



**FLYER**

# Value-Add Office/Retail Building For Sale

**800 S. NOVA ROAD**

Ormond Beach, FL 32174

**PRESENTED BY:**

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# VALUE-ADD OFFICE/RETAIL BUILDING FOR SALE



## PROPERTY HIGHLIGHTS

Value-Add Office/Retail Building For Sale.  
 Single story multi-tenant building totaling 11,429 SF  
 comprised of 13 office/retail condos.  
 2.14+/- Acres.  
 The building has short term leases 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

<b>SALE PRICE:</b>	\$1,085,755
<b>BUILDING SIZE:</b>	Building 1: SOLD Building 2: 11,429 SF
<b>LOT SIZE:</b>	2.14+/- Acres
<b>NUMBER OF UNITS:</b>	13
<b>YEAR BUILT:</b>	1981
<b>TRAFFIC COUNT:</b>	29,500 AADT
<b>ZONING:</b>	Volusia County B-5

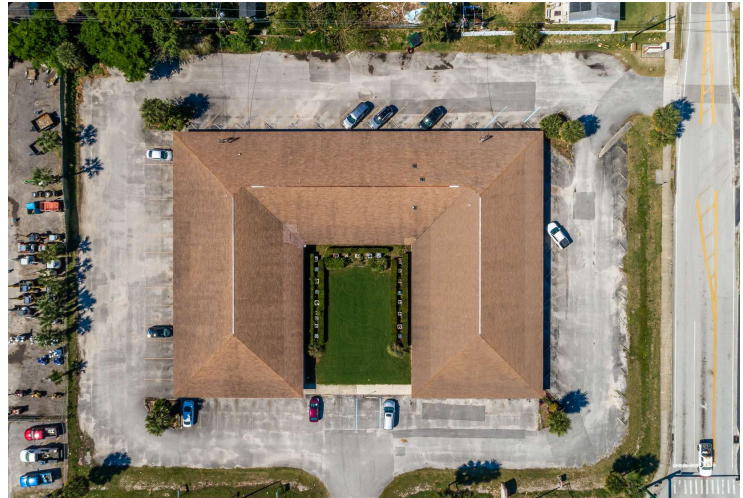
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,281	26,981	51,047
<b>TOTAL POPULATION</b>	9,752	59,989	116,602
<b>AVERAGE HH INCOME</b>	\$59,045	\$72,556	\$74,032

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# ADDITIONAL PHOTOS



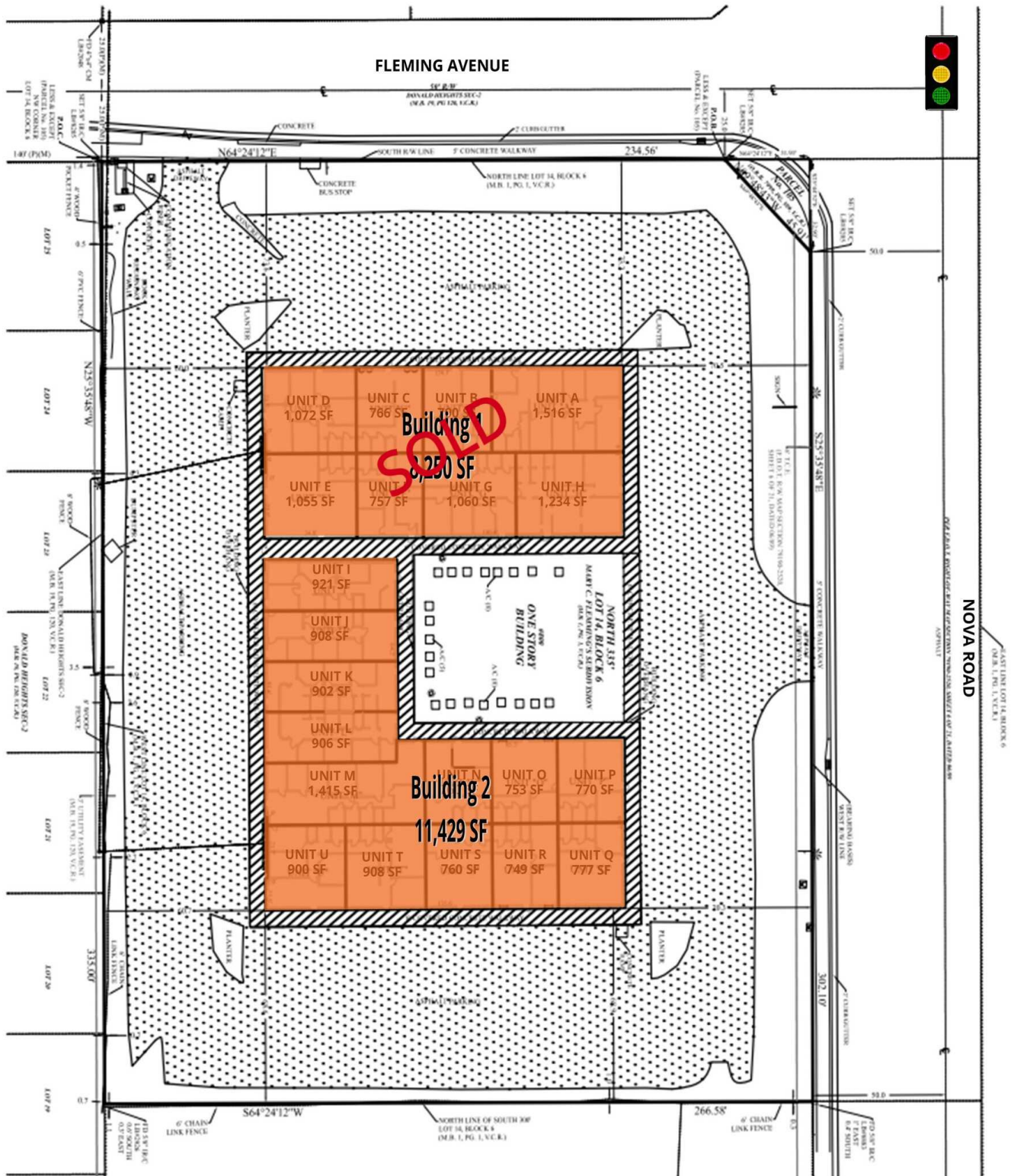
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# SURVEY



