



ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

TYMBER CREEK PLAZA

1930 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174

Carl W. Lentz IV, MBA, CCIM
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OFFERING SUMMARY

Sale Price:	\$4,750,000
Cap Rate:	7.5%
NOI:	\$357,000
Lot Size:	3.96 Acres
Year Built:	2006
Building Size:	25,350 SF
Zoning:	B-8
Market:	East Volusia
Submarket:	Daytona Beach
Traffic Count:	28,000
Price / SF:	\$187.38

PROPERTY OVERVIEW

Built in 2006 and located at the busy SouthEast corner of the intersection of Tymer Creek Road and West Granada Boulevard, this center has 11 retail units with a total of 19,550 Square Feet and 12 Self Storage Units with a total of 5,800 Square Feet. All of the retail tenants in the front building have NNN leases. Tymer Creek Road will be extended to the South connecting with LPGA Boulevard and Latitude Margaritaville(6,900 homes). The property is adjacent to a 7-11 Gas and Convenience store and across the street from Walgreens. Access is available from Tymer Creek and West Granada. There is potential to create one outparcel on West Granada Boulevard.

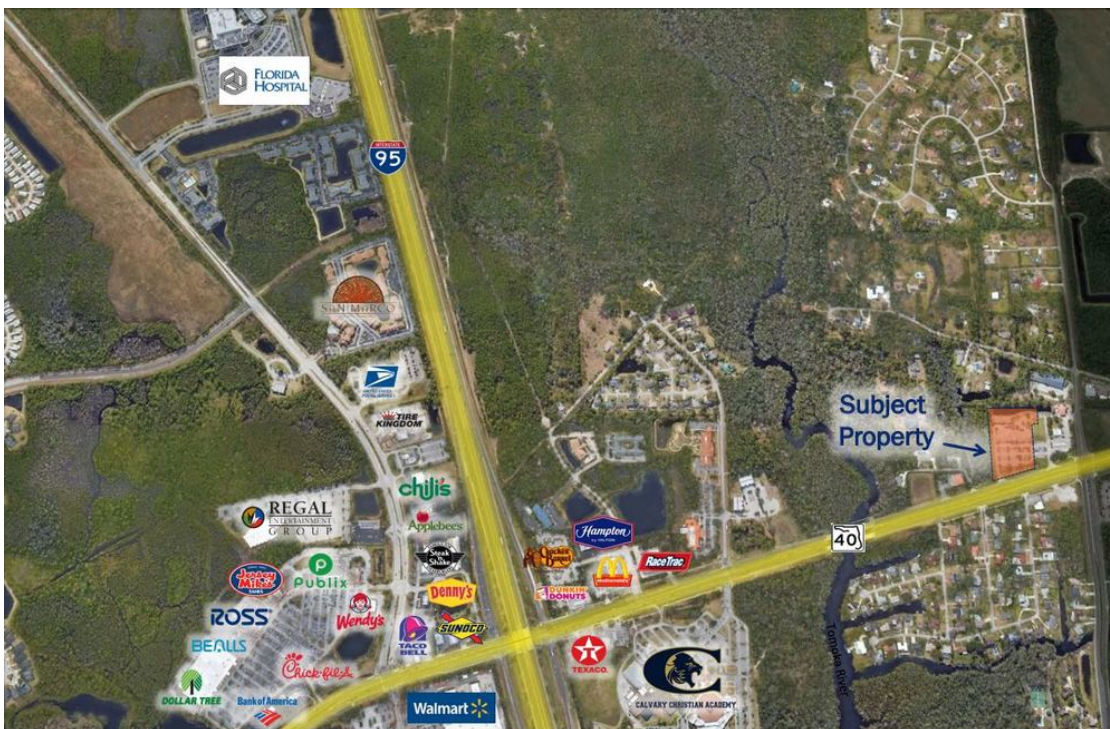
LOCATION OVERVIEW

Southeast corner of Tymer Creek Road and West Granada Boulevard. The property is accessible from Tymer Creek or West Granada at a lit intersection. Approximately 1/2 mile West of I-95.

PROPERTY HIGHLIGHTS

- Front Retail Building- 19,550 SF- 11 Units
- Back Mine Warehouse- 5,800 SF- 12 Units
- 100% Occupied With NNN Leases
- Lit Intersection of West Granada and Tymer Creek

