



FOR SALE OR LEASE | OFFICE CONDOS

# HAND AVENUE PROFESSIONAL CENTER

1425 Hand Avenue, Ormond Beach, FL 32174



## SALE OVERVIEW

**AVAILABLE SF:** 1,142 - 4,095 SF

**SALE PRICE:** \$140.00 Per SF

**LEASE RATE:** \$12.00 NNN

**YEAR BUILT:** 2006

**ZONING:** PBD 'Planned Business Development'

## PROPERTY DESCRIPTION

Office Condos in Ormond Beach.

Units For Sale or Lease.

1,142 to 4,095 SF, contiguous.

Great Hand Avenue location between Clyde Morris Boulevard and Nova Road.

Building and Monument Signage available.

Shell units and turnkey build to suit units available.

Approximately 2.8 miles to Florida Hospital Memorial Medical Center.

Estimated CAM, Real Estate Taxes & Insurance \$4.75 per SF.

### AVAILABLE SPACE:

Suite B: 1,142 SF - For Sale \$159,880 or Lease \$12.00 NNN "SHELL"

Suite C: 1,144 SF - For Sale \$160,160 or Lease \$12.00 NNN "SHELL"

Suite D: 1,809 SF - For Sale \$253,260 or Lease \$12.00 NNN "SHELL"

Suite G: 1,197 SF - For Sale \$167,580 or Lease \$12.00 NNN "SHELL"

SELLER FINANCING AVAILABLE AT 5%. No survey or appraisal needed. No origination fees.



**JOHN W. TROST, CCIM**

Principal | Senior Advisor

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FL #BK-0160420

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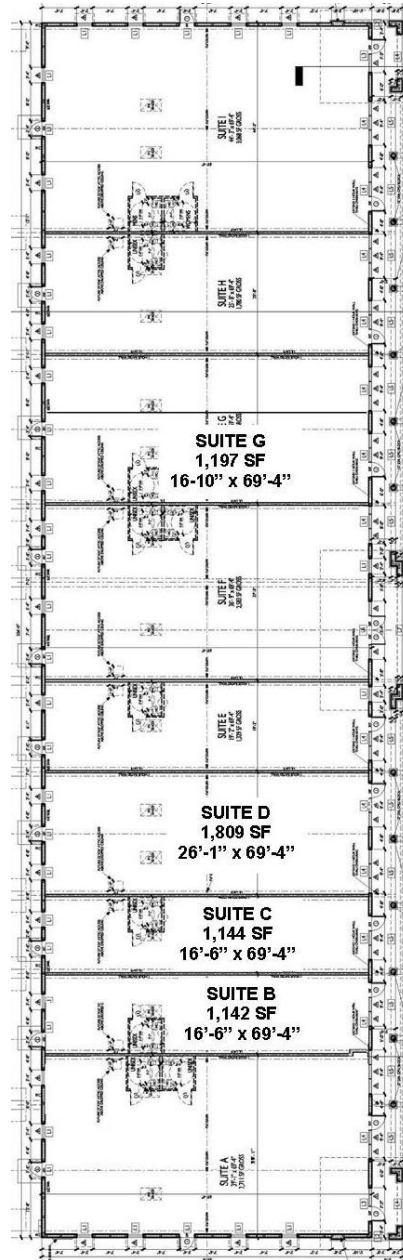
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OVERALL FLOOR PLAN SUITE B, C, D & G  
Floor Plan Information



