

# PROFESSIONAL OFFICE SPACE FOR LEASE



## PROPERTY DESCRIPTION

Office Space For Lease in Kings Crossing Centre.  
Second Floor: 756 SF - 4,122 SF of contiguous space available.  
Great signage and exposure on Granada Boulevard.  
Join SouthState Bank, VIPcare Healthcare, and adjacent to Olive Grove Apartments.  
Located just minutes to Interstate 95, beaches, and AdventHealth Daytona Beach.  
Estimated CAM, Real Estate Taxes, and Insurance \$6.09 per SF.

## LOCATION DESCRIPTION

Located at the northeast corner of Granada Boulevard and Old Kings Road.

## LOCATION ADDRESS

775 W. Granada Boulevard  
Ormond Beach, FL 32174

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 NNN
<b>AVAILABLE SF:</b>	Unit 201: 1,443 SF Unit 202: 756 SF Unit 203: 1,923 SF
<b>YEAR BUILT:</b>	2013
<b>TRAFFIC COUNT:</b>	34,000 AADT
<b>ZONING:</b>	PBD, Planned Business Development

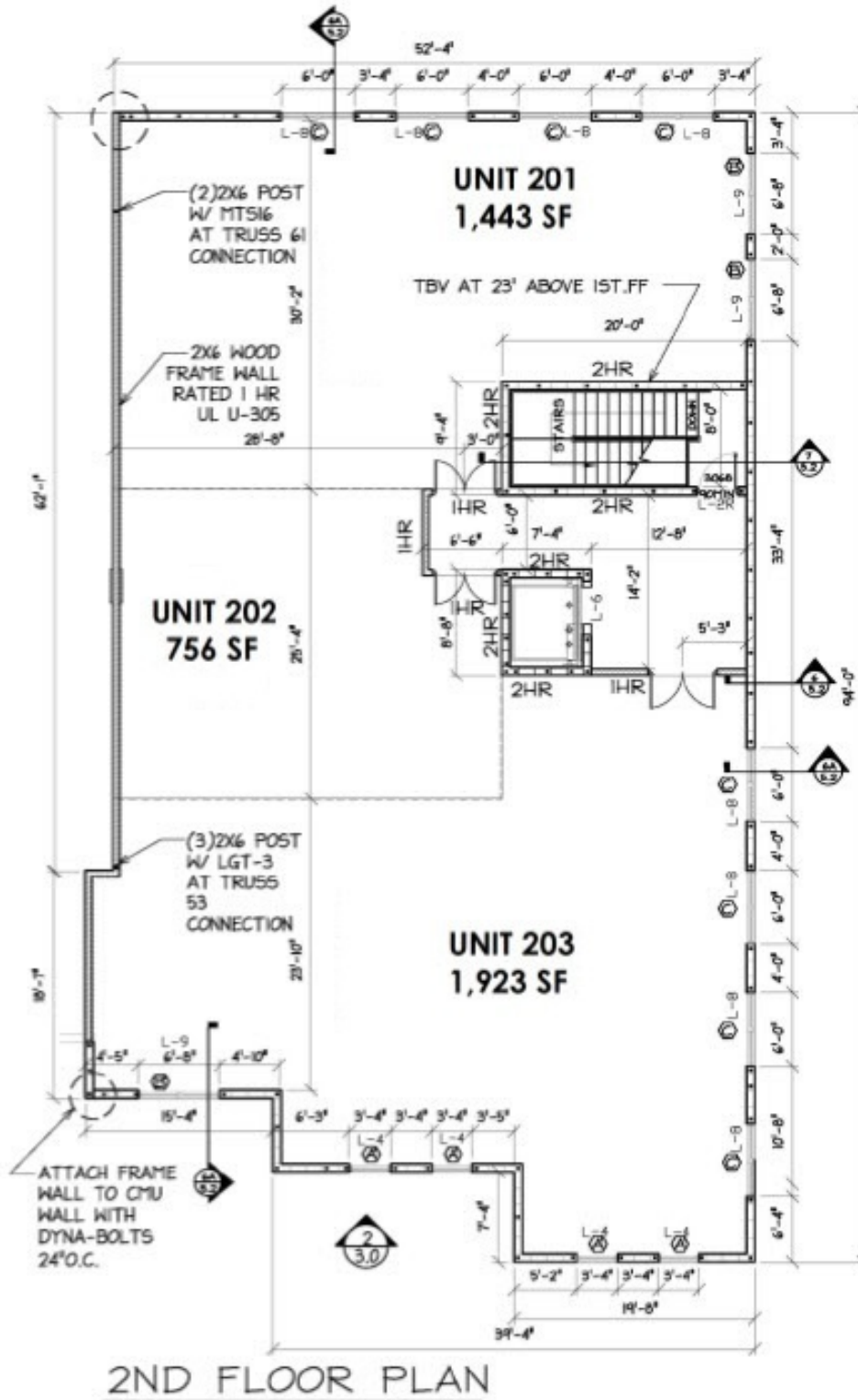
<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,517	17,954	36,350
<b>TOTAL POPULATION</b>	5,914	40,271	83,328
<b>AVERAGE HH INCOME</b>	\$54,035	\$58,501	\$56,398

