



Prudential

Commercial Real Estate FL

HAND AVENUE OFFICE CONDO

1400 Hand Avenue, Unit L
Ormond Beach, Florida 32174



Property Summary

Property: 1400 Hand Avenue
Unit L

Parcel No: 4229-11-00-000L

Status: For Sale or Lease

Price: **For Sale \$466,200**
For Lease \$14.00 NNN
Condo Fees \$945.00 per quarter
Estimated CAM, Real Estate Taxes, and Insurance \$4.75 per SF

Size: 2,520 SF

Zoning: B-10 'Suburban Boulevard'

Year Built: 2004

Population (est.):	<u>1 MILE</u> 8,416	<u>3 MILES</u> 46,714	<u>5 MILES</u> 99,335
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Average HHI (est.):	<u>1 MILE</u> \$44,457	<u>3 MILES</u> \$51,852	<u>5 MILES</u> \$53,723
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Traffic Count: 13,510 vehicles per day - Hand Avenue



Property Highlights:

- Great Hand Avenue location between Clyde Morris Boulevard and Nova Road
- Building Tower and Monument Signage available
- Currently operated as a Physician's Office
- Waiting Area, Reception, Billing, Storage, Lab, Three Exam Rooms, Two Offices
- Less than 3 miles to Florida Hospital Memorial Medical Center
- Less than 3 miles to Interstate 95
- Approximately 4.3 miles to Twin Lakes Medical Center

Rock Solid in Commercial Real Estate

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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PICTURES



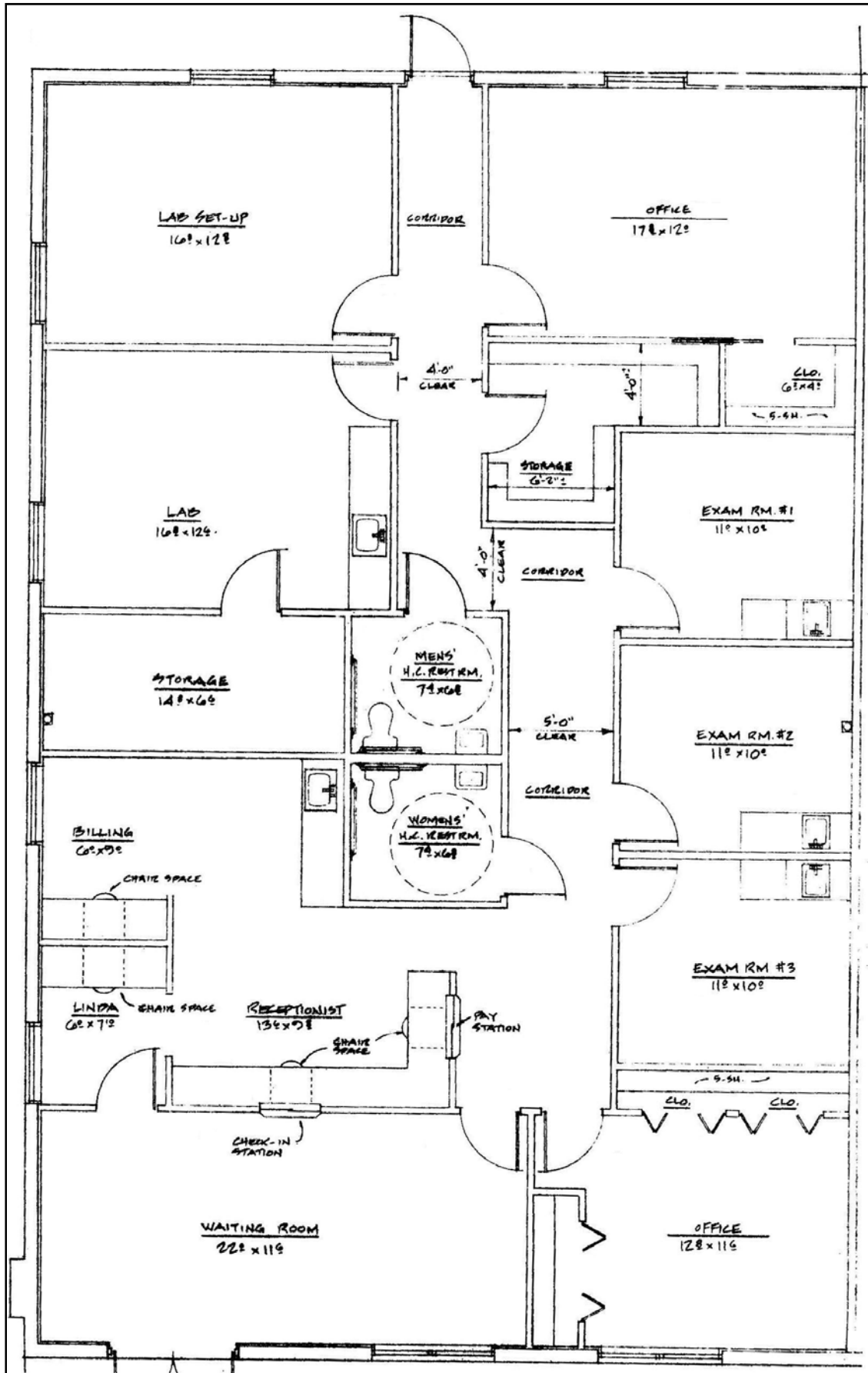
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FLOOR PLAN

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