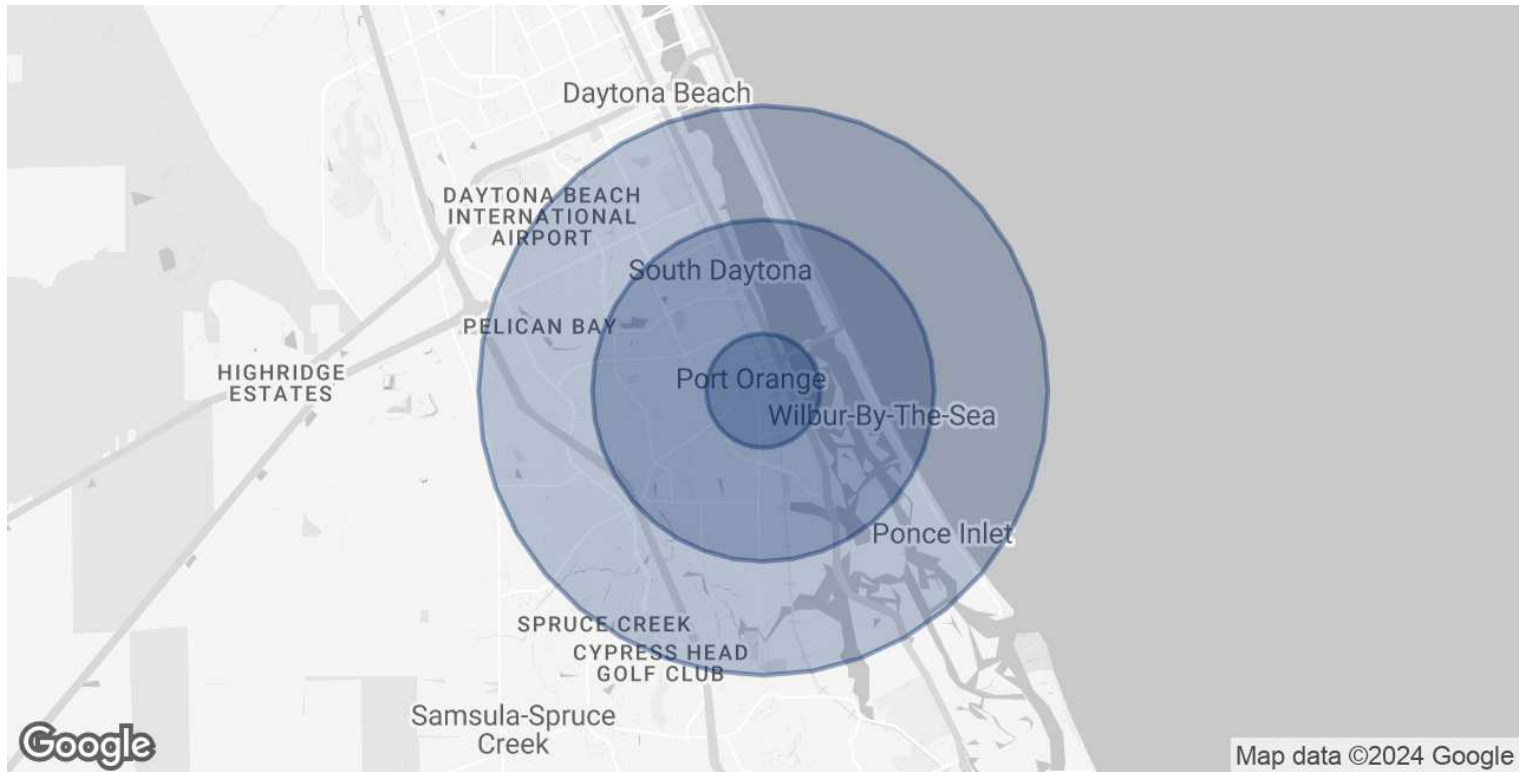
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,180	52,846	102,355
AVERAGE AGE	47.3	48.7	47.0
AVERAGE AGE (MALE)	42.5	45.4	44.7
AVERAGE AGE (FEMALE)	51.0	50.8	48.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,855	23,745	45,061
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$43,730	\$51,555	\$54,766
AVERAGE HOUSE VALUE	\$98,239	\$233,245	\$254,844

2020 American Community Survey (ACS)

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