

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

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

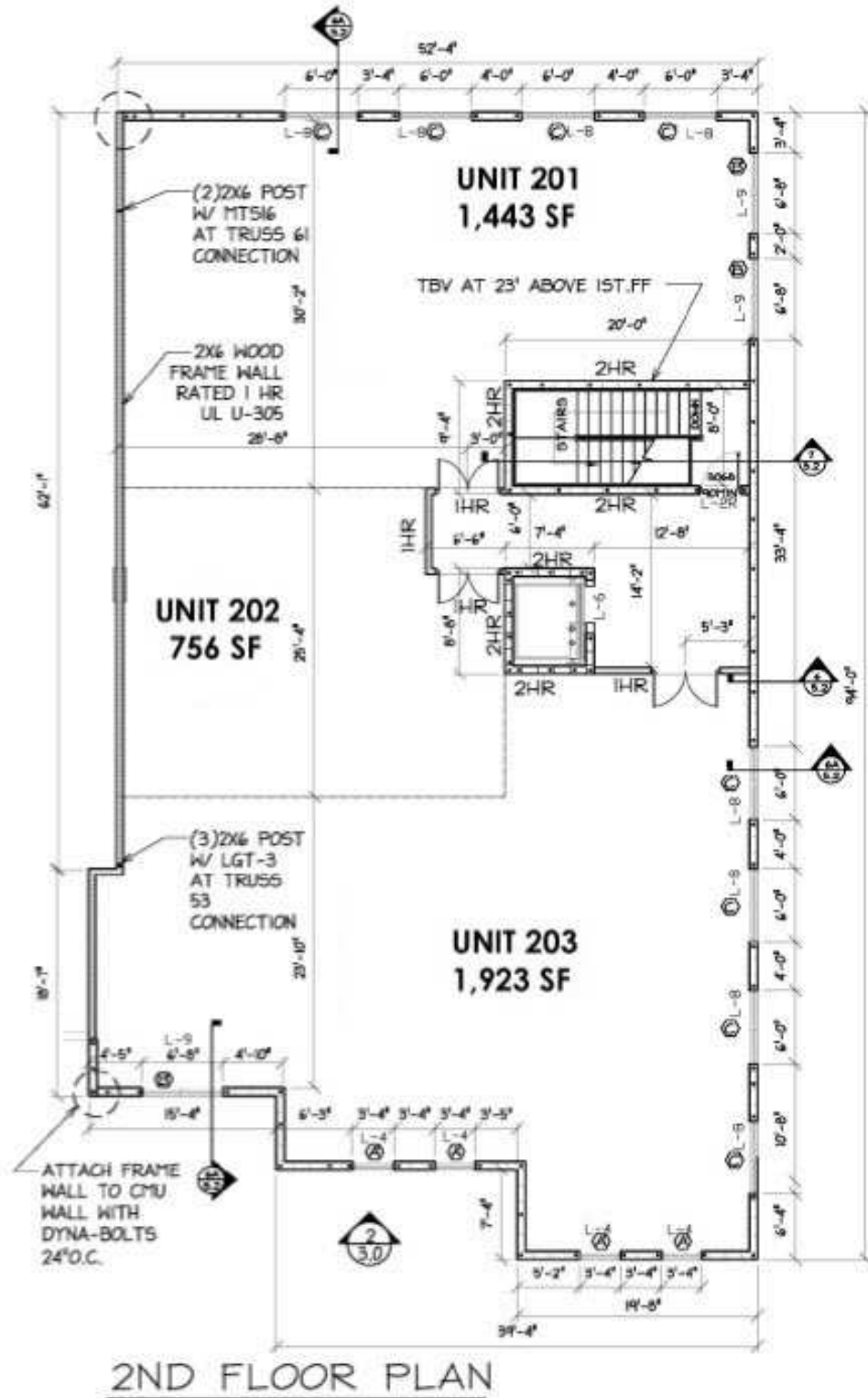
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,517	17,954	36,350
TOTAL POPULATION	5,914	40,271	83,328
AVERAGE HH INCOME	\$54,035	\$58,501	\$56,398

