



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

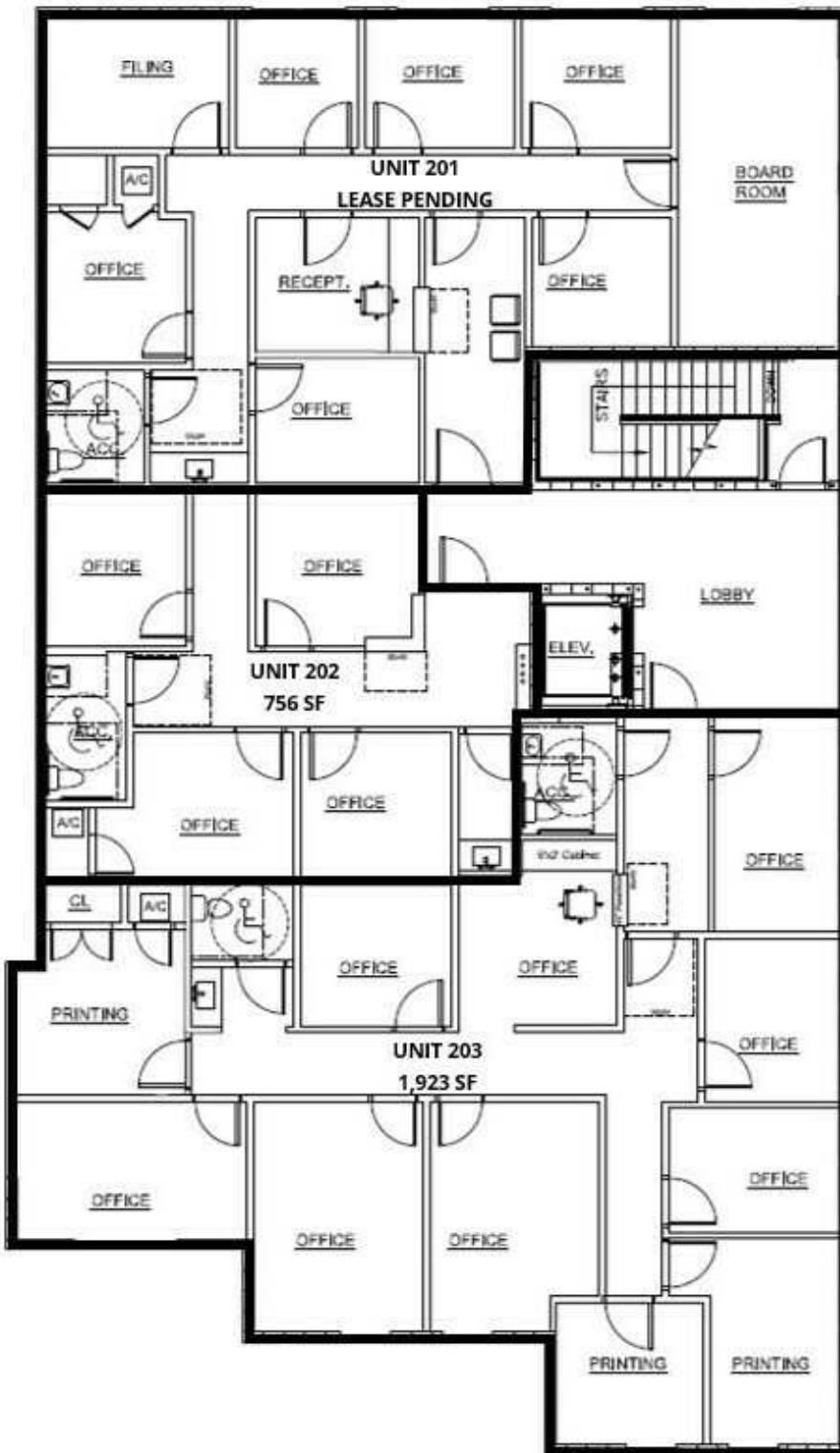
Located at the northeast corner of Granada Boulevard and Old Kings Road.

