

OFFICE SPACE/CALL CENTER FOR LEASE



PROPERTY DESCRIPTION

Office Space/Call Center Available For Lease.  
8,505 SF (81' x 105'), former call center.  
The space offers a functional layout featuring four bathrooms, a large breakroom, a multipurpose room, a conference room, and five private offices.  
A 60KW backup generator is included, ensuring continuous operations during power interruptions.  
Ceiling height 10 feet.  
Situated within a complex providing 121 parking spaces, per the site plan.

LOCATION DESCRIPTION

Located at the southeast corner of 3rd Street and Nova Road.  
Strategically located on Nova Road with easy access between Port Orange, Daytona Beach, and Ormond Beach.  
Approximately 4 miles to Interstate 95, 6.5 miles to Interstate 4, 1.7 miles to International Speedway Boulevard, and 3.7 miles to Daytona Beach International Airport.

LOCATION ADDRESS

991 Third Street, Holly Hill, FL 32117

JOHN W. TROST, CCIM

Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

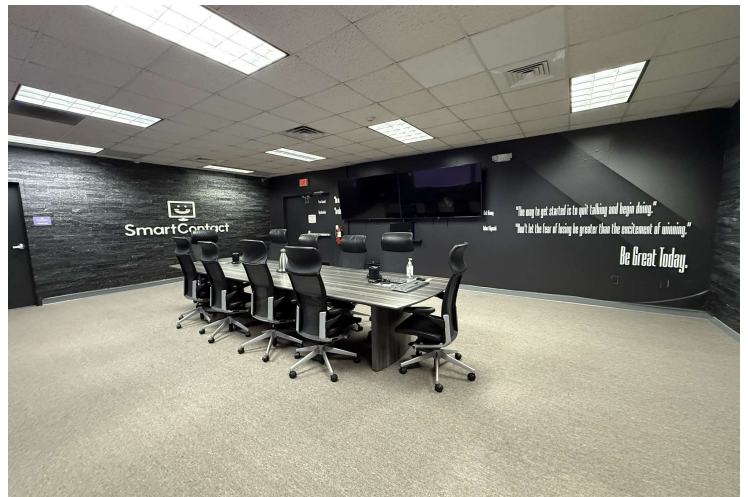
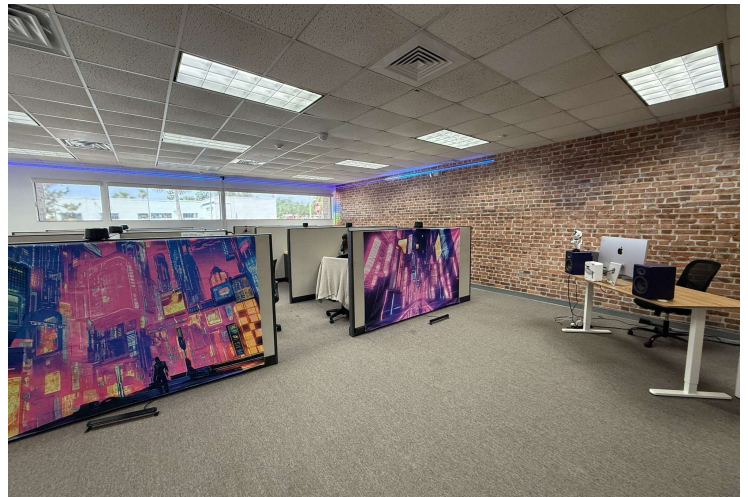
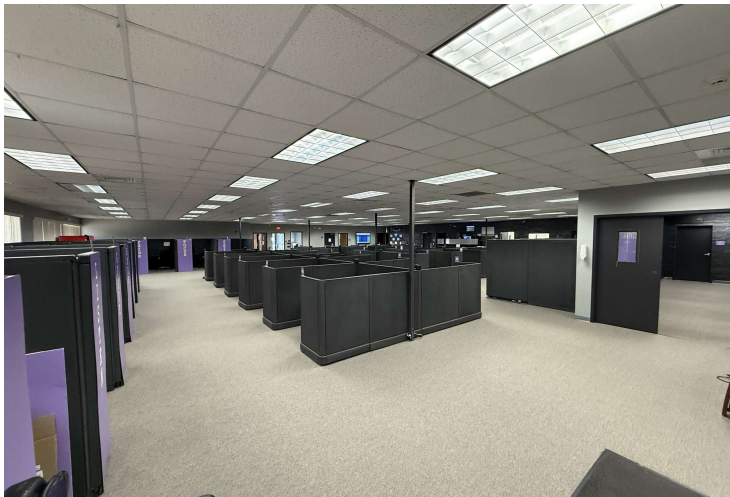
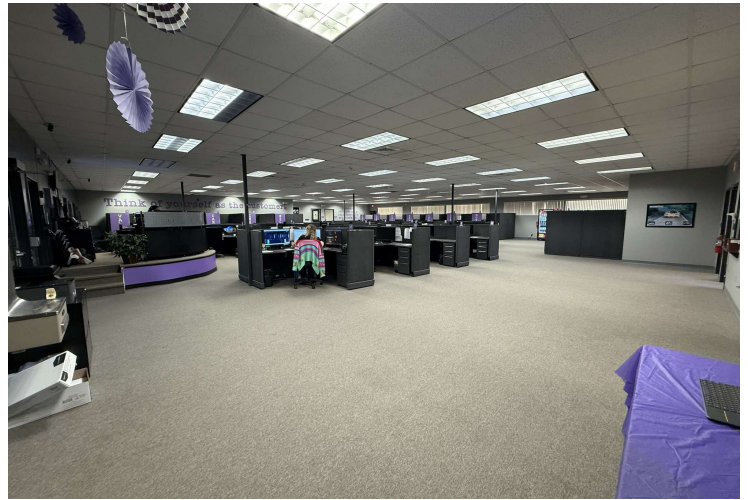
OFFERING SUMMARY

