



OFFERING SUMMARY

LEASE RATE:	\$21.50 NNN
AVAILABLE SF:	Suite 1B: 1,000 SF
YEAR BUILT:	2018
TRAFFIC COUNT:	16,000 AADT
ZONING:	PD-G, Planned Development-General

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,133	21,995	47,568
TOTAL POPULATION	5,012	50,832	111,267
AVERAGE HH INCOME	\$73,504	\$73,276	\$77,749

PROPERTY DESCRIPTION

1,000 SF suite available For Lease in SMART Office Clyde Park.

A modern office suite in a prime location. Suite 1B: 1,000 SF suite offers a private entry, open area, two offices, restroom, and break area.

The suite includes a Nest learning thermostat, Nest Wi-Fi access system, and individual HVAC systems.

Exposure to Clyde Morris Boulevard with signage available on the pole sign and building.

Just north of LPGA Boulevard with quick access to Ormond Beach, Latitude Margaritaville, Tanger Outlets, Tomoka Town Center, and Interstate 95.

Estimated CAM, Real Estate Taxes, and Insurance \$9.47 per SF.

LOCATION DESCRIPTION

Located north of Strickland Range Road and just east of Clyde Morris Boulevard.

Approximately 2.3 miles to Granada Boulevard, 0.9 miles to LPGA Boulevard, 2 miles to Interstate 95, and 1.5 miles to AdventHealth Daytona Beach Hospital.

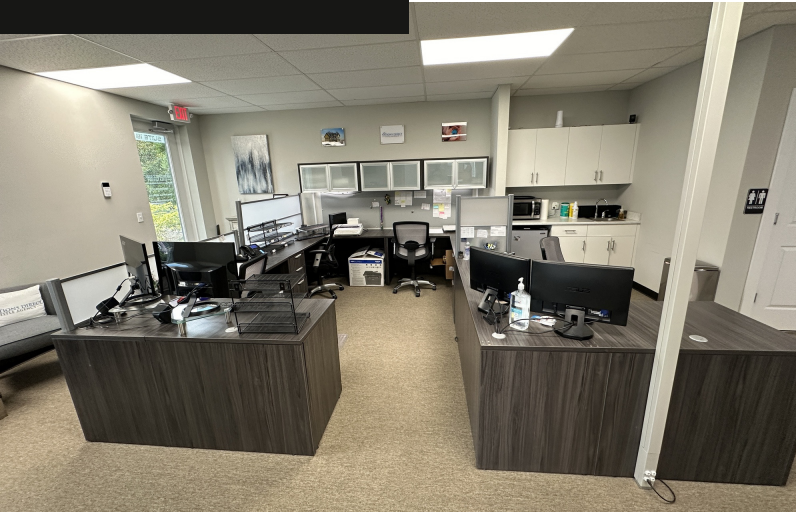
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Additional Photos

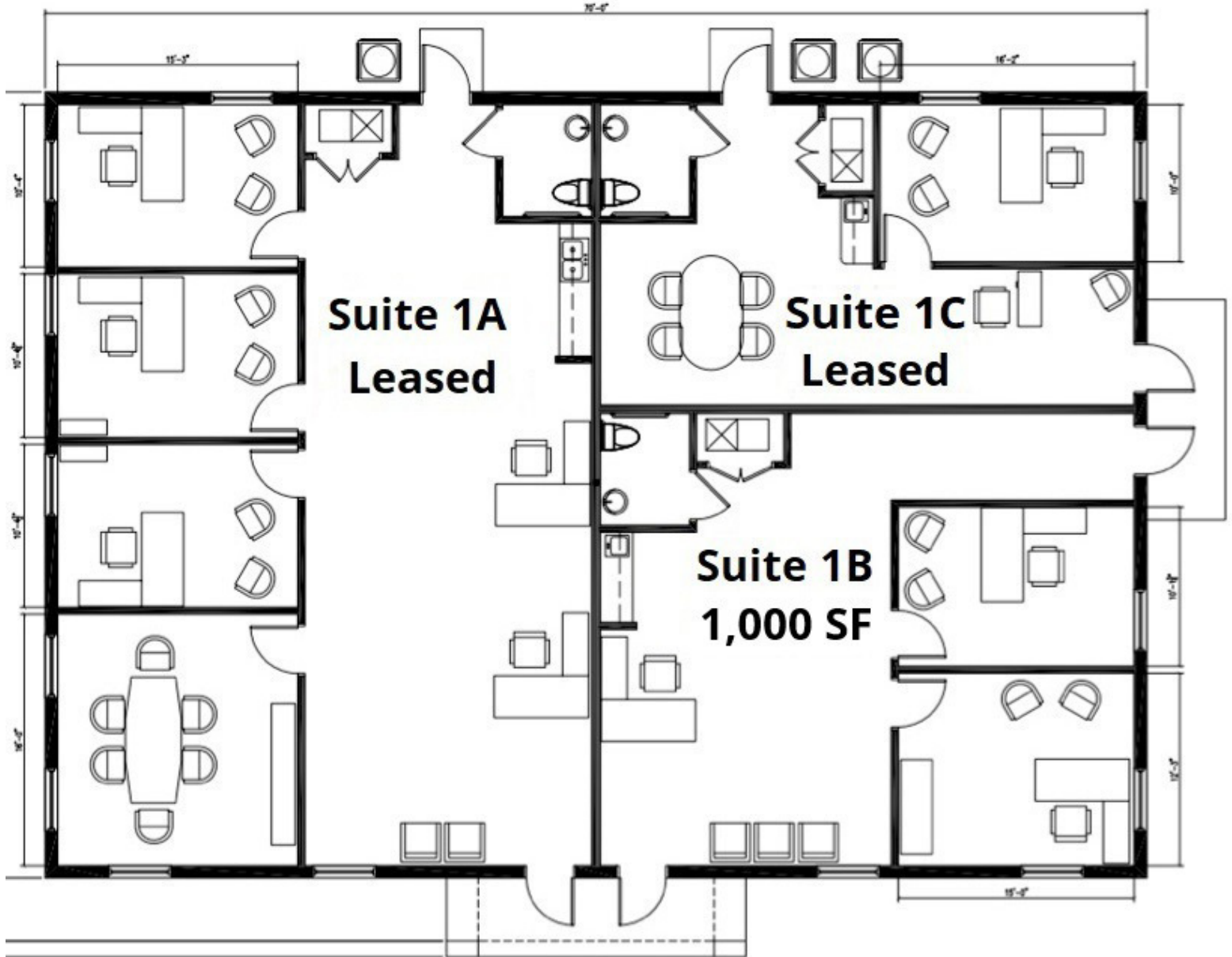
SMART Office Clyde Park | Office Suite For Lease

