



### OFFERING SUMMARY

**LEASE RATE:** \$27.00 NNN

**AVAILABLE SF:**

Unit 201: Lease Pending  
Unit 202: 756 SF  
Unit 203: 1,923 SF

**YEAR BUILT:** 2013

**TRAFFIC COUNT** 32,500 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

### PROPERTY DESCRIPTION

Turnkey Second Floor Office Space For Lease in Kings Crossing Centre.

Second floor office space available from 756 SF up to 2,679 SF of contiguous space.

Each office features quality interior finishes, break counters, and ADA-compliant restrooms.

The property offers great signage and exposure along Granada Boulevard and provides ample parking.

Occupancy available December 2025.

Join SouthState Bank, VIPcare Healthcare, and adjacent to Olive Grove Apartments.

Located just minutes from Interstate 95, area beaches, and AdventHealth Daytona Beach, offering excellent convenience and accessibility.

Estimated CAM, Real Estate Taxes, and Insurance \$8.18 per SF.

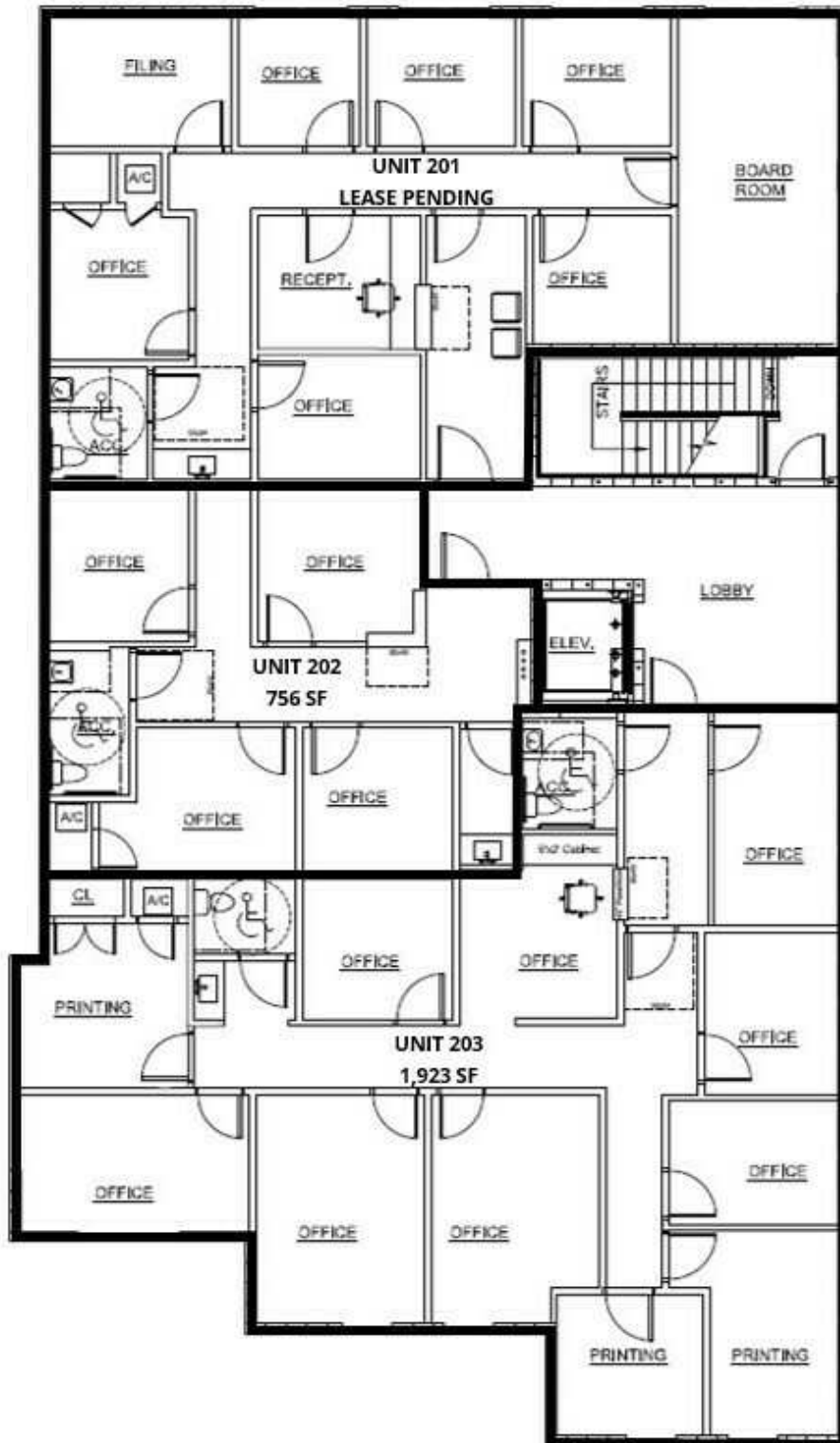
### LOCATION DESCRIPTION

Located at the northeast corner of Granada Boulevard and Old Kings Road.

