



OFFERING SUMMARY

LEASE RATE:	\$27.00 NNN
AVAILABLE SF:	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.

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

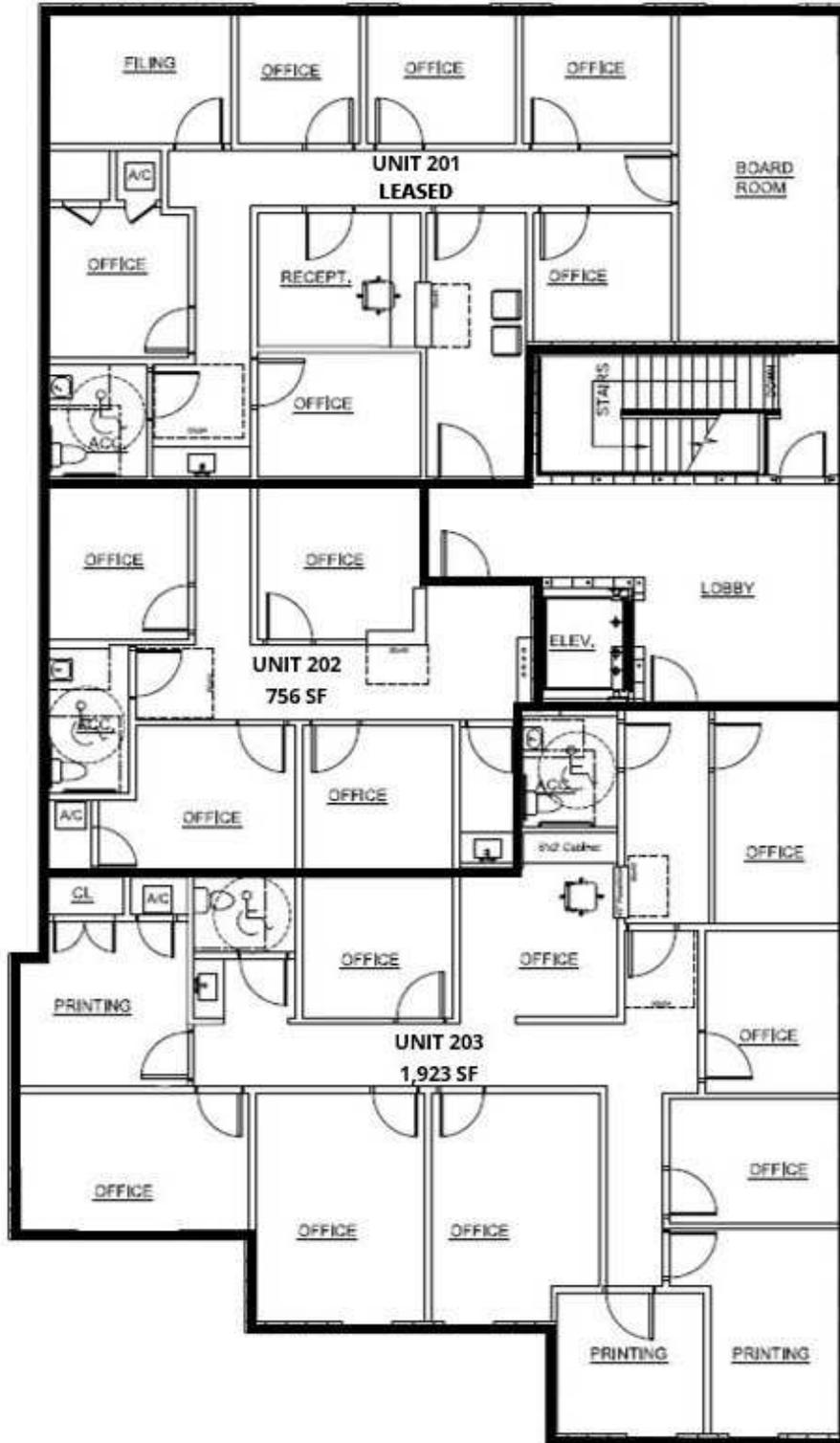
Located at the northeast corner of Granada Boulevard and Old Kings Road.

