

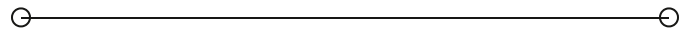


FLYER

Value-Add Office/Retail Buildings For Sale

800 S. NOVA ROAD

Ormond Beach, FL 32174



PRESENTED BY:

JOHN W. TROST, CCIM

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VALUE-ADD OFFICE/RETAIL BUILDINGS FOR SALE



PROPERTY HIGHLIGHTS

Value-Add Office/Retail Buildings For Sale.
BUILDINGS MAY BE PURCHASED SEPARATELY.
Single story multi-tenant buildings totaling 19,679 SF.
Building 1: 8,250 SF comprised of 8 office/retail condos.
Building 2: 11,429 SF comprised of 13 office/retail condos.
2.14+/- Acres.
The buildings are 50% leased short-term, with relocation potential if the buyer needs larger contiguous space.
Exterior recently painted.
Multi-Tenant panel Monument sign.
Individually metered suites.
High traffic Nova Road exposure.
Signalized intersection.
300+/- feet of frontage on Nova Road.
Benefit from an Ormond Beach address with flexible Volusia County zoning.
Permitted Uses in Volusia County B-5 zoning include: Restaurants, Retail Sales, Mini-Warehouse, Pawnshops, Marine Repair, Funeral Homes, Carwash, Automobile Body Shop, Day Care Center, Convenience Store w/ Fuel, Bars and Liquor Stores, etc.

LOCATION DESCRIPTION

Approximately 1.4 miles to Granada Boulevard, 1.9 miles to LPGA Boulevard, and 3.4 miles to Interstate 95.
Located at the signalized corner of Nova Road and Fleming Avenue.

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OFFERING SUMMARY

SALE PRICE:	Building 1: \$783,750 Building 2: \$1,085,755 Both Buildings: \$1,869,505 \$95.00 per SF
BUILDING SIZES:	Building 1: 8,250 SF Building 2: 11,429 SF Total Available: 19,679 SF
LOT SIZE:	2.14+/- Acres
NUMBER OF UNITS:	21
YEAR BUILT:	1981
TRAFFIC COUNT:	29,500 AADT
ZONING:	Volusia County B-5

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ADDITIONAL PHOTOS



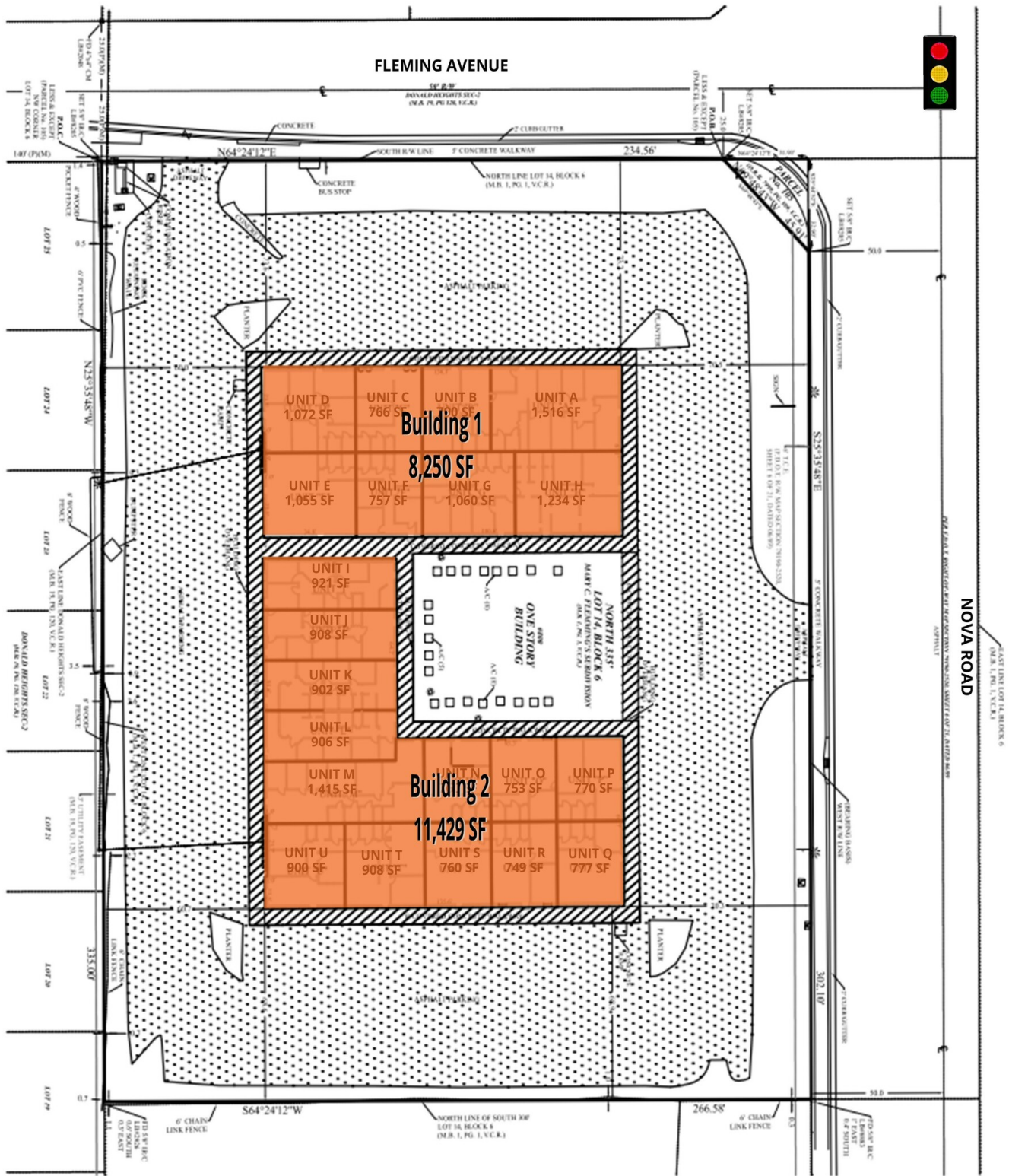
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SURVEY