# Floor Plan - Second Floor

## Kings Crossing Centre

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





## Additional Photos

### Kings Crossing Centre

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](mailto:john.trost@svn.com)



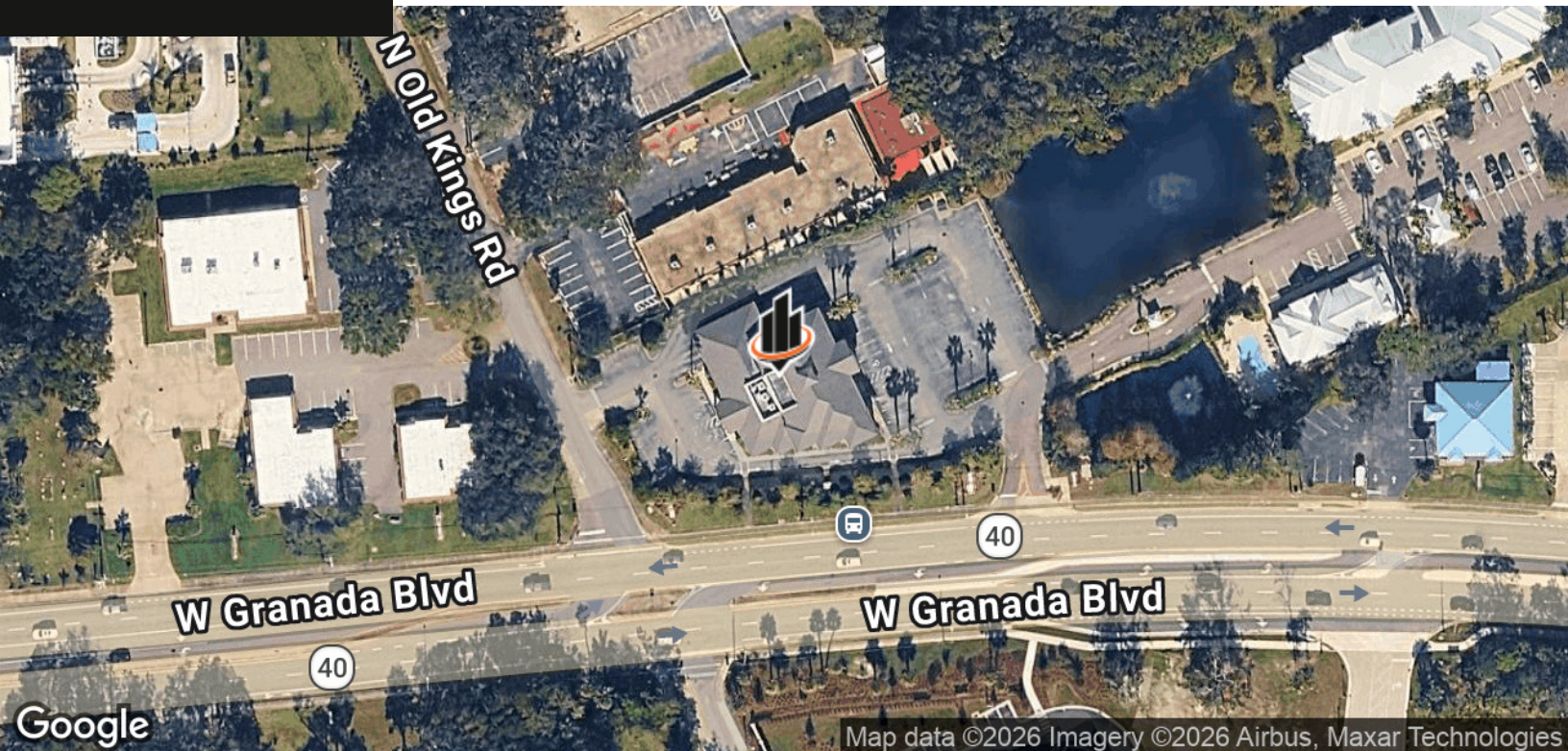
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



# Location Maps

## Kings Crossing Centre

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