



FOR SALE | OFFICE CONDO

HAND AVENUE OFFICE CONDO

1400 Hand Avenue, Unit A, Ormond Beach, FL 32174



SALE OVERVIEW

SALE PRICE:	\$249,900
PARCEL NO:	4229-11-00-000A
AVAILABLE SF:	Unit A - 2,040 SF
YEAR BUILT:	2004
ZONING:	B-10 'Suburban Boulevard'

PROPERTY DESCRIPTION

2,040 SF Office Condo For Sale.
Great Hand Avenue location between Clyde Morris Boulevard and Nova Road.
Building Signage available.
Formerly operated as a Sylvan Learning Center.
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.
Condo Fees \$824.38 per quarter.

LOCATION OVERVIEW

Located on the south side of Hand Avenue between Nova Road and Clyde Morris Boulevard.



JOHN W. TROST, CCIM
Principal | Senior Advisor
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FL #BK-0160420

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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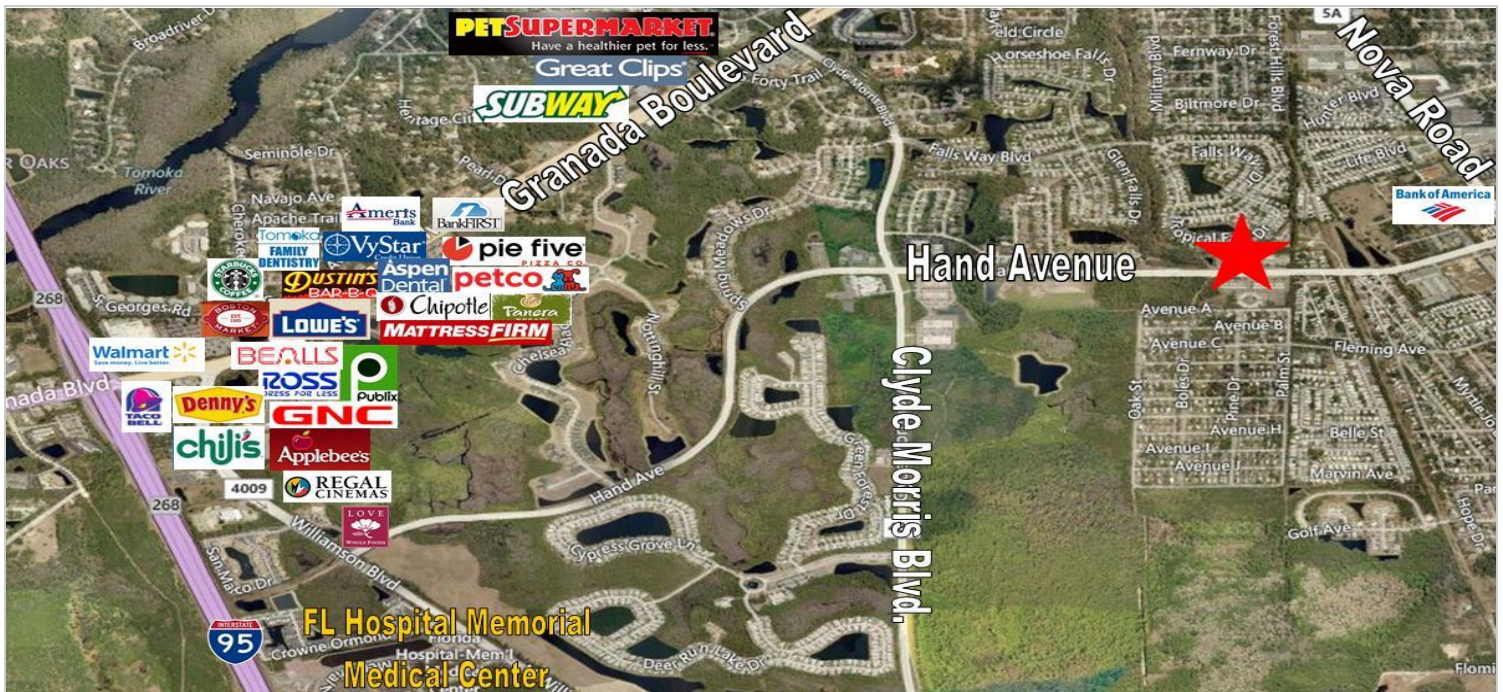
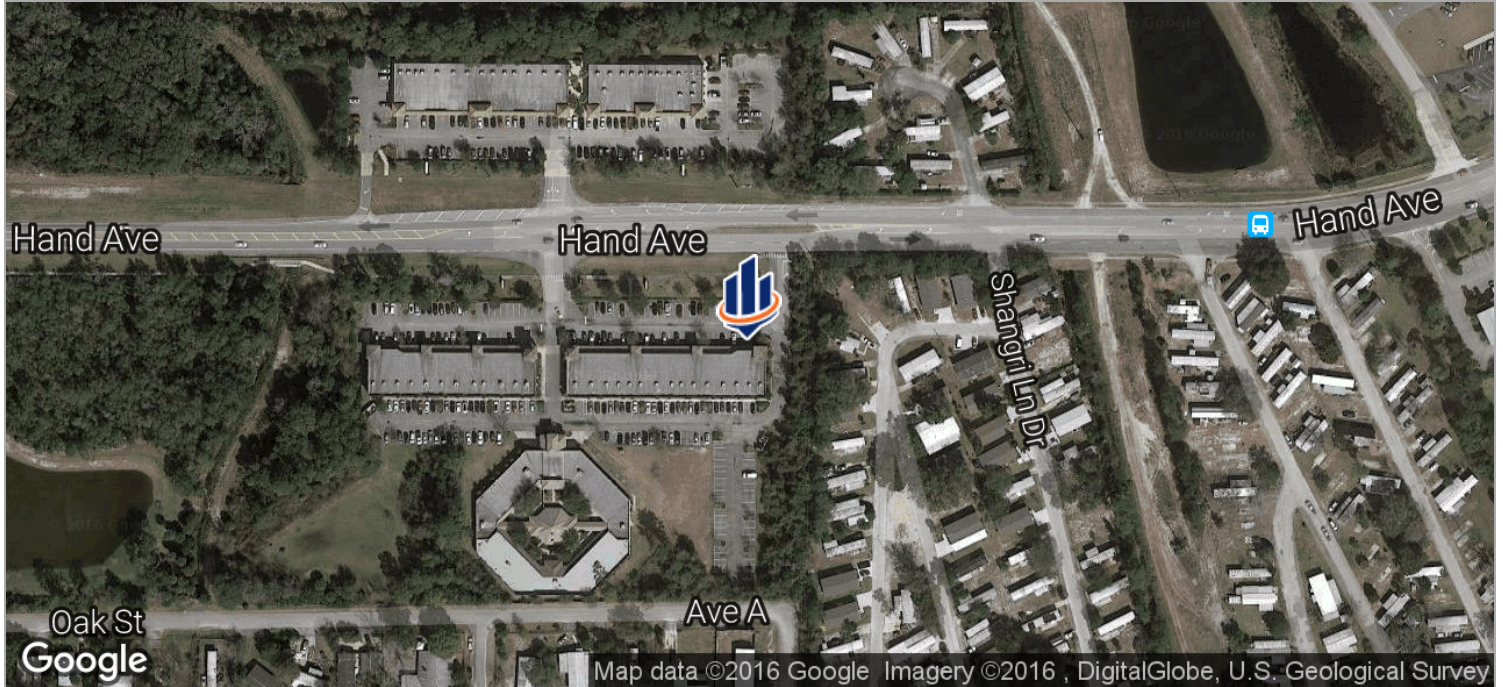
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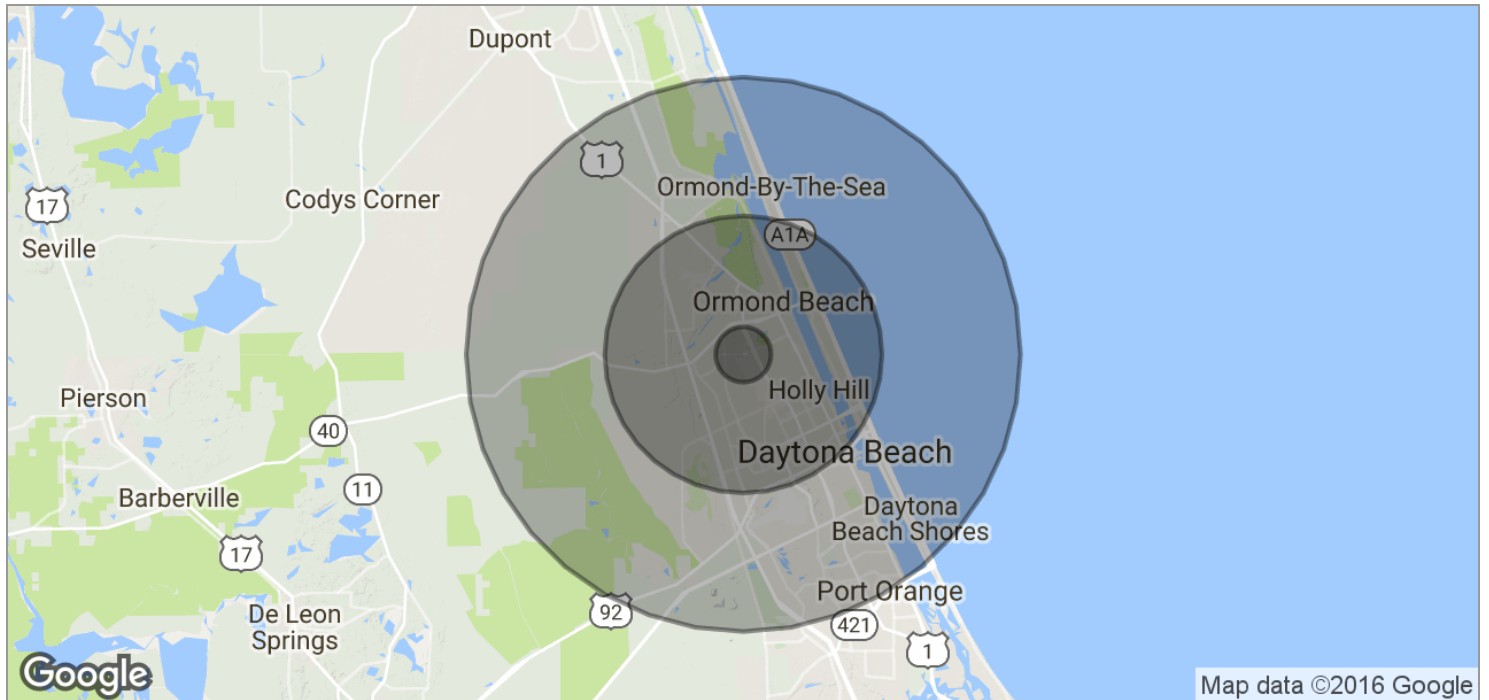
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,421	91,490	184,184
MEDIAN AGE	48.1	43.4	43.4
MEDIAN AGE (MALE)	45.3	41.8	41.8
MEDIAN AGE (FEMALE)	49.7	44.5	45.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,807	39,188	77,953
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$45,339	\$52,614	\$52,934
AVERAGE HOUSE VALUE	\$185,092	\$194,088	\$208,263



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