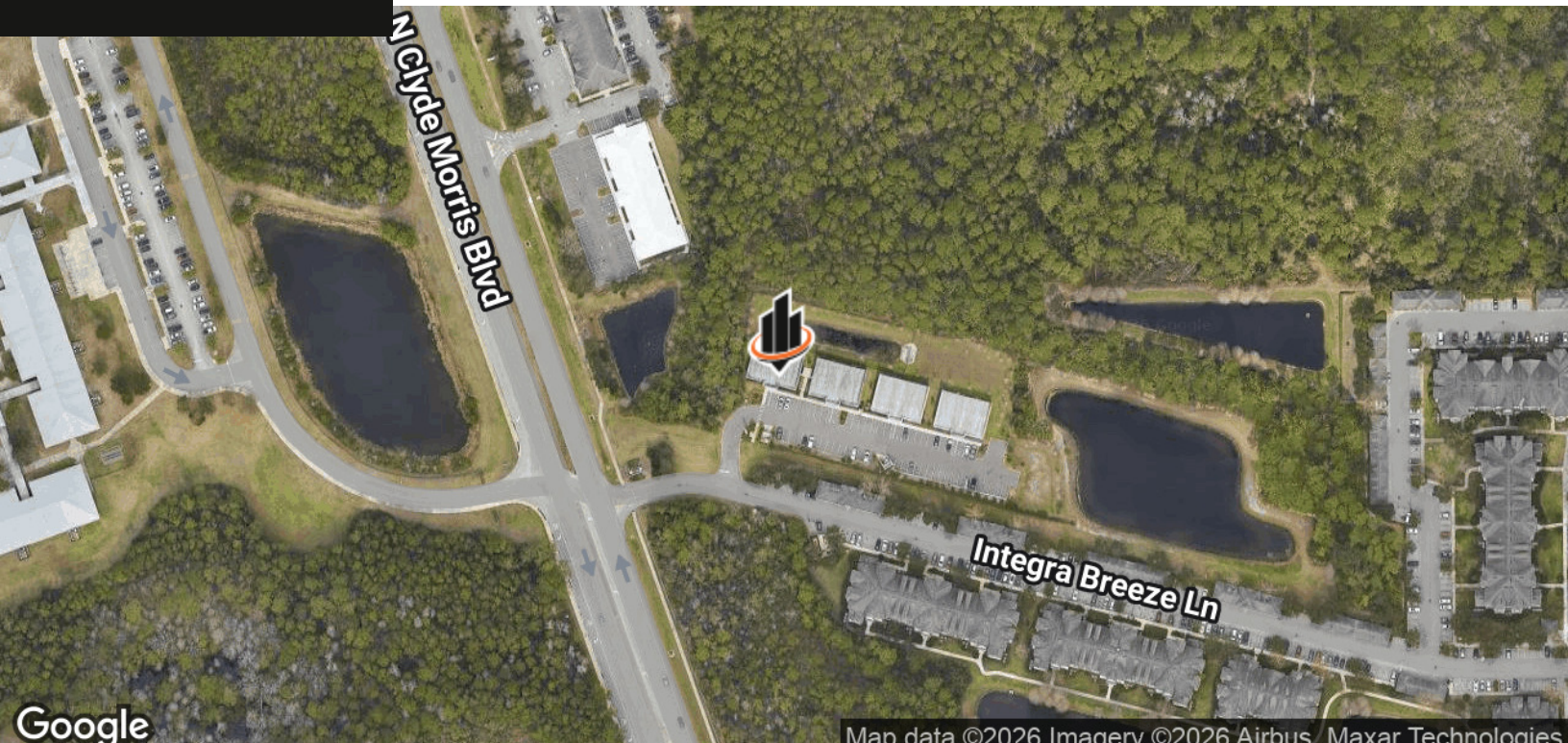
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