

THE BOULEVARD WEST CENTRE | OFFICE CONDO FOR LEASE



PROPERTY DESCRIPTION

1,060 SF Office Condo For Lease located in The Boulevard West Centre.
Four offices, lobby, admin area, and restroom.
High exposure Granada Boulevard location.
Panel on freestanding sign.
Great location for Attorney, Insurance, Real Estate, Title Company, Financial Planner, etc.
Approximately 0.7 miles to Interstate 95 and 2 miles to AdventHealth Daytona Beach.
On main business corridor near Publix, Lowe's, Peach Valley Café, Petco, Panera Bread, Chipotle Mexican Grill, Starbucks, and more.
Estimated CAM, Real Estate Taxes, and Insurance \$6.31 per SF.

LOCATION DESCRIPTION

Located in The Boulevard West Centre on the south side of Granada Boulevard just east of Interstate 95.

LOCATION ADDRESS

1414 W. Granada Boulevard, Suite 4
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:	\$21.00 NNN
AVAILABLE SF:	Suite 4: 1,060 SF
YEAR BUILT:	1989
TRAFFIC COUNT:	37,500 AADT
ZONING:	B-10, Suburban Boulevard

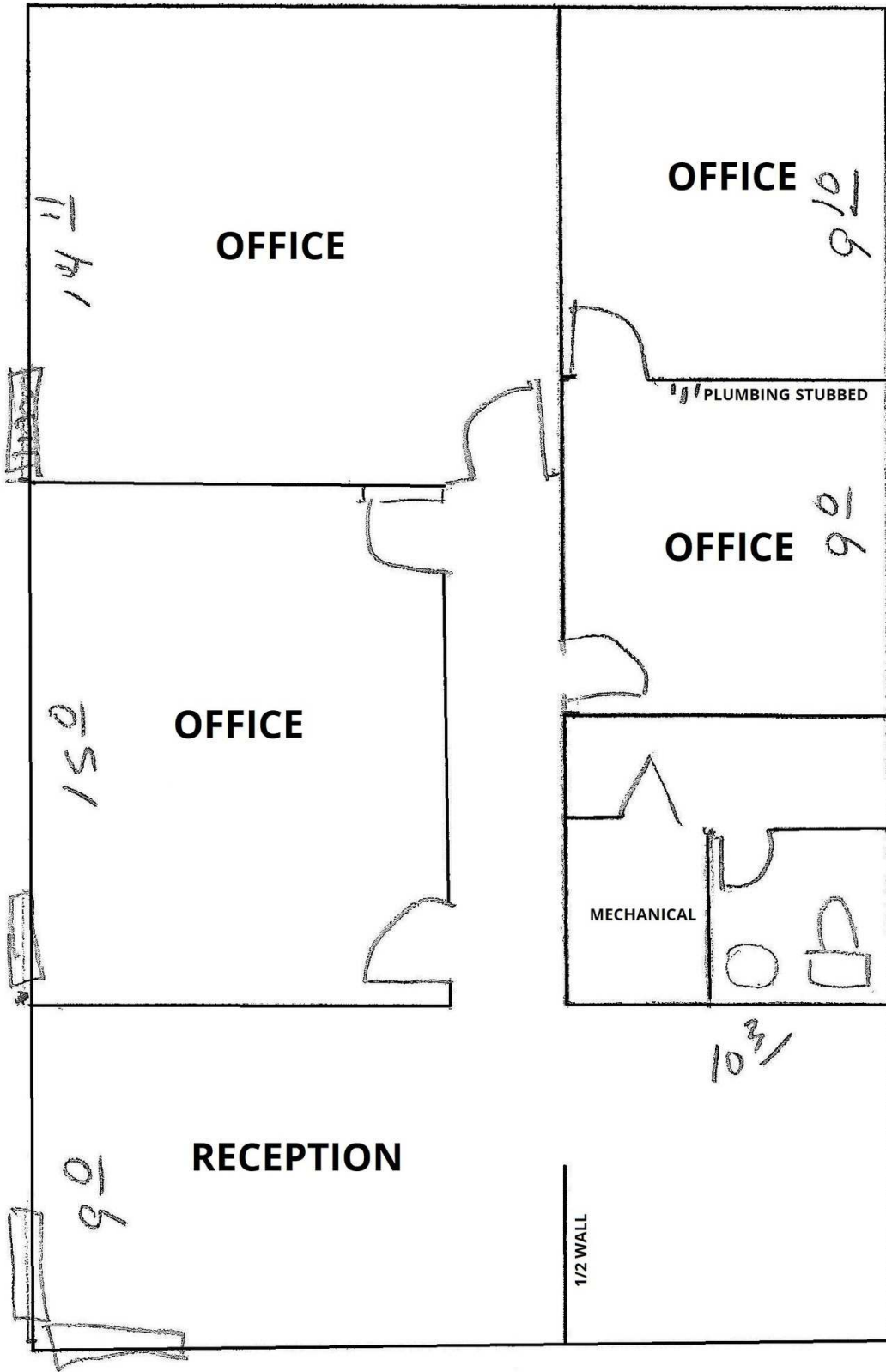
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,521	17,861	42,058
TOTAL POPULATION	5,219	41,056	95,697
AVERAGE HH INCOME	\$105,177	\$86,768	\$77,651

ADDITIONAL PHOTOS



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

FLOOR PLAN SKETCH



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

LOCATION MAPS



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

THE BOULEVARD WEST CENTRE | OFFICE CONDO FOR LEASE | 1414 W. Granada Boulevard, Suite 4 Ormond Beach, FL 32174