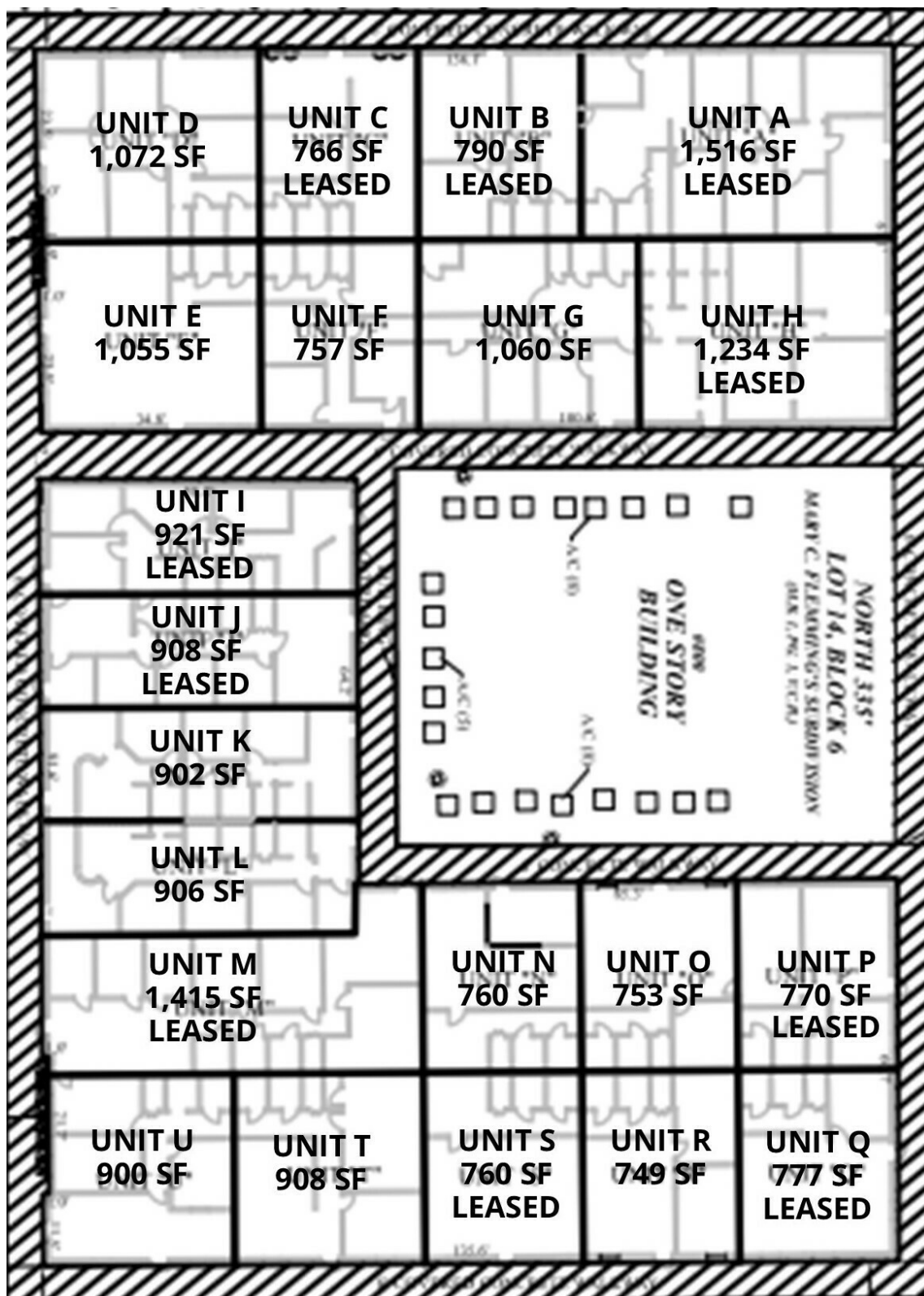
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OVERALL FLOOR PLAN