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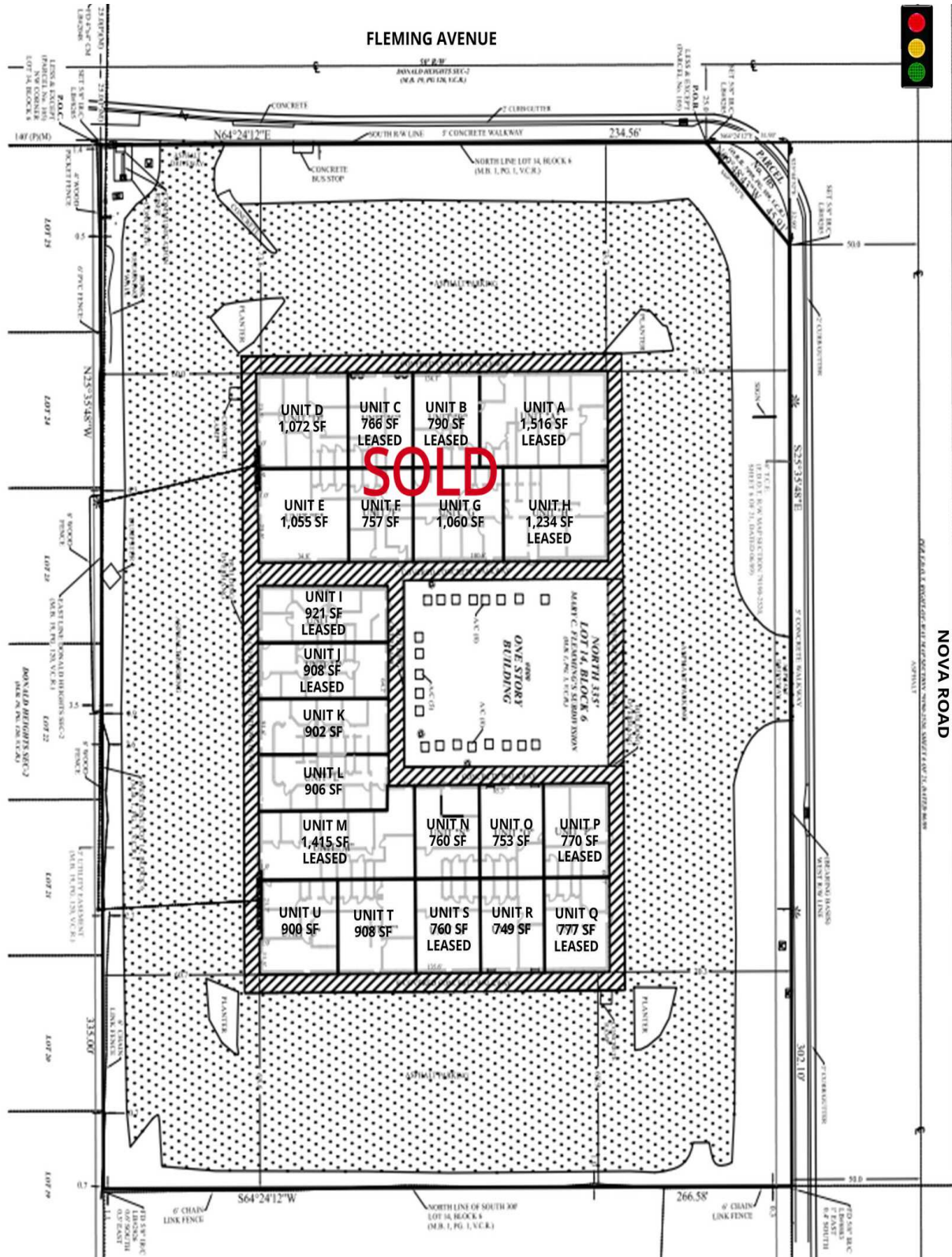
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# OVERALL FLOOR PLAN



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# LOCATION MAPS



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