LEASE RATE:	\$13.00 per SF Modified Gross
AVAILABLE SF:	8,505 SF
YEAR BUILT:	1988
TRAFFIC COUNT:	31,000 AADT Nova Road
ZONING:	B-1: Professional Office/Medical Office District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,971	31,171	57,051
TOTAL POPULATION	12,789	73,490	128,018
AVERAGE HH INCOME	\$54,764	\$57,976	\$64,828



## ADDITIONAL PHOTOS



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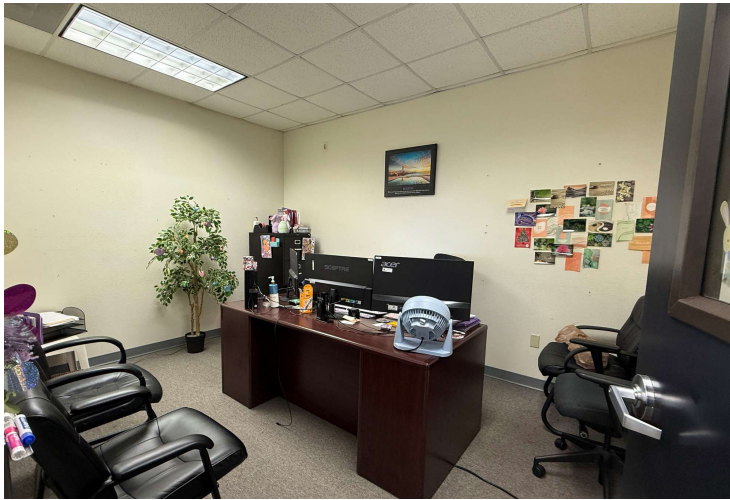
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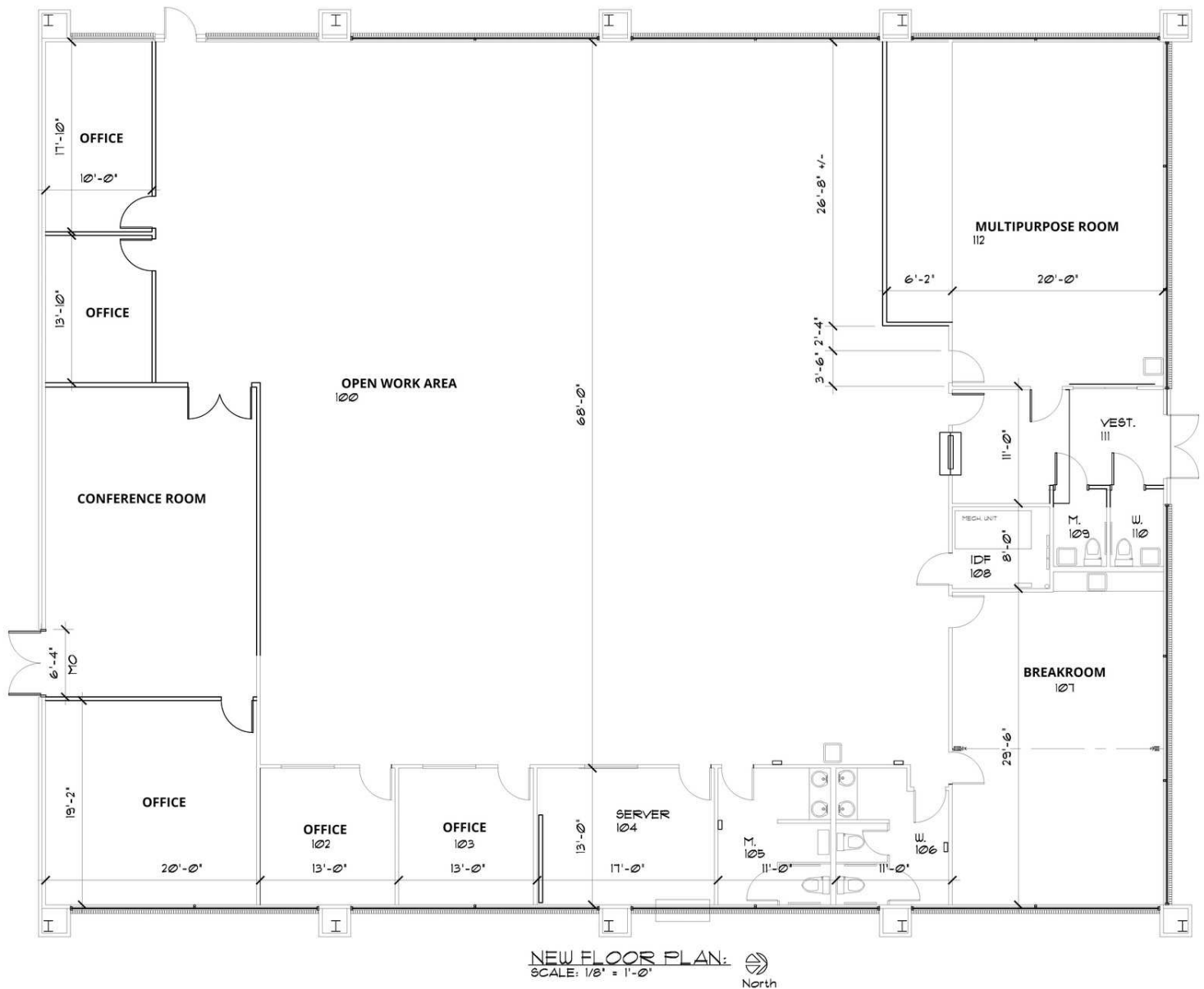
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# FLOOR PLAN