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

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FLOOR PLAN - SECOND FLOOR



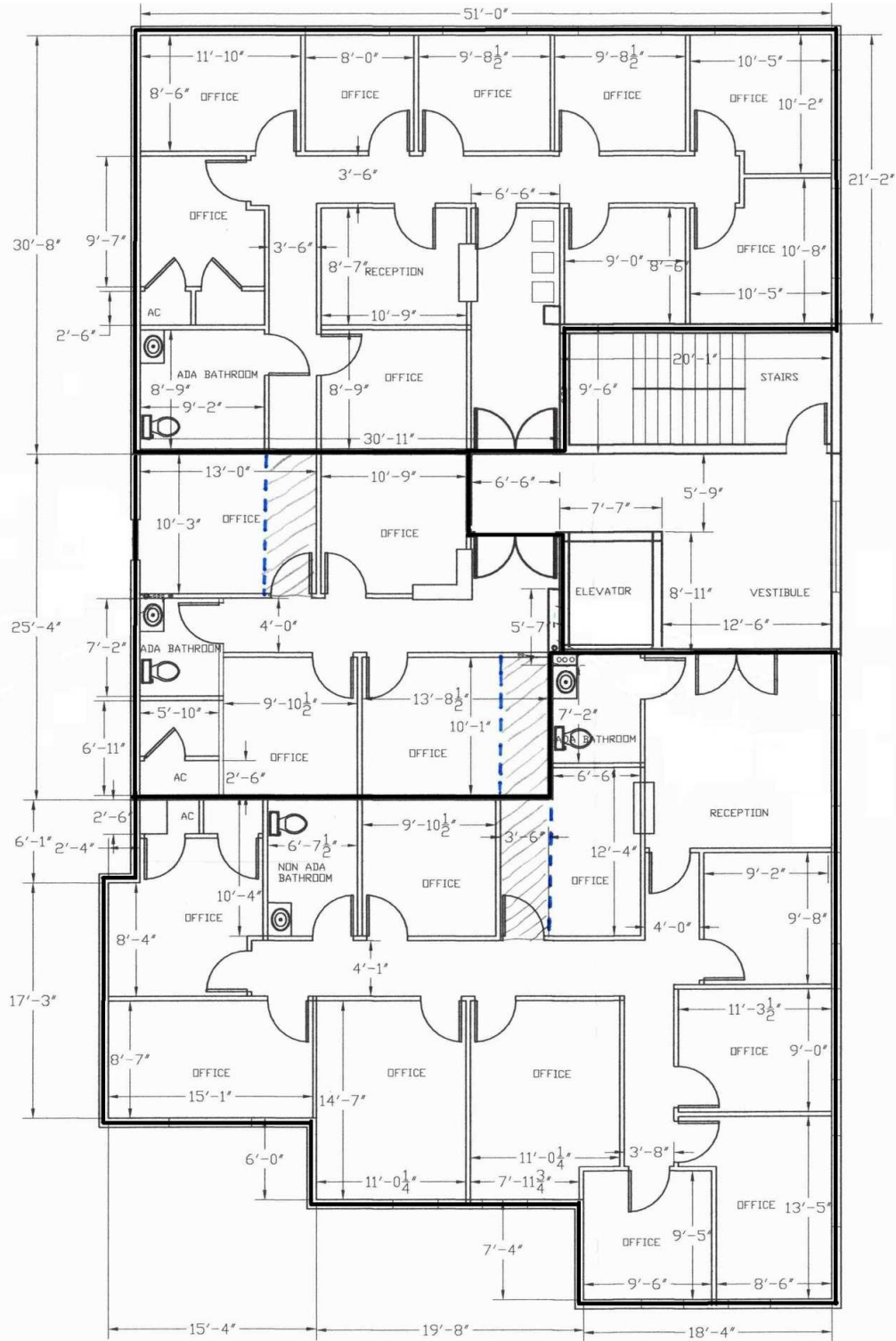
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CONCEPTUAL SECOND FLOOR PLAN



