

# RETAIL SPACE FOR LEASE | DESTINATION DAYTONA



## PROPERTY DESCRIPTION

1,437 SF Retail Space For Lease in Destination Daytona. Fully built out with a front retail area and rear storage/inventory/staging area. Retail, Apparel, Event Oriented Businesses, and other Potential Uses. 11'-9" Ceilings - Ample Parking - Centrally located in Retail Area. 625,000 visitors annually to Destination Daytona events. Located in the heart of a high-growth area, nearby Ormond Crossings has announced plans to build 3,000 new homes and 2.5 million SF of commercial space. Estimated CAM, Real Estate Taxes, and Insurance \$6.34 per SF. Ready for immediate occupancy.

## LOCATION DESCRIPTION

Located just north of the US Highway 1 and Interstate 95 interchange within Destination Daytona.

## LOCATION ADDRESS

1653 N. US Highway 1, Unit 106B  
Ormond Beach, FL 32174

**CARL W. LENTZ IV, MBA, CCIM**  
Managing Director  
O: 386.566.3726 | C: 386.566.3726  
carl.lentz@svn.com

**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>	\$16.00 NNN
<b>AVAILABLE SF:</b>	Unit 106B: 1,437 SF
<b>YEAR BUILT:</b>	2007
<b>TRAFFIC COUNT:</b>	17,500 AADT (US Hwy 1) 74,500 AADT (I-95)
<b>ZONING:</b>	PBD

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	263	3,515	15,930
<b>TOTAL POPULATION</b>	560	7,638	33,748
<b>AVERAGE HH INCOME</b>	\$110,338	\$100,933	\$99,343

RETAIL SPACE FOR LEASE | DESTINATION DAYTONA | 1653 N. US Highway 1, Unit 106B Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



## ADDITIONAL PHOTOS



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

Managing Director

O: 386.566.3726 | C: 386.566.3726

carl.lentz@svn.com

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

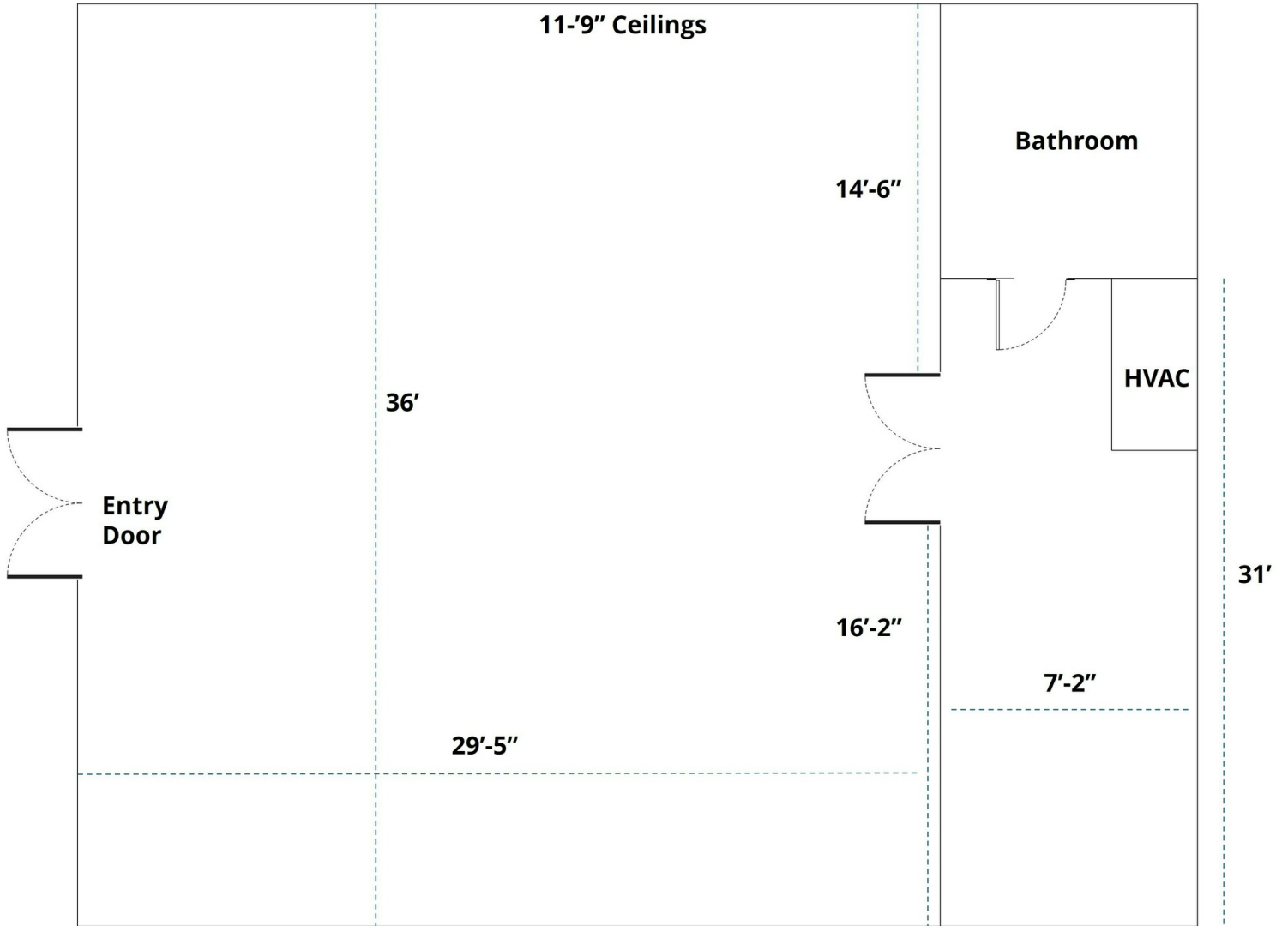
john.trost@svn.com

**RETAIL SPACE FOR LEASE | DESTINATION DAYTONA** | 1653 N. US Highway 1, Unit 106B Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# FLOOR PLAN



Not to scale

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

Managing Director

O: 386.566.3726 | C: 386.566.3726

carl.lentz@svn.com

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

**RETAIL SPACE FOR LEASE | DESTINATION DAYTONA** | 1653 N. US Highway 1, Unit 106B Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# LOCATION MAPS



**CARL W. LENTZ IV, MBA, CCIM**  
 Managing Director  
 O: 386.566.3726 | C: 386.566.3726  
 carl.lentz@svn.com

**JOHN W. TROST, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

**RETAIL SPACE FOR LEASE | DESTINATION DAYTONA** | 1653 N. US Highway 1, Unit 106B Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