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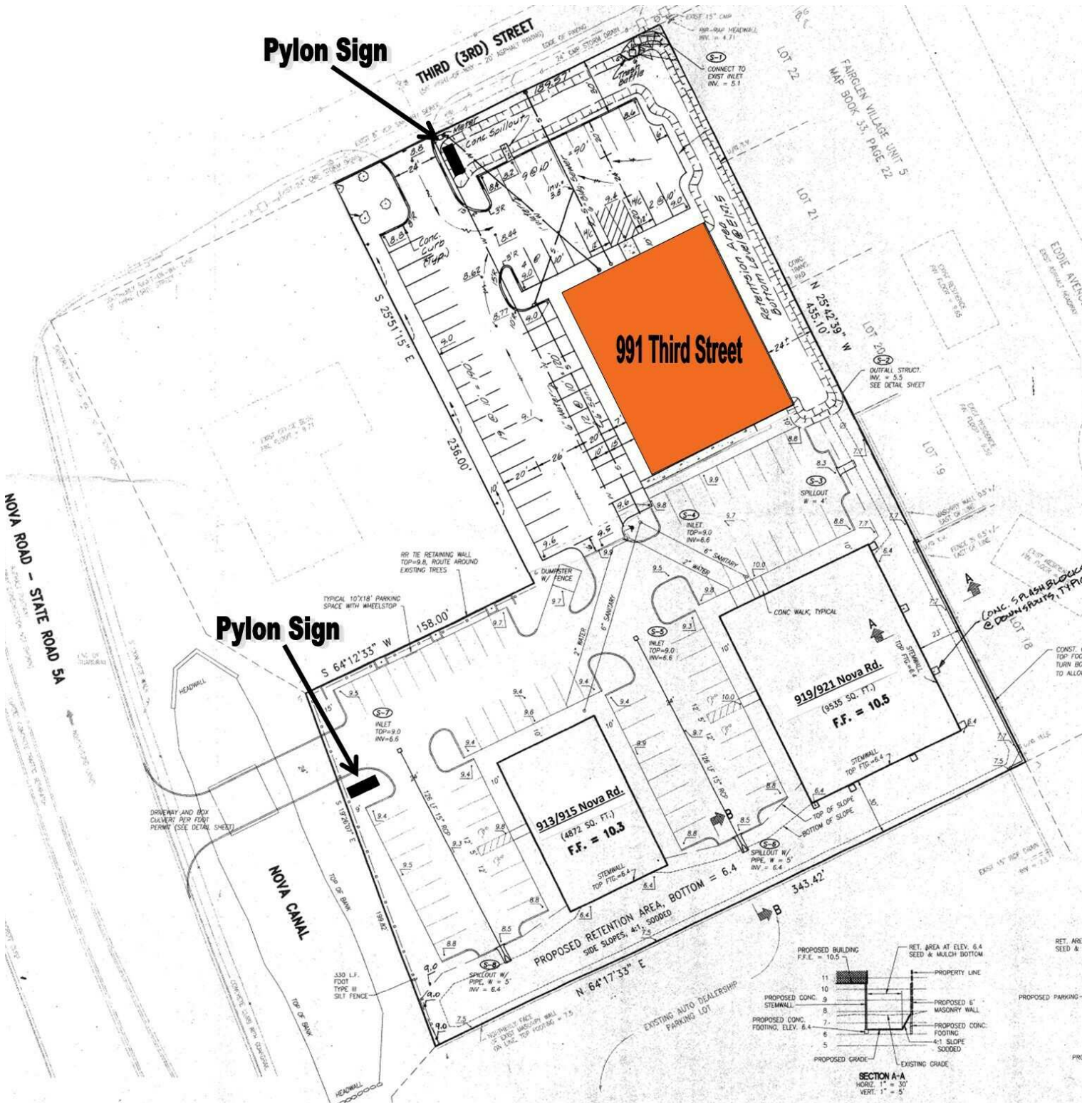
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# SITE PLAN