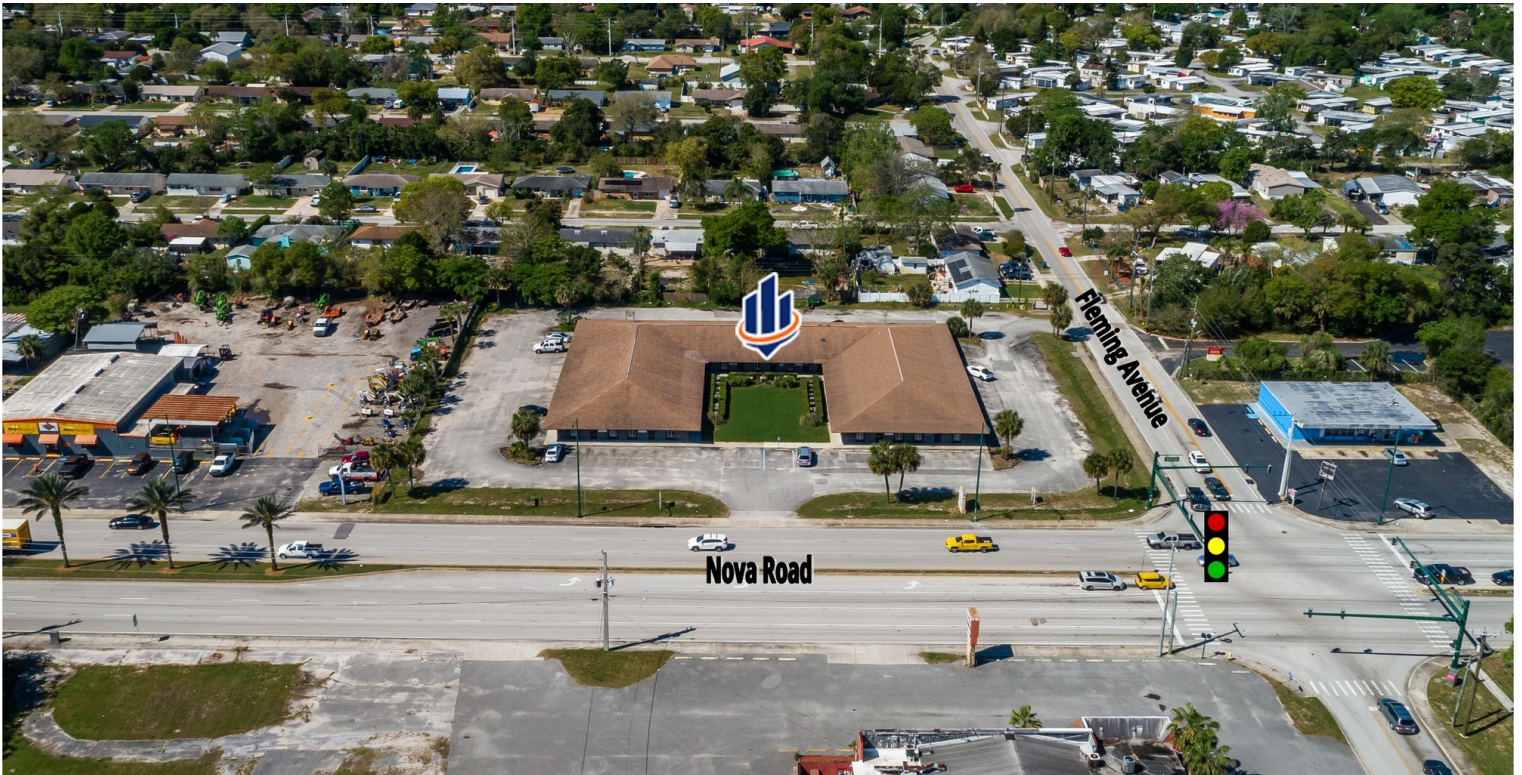
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OFFICE PLAZA FOR SALE | 800 S. Nova Road Ormond Beach, FL 32174



