



**LEASE**

# Warehouse Space For Lease

**300 S YONGE ST**

Ormond Beach, FL 32174

**PRESENTED BY:**

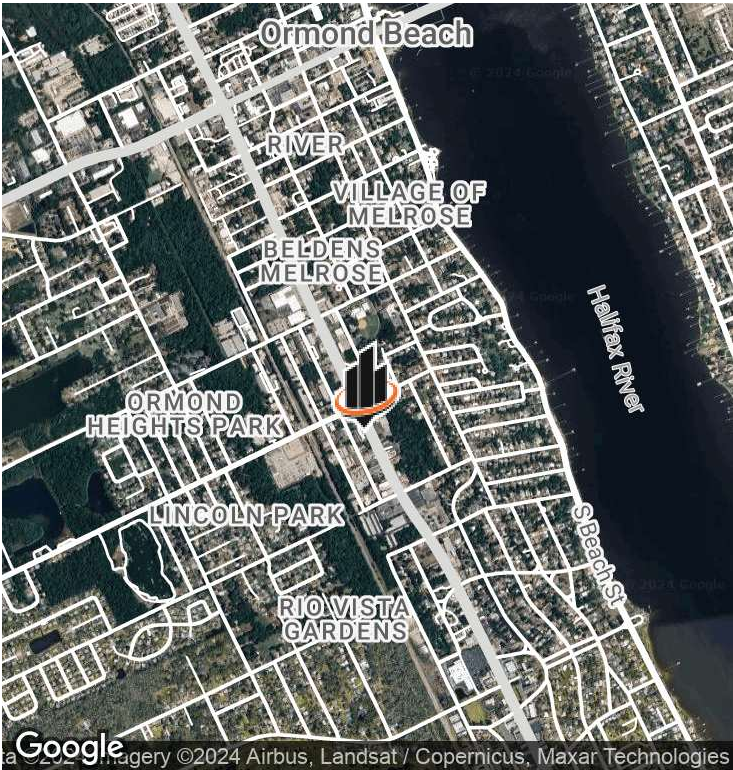
**MICHAEL BAXTER**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,295.00 - 3,000.00 SF/yr (MG)
BUILDING SIZE:	12,840 SF
AVAILABLE SF:	1,000 - 2,440 SF
LOT SIZE:	0.7 Acres
YEAR BUILT:	1973
ZONING:	B-5
APN:	42143210060250, 42143210060370, 42143210060350

PROPERTY OVERVIEW

1,000 square foot warehouse bays for lease.  
Drive-thru bay door for lease (10x10 door).  
\$1,295/month plus utilities and sales tax.  
Two spaces currently available.

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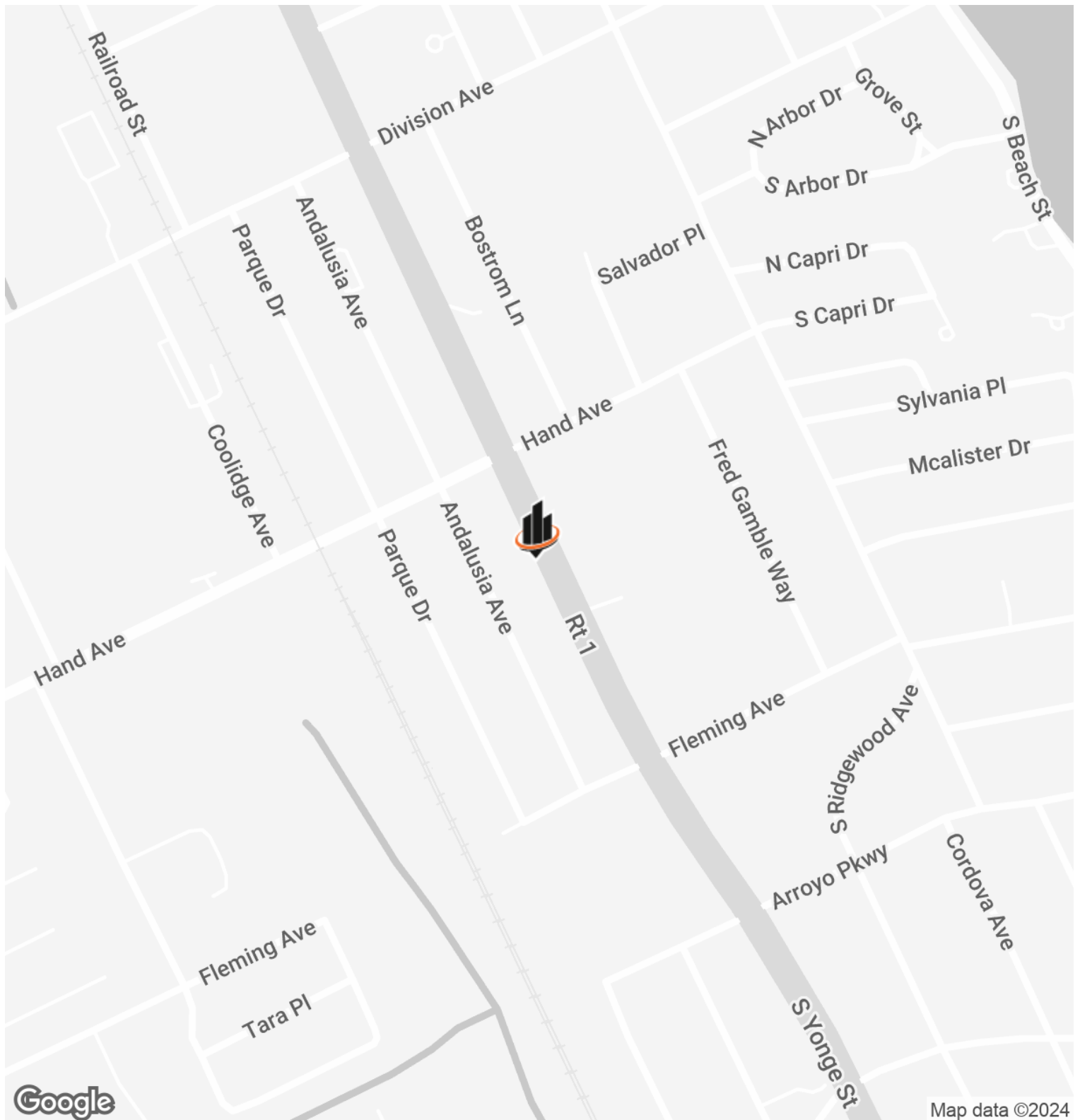


