



For Lease

MBA Business Center | Commercial Condo For Lease

1435 N. US Highway 1, Ormond Beach, FL 32174



OFFERING SUMMARY

LEASE RATE:	\$14.95 NNN
AVAILABLE SF:	Units D1-D4: 5,500 SF
YEAR BUILT:	2006
TRAFFIC COUNT:	28,500 AADT
ZONING:	PBD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	486	4,846	20,094
TOTAL POPULATION	1,061	10,707	42,797
AVERAGE HH INCOME	\$98,337	\$100,138	\$107,212

PROPERTY DESCRIPTION

5,500 SF Commercial Condo For Lease. Located in the MBA Business Center. This space includes a reception area, lobby, conference room, kitchen, 12 offices, 2 storage rooms, and 4 restrooms - 2 with showers. Highly visible signage on US Highway 1. Ready for immediate occupancy. Estimated CAM, real estate taxes, and insurance \$6.78 per SF.

LOCATION DESCRIPTION

Located on the east side of US Highway 1 in MBA Business Center. Approximate distances to:

- 0.6 miles south of the I-95/US-1 Interchange on US Highway 1
- 0.7 miles to the new Security First Insurance 120,000 SF office complex
- 1.3 miles to the Destination Daytona Complex, Teddy Morse's Harley Davidson, and Giant Recreation World

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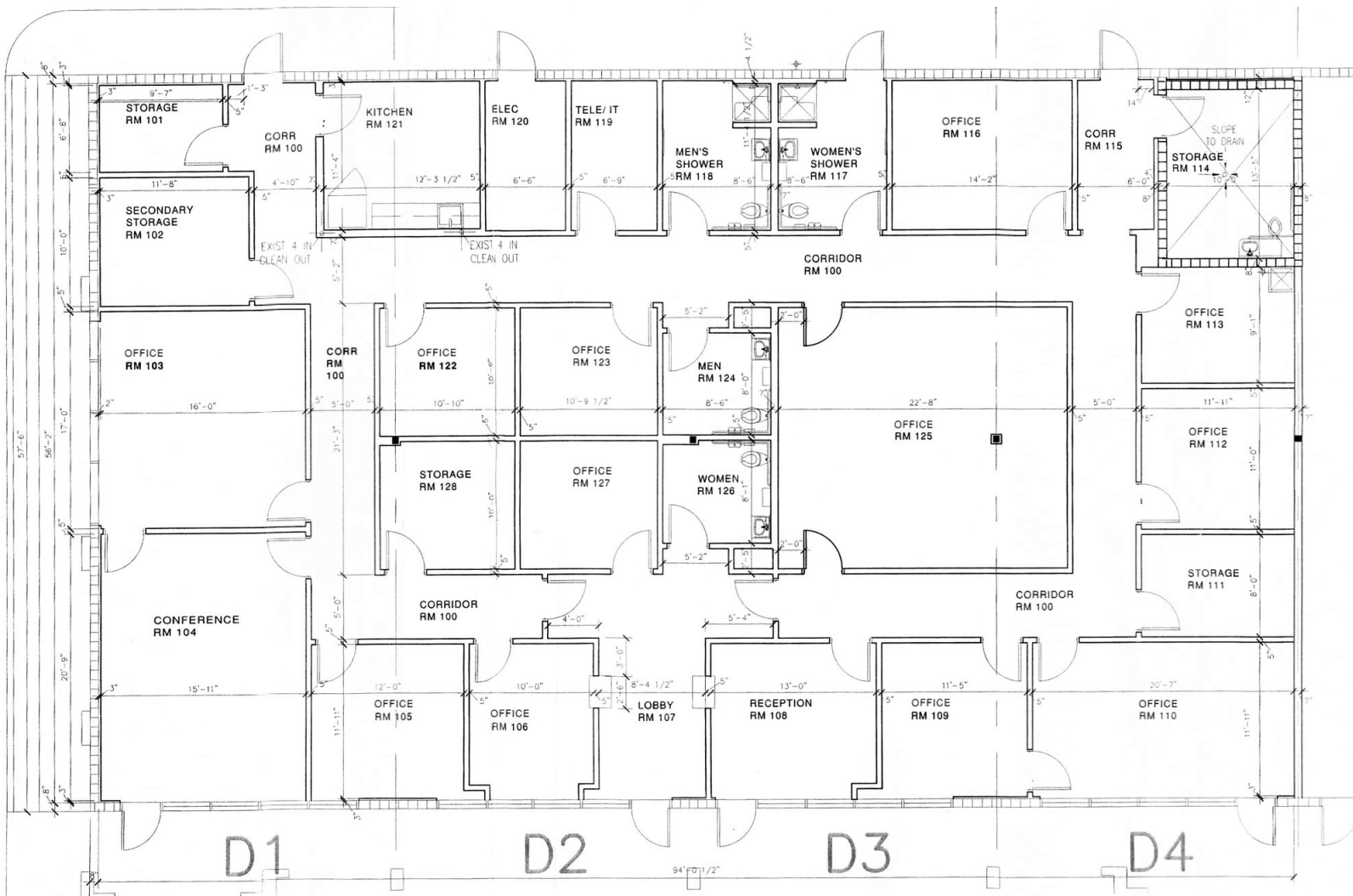
Additional Photos

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DIMENSIONED FLOOR PLAN

SCALE: 1/8" = 1'-0"

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