**KINGS CROSSING CENTRE** | 775 W. Granada Boulevard Ormond Beach, FL 32174

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# FLOOR PLAN - SECOND FLOOR



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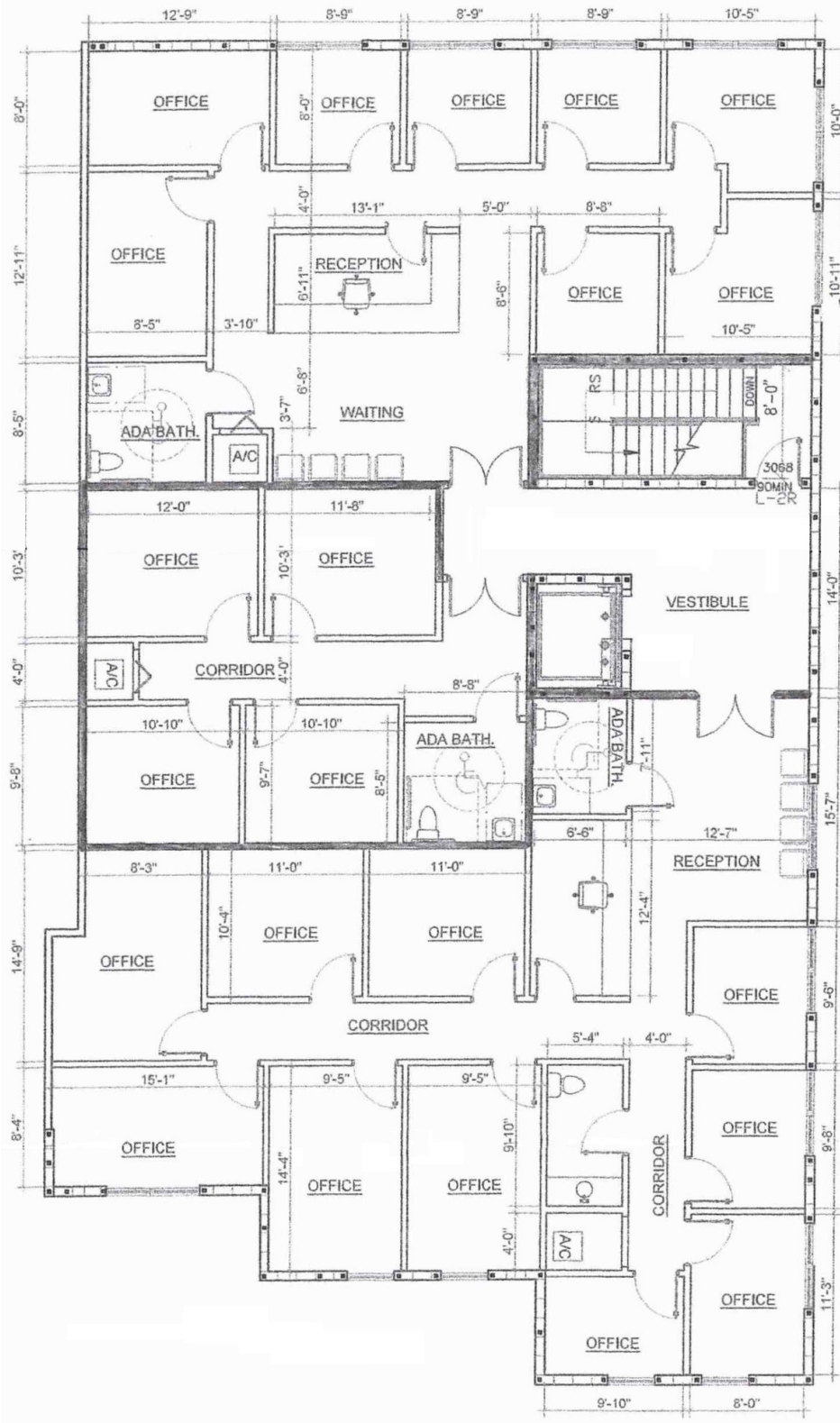
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# CONCEPTUAL SECOND FLOOR PLAN



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## ADDITIONAL PHOTOS



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COMMERCIAL REAL ESTATE ADVISORS



# LOCATION MAPS



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