## ADDITIONAL PHOTOS



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## LOCATION MAP

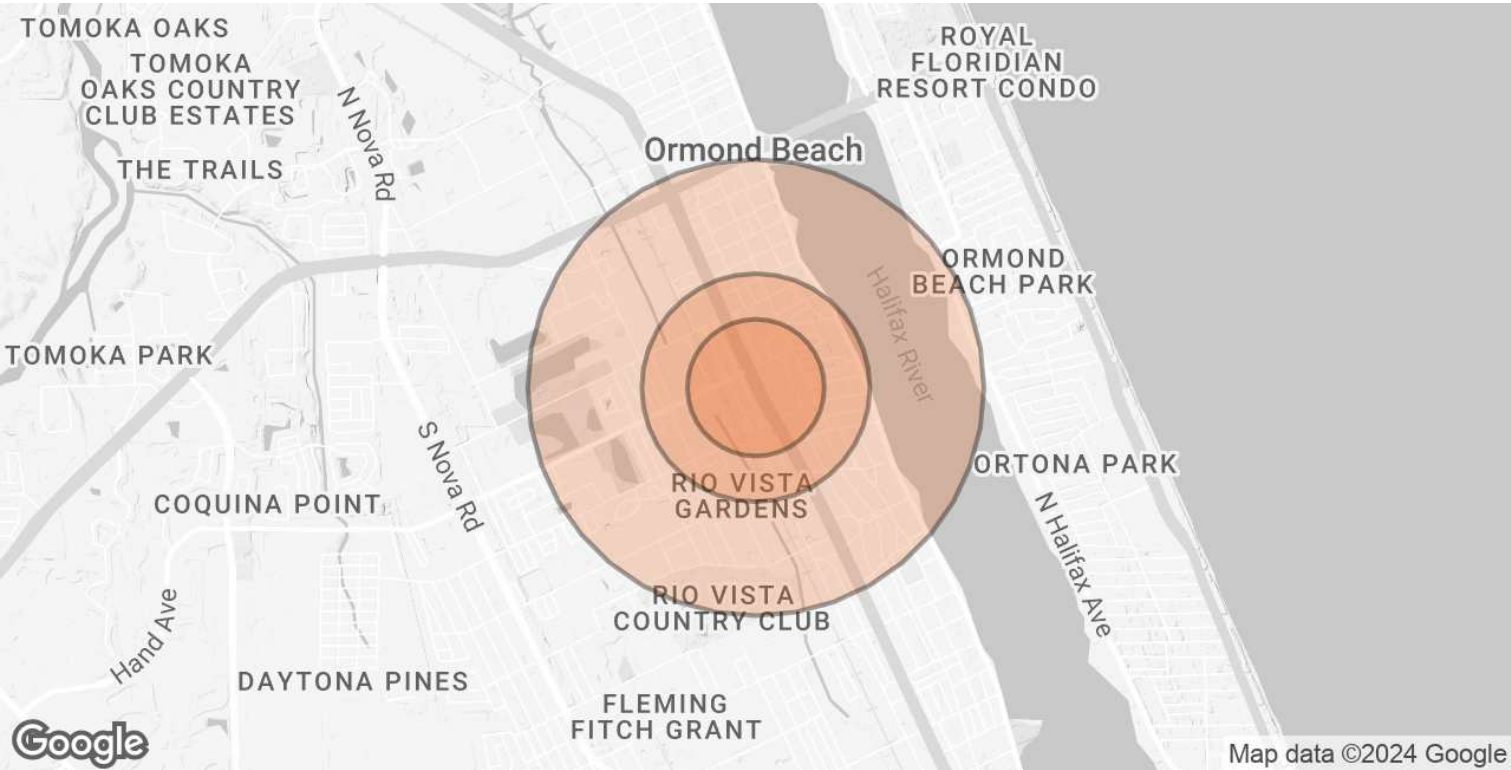


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	281	1,714	5,870
AVERAGE AGE	50	49	48
AVERAGE AGE (MALE)	48	47	46
AVERAGE AGE (FEMALE)	52	50	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	125	757	2,585
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$71,843	\$70,025	\$67,816
AVERAGE HOUSE VALUE	\$311,506	\$306,380	\$288,445

Demographics data derived from AlphaMap

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## ADVISOR BIO 1



### MICHAEL BAXTER

Senior Advisor

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Direct: **386.999.1762** | Cell: **386.999.1762**

### PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

### EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

#### SVN | Alliance Commercial Real Estate Advisors

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