John W. Trost, CCIM
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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

775 W. Granada Boulevard, Ormond Beach, FL 32174



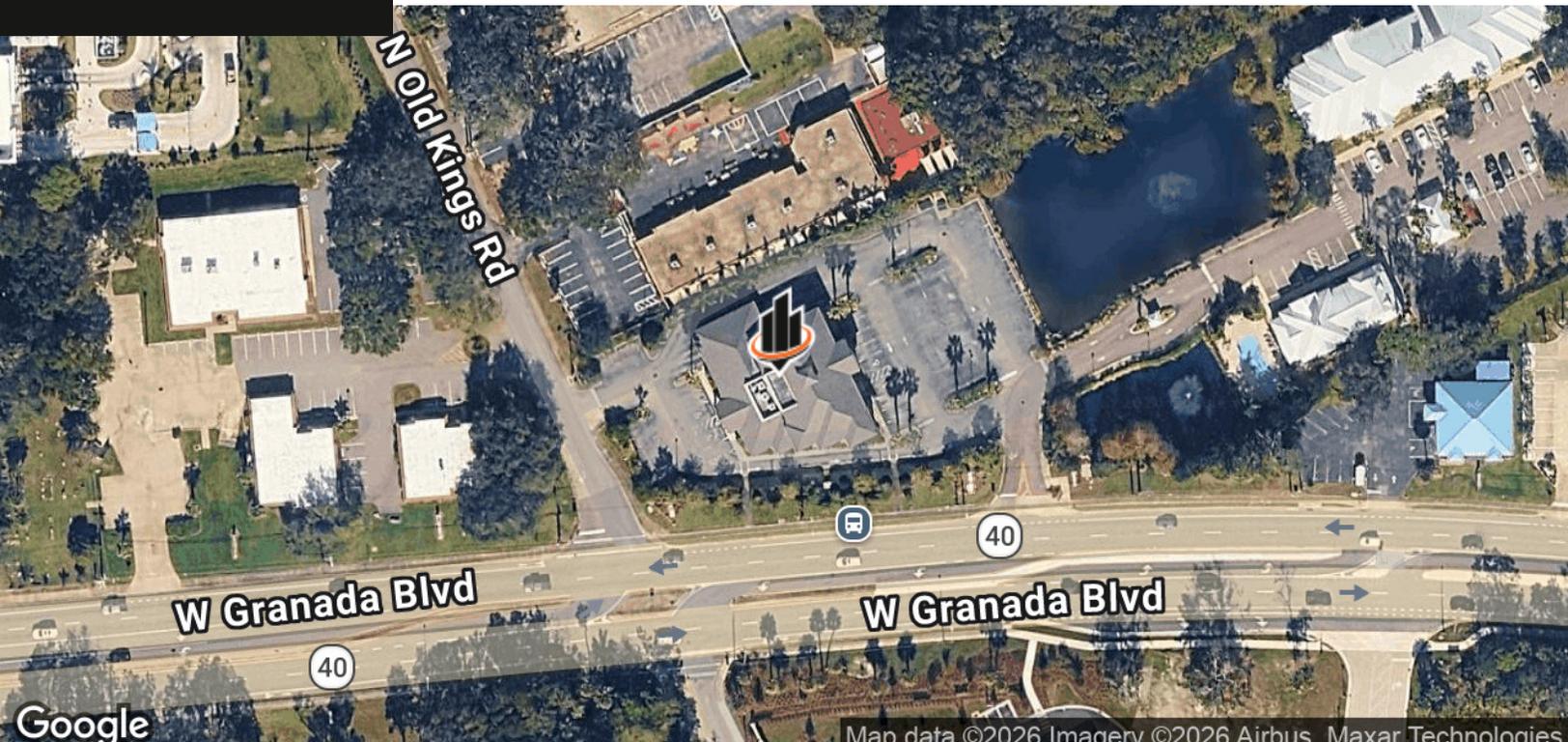
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Location Maps

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