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LOCATION MAPS



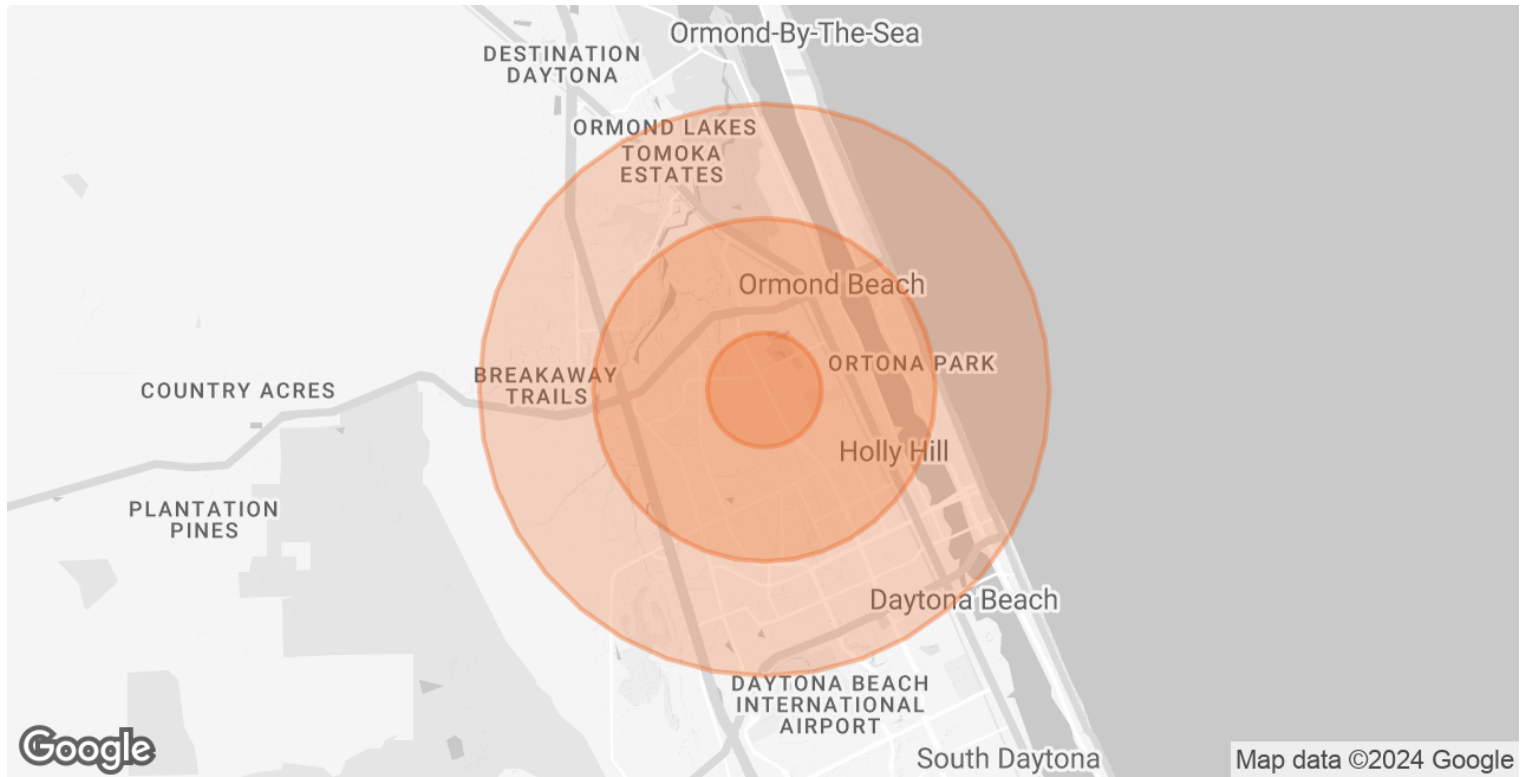
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,752	59,989	116,602
AVERAGE AGE	46	48	46
AVERAGE AGE (MALE)	45	46	45
AVERAGE AGE (FEMALE)	48	49	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,281	26,981	51,047
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$59,045	\$72,556	\$74,032
AVERAGE HOUSE VALUE	\$188,615	\$274,111	\$287,709

Demographics data derived from AlphaMap

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