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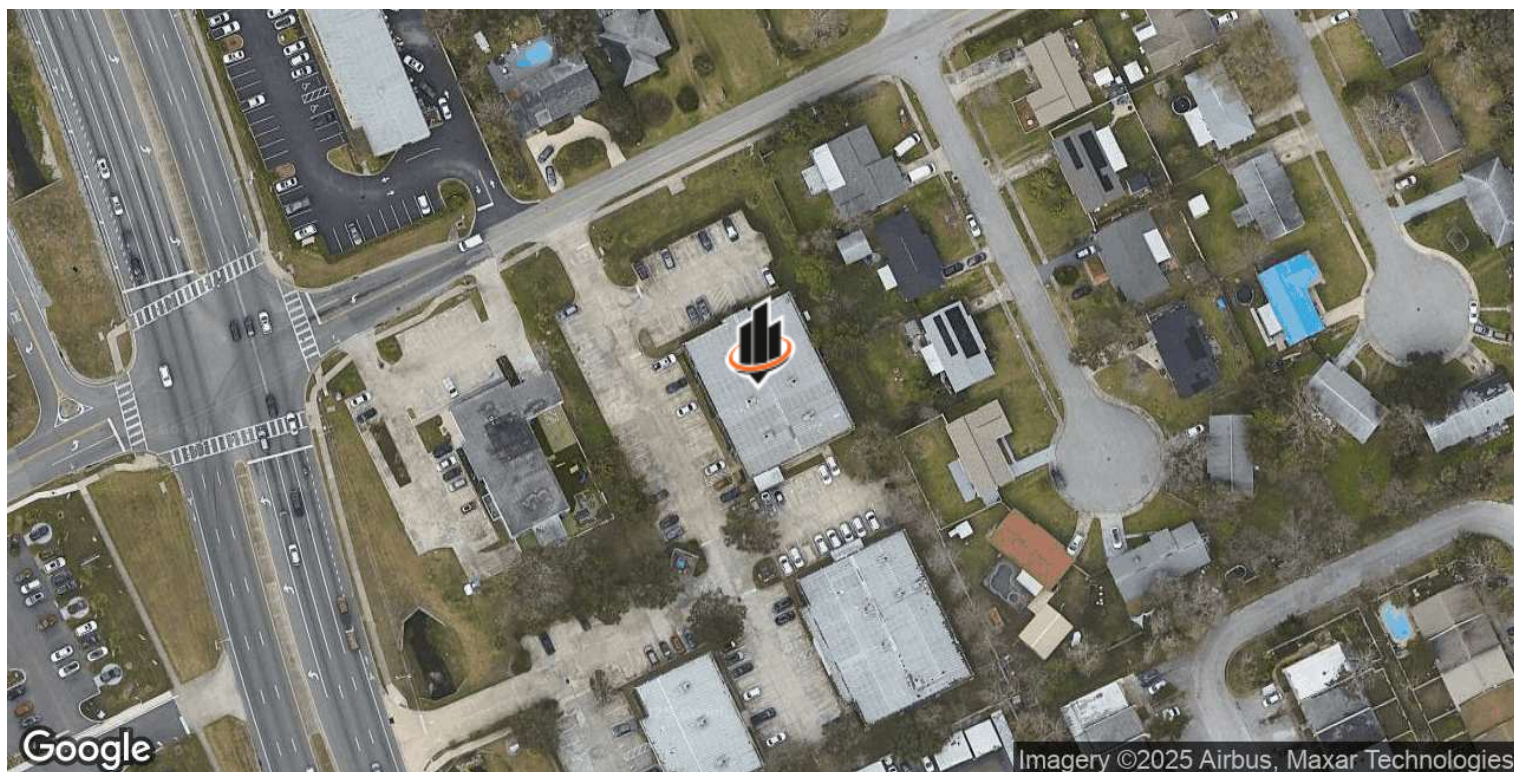
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## LOCATION MAPS



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