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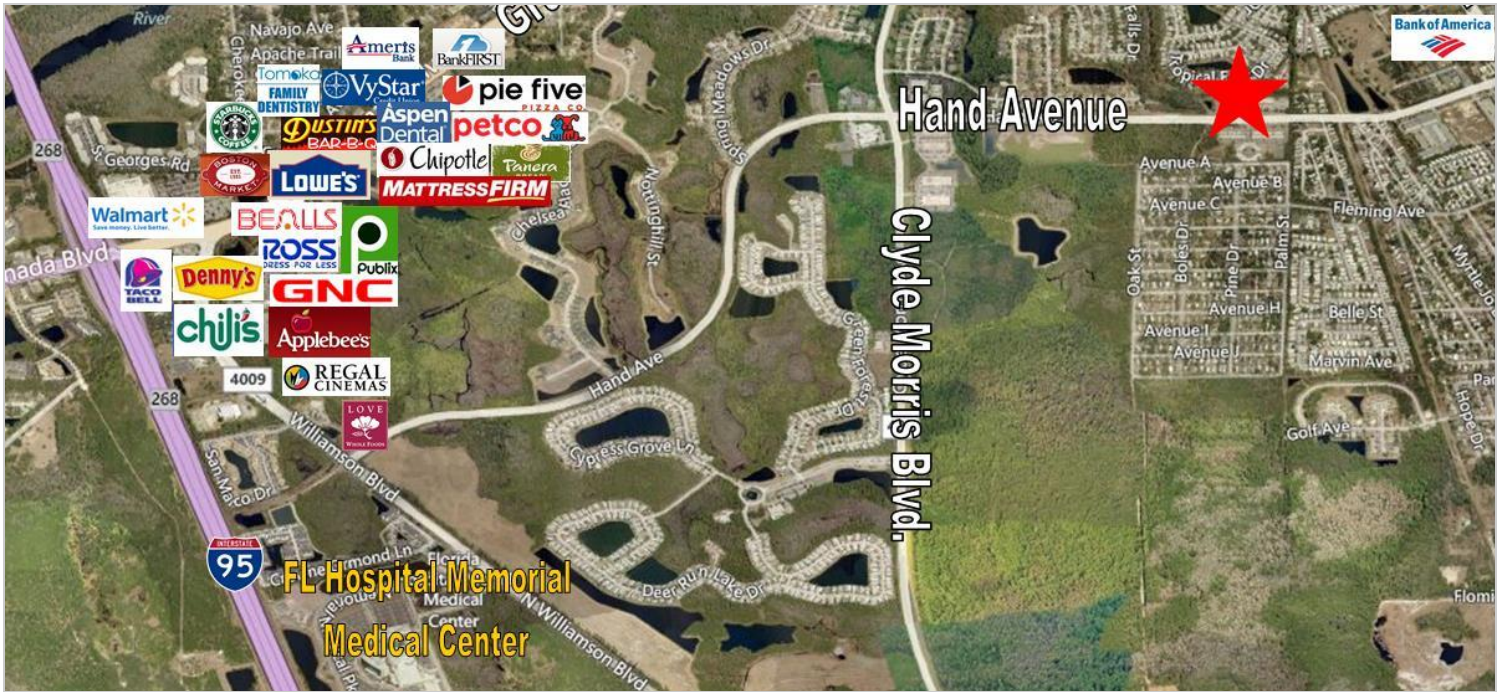
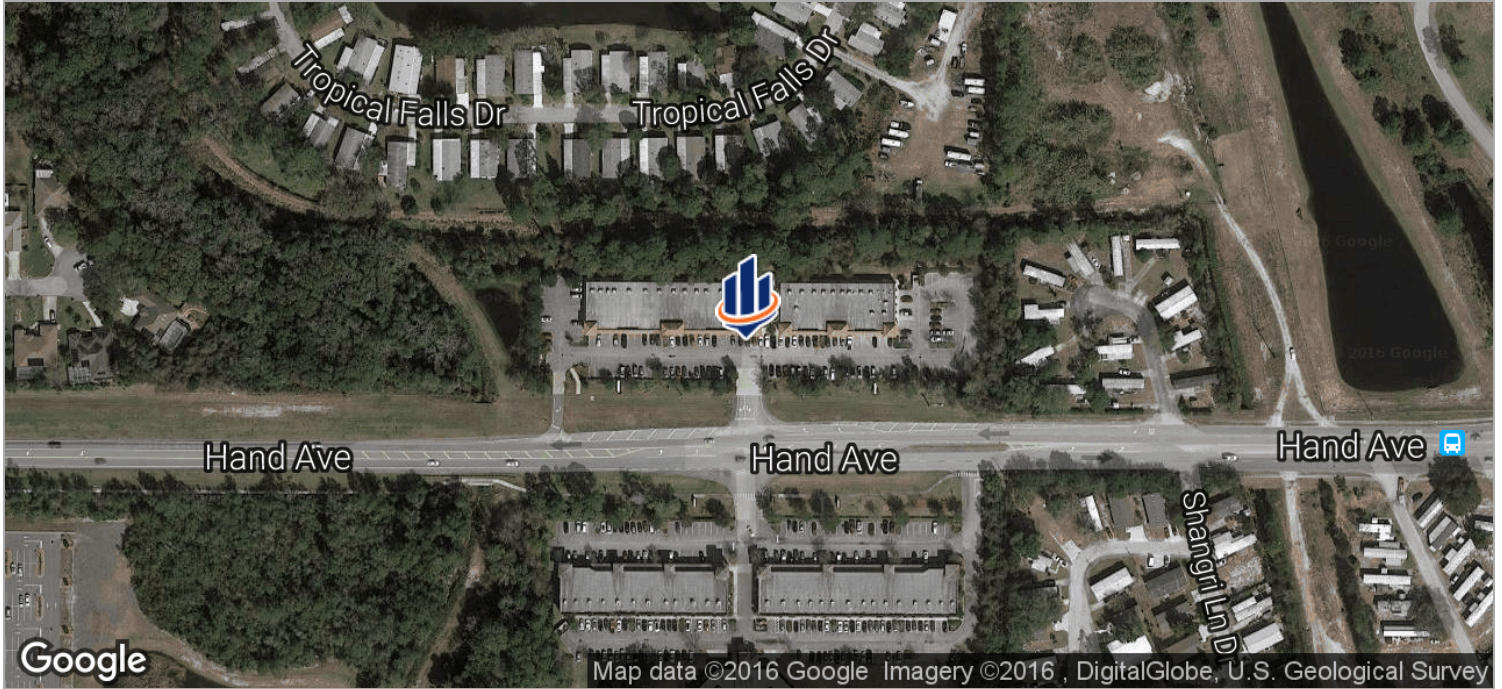
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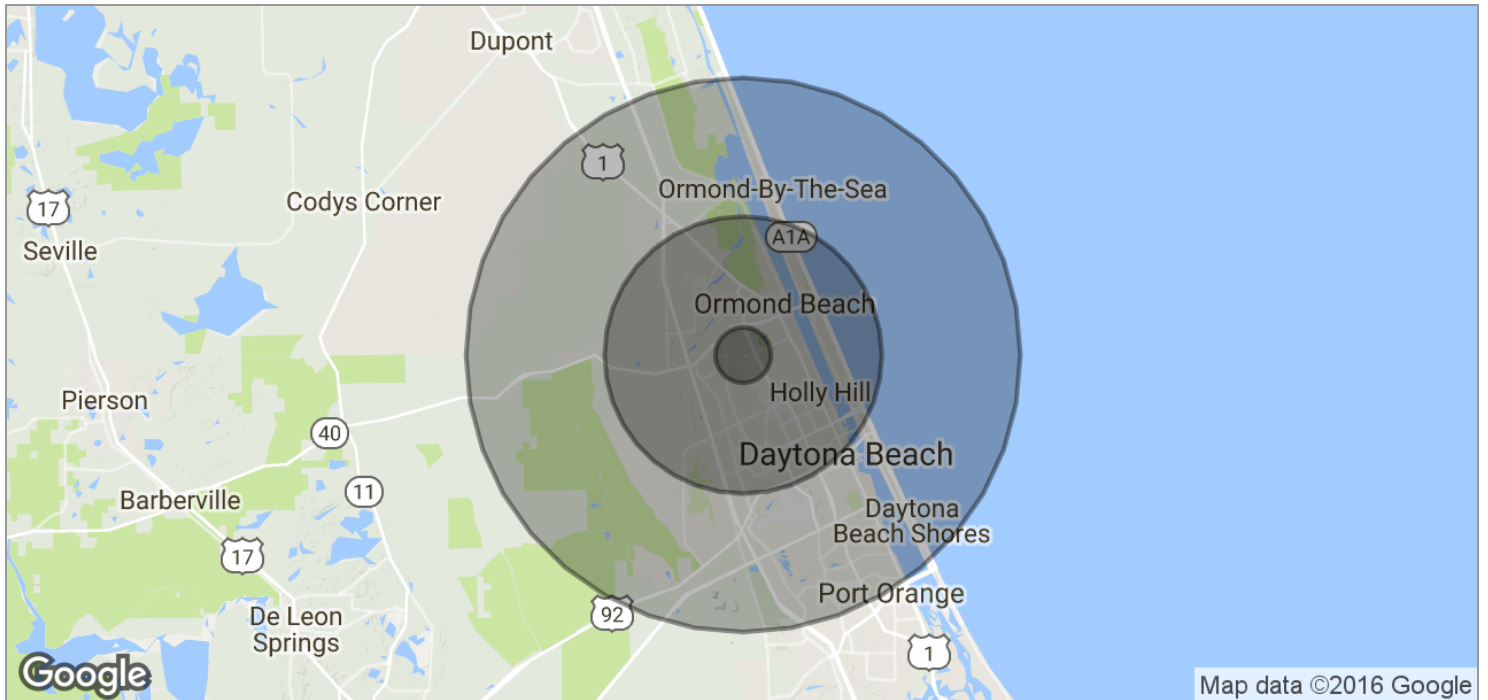
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	6,338	90,599	181,899
MEDIAN AGE	48.3	43.6	43.4
MEDIAN AGE (MALE)	45.4	42.0	41.8
MEDIAN AGE (FEMALE)	49.9	44.7	45.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	2,780	38,876	77,094
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$45,236	\$52,950	\$52,940
AVERAGE HOUSE VALUE	\$185,243	\$194,005	\$208,320



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