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Floor Plan - Second Floor

Kings Crossing Centre

775 W. Granada Boulevard, Ormond Beach, FL 32174



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Additional Photos

Kings Crossing Centre

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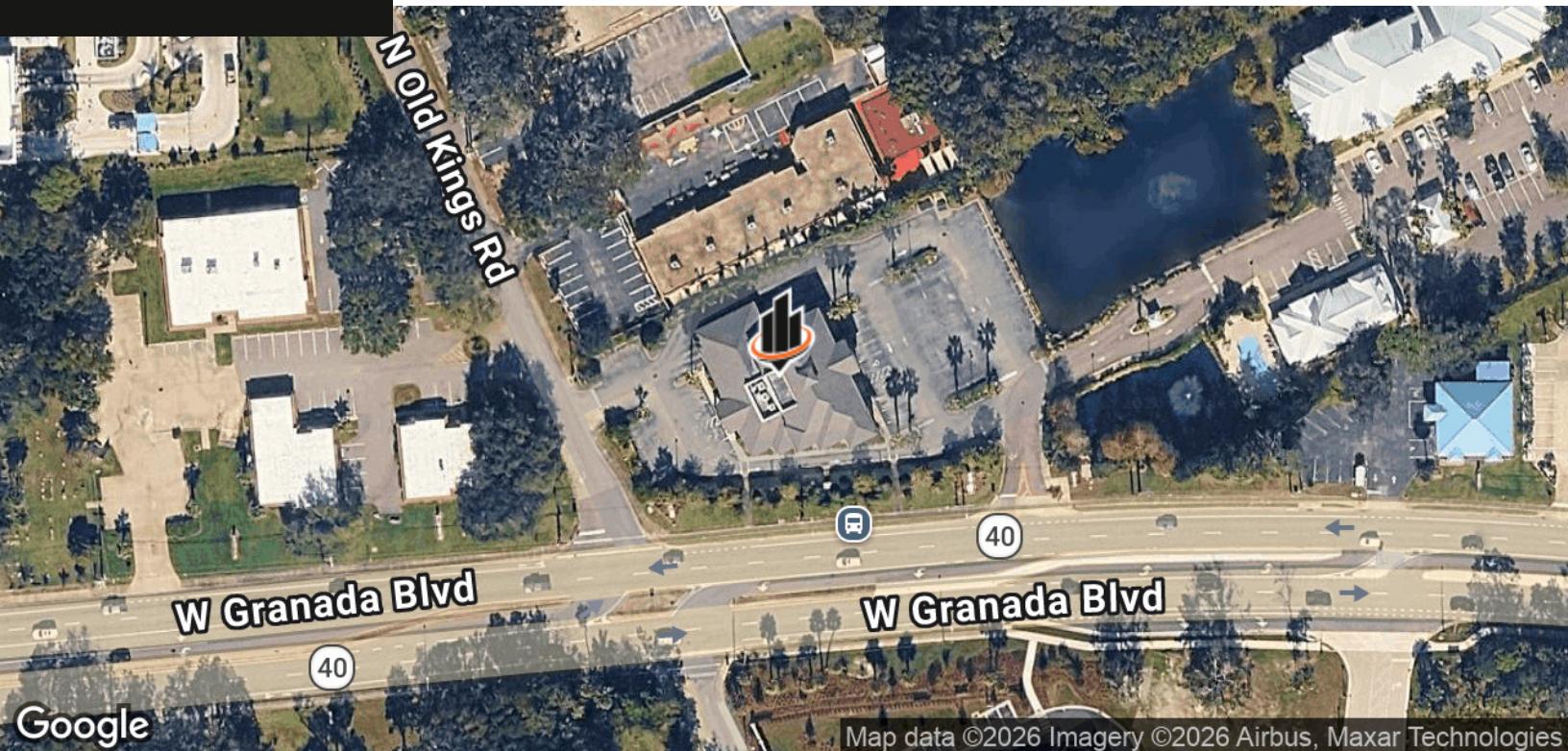
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Location Maps