PROPOSED LAYOUT 2ND FLOOR
SCALE: 3/16"=1'-0"

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ADDITIONAL PHOTOS



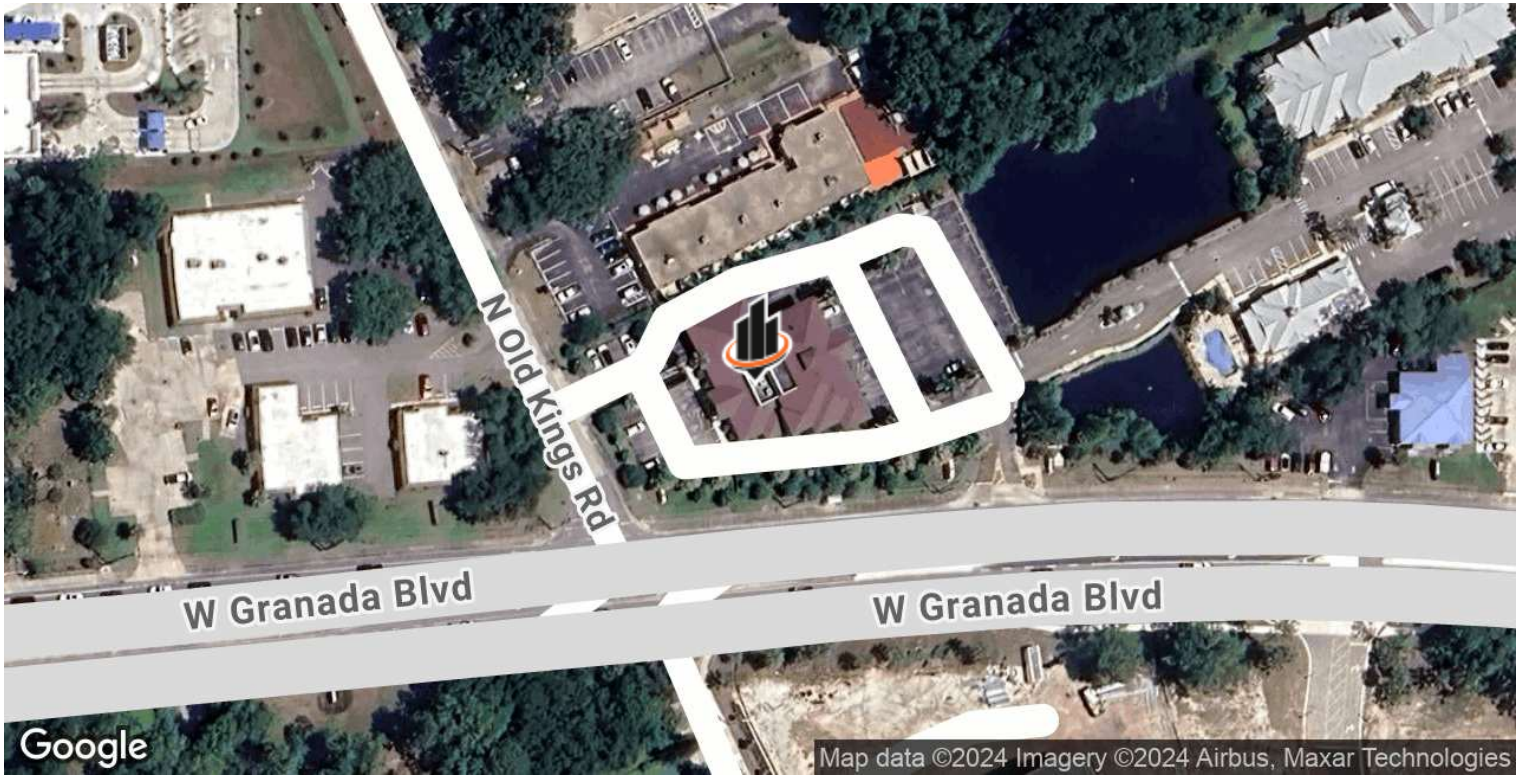
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LOCATION MAPS



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