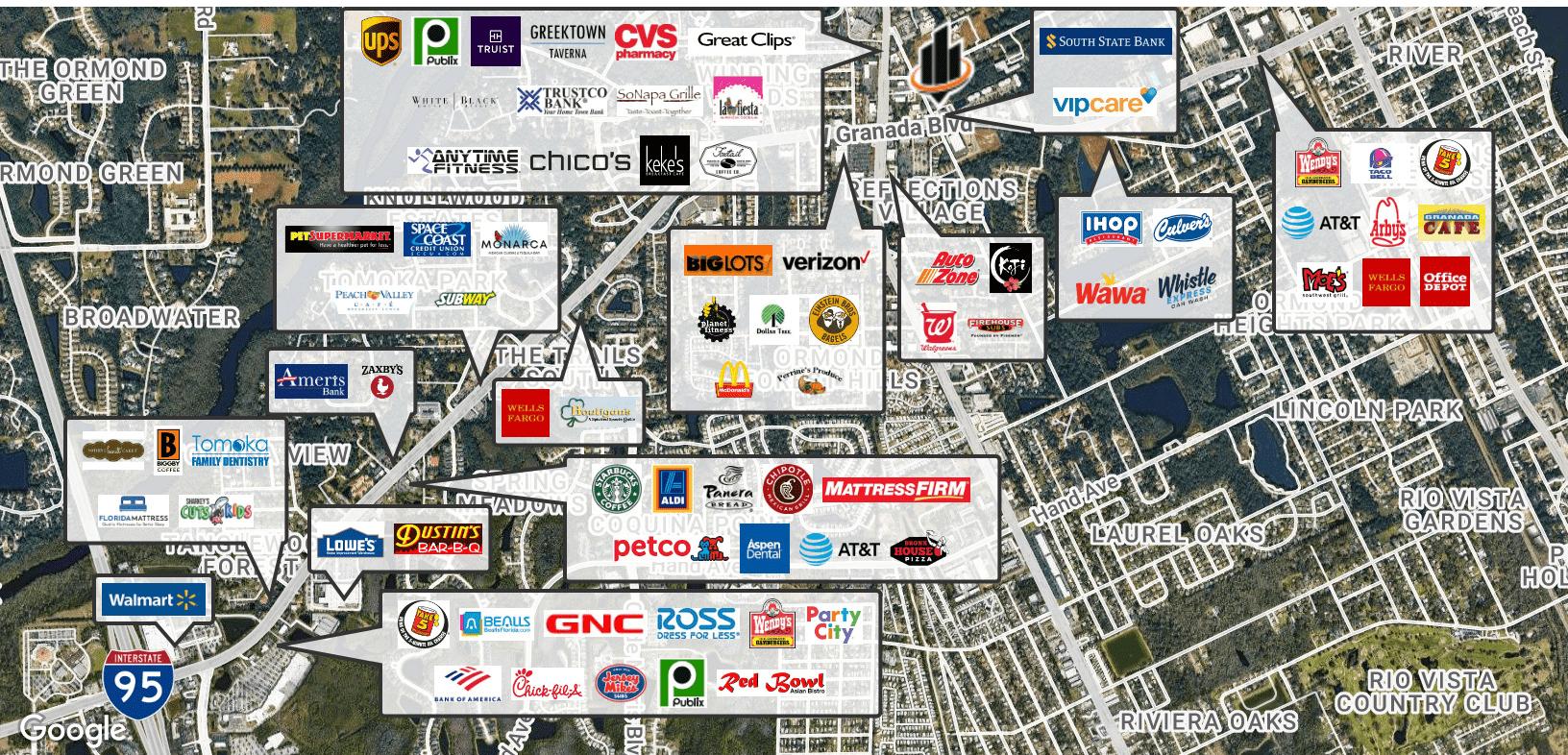
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Google

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