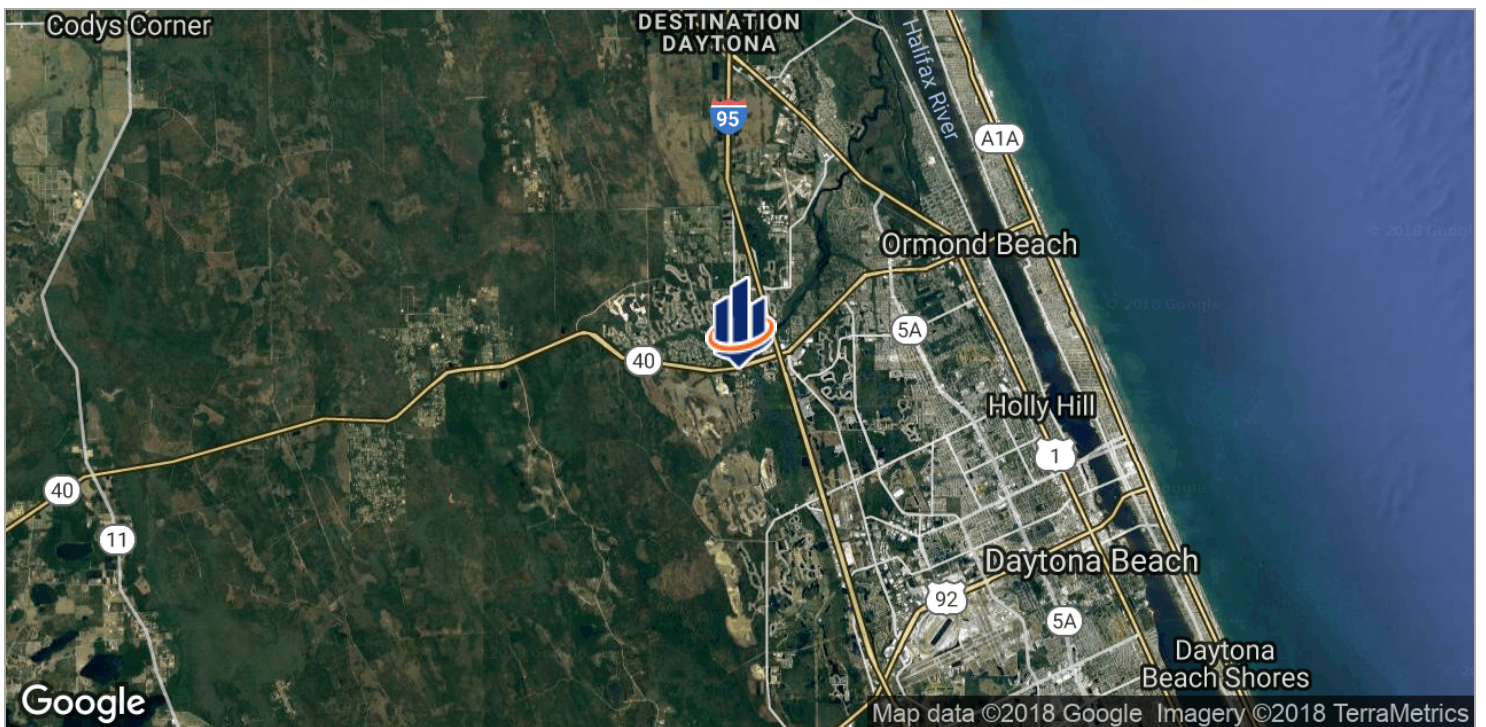
Additional Photos



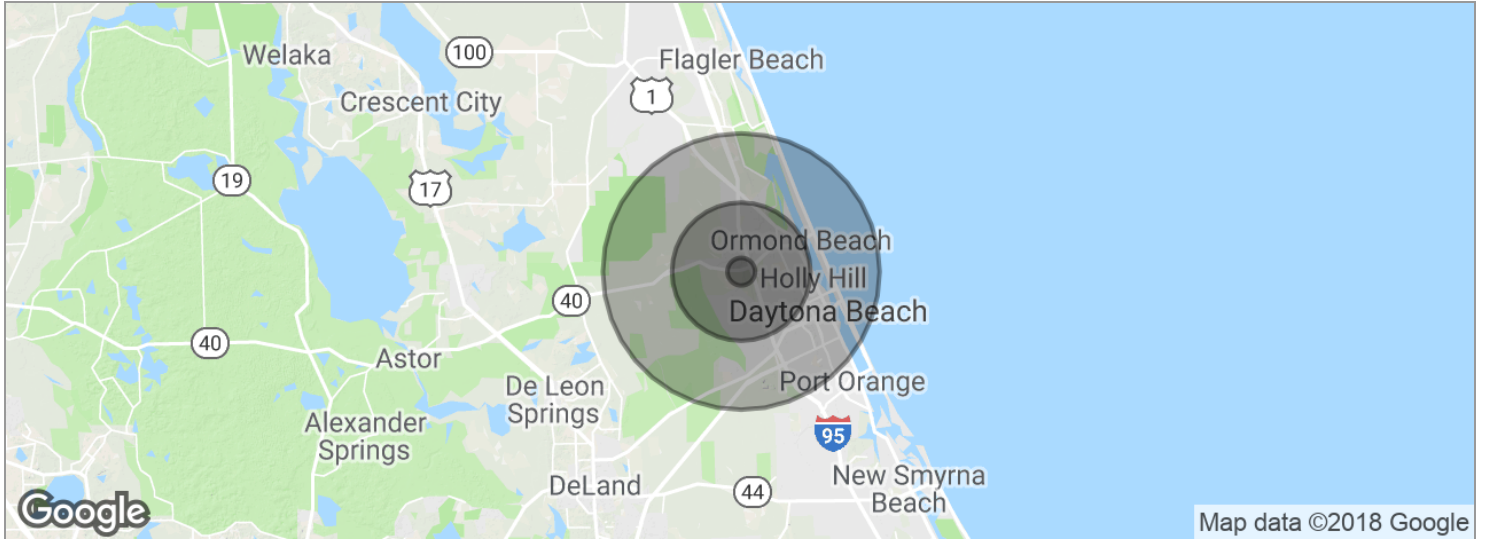
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	723	46,494	165,152
Median age	41.4	44.8	42.6
Median age (Male)	41.4	43.3	41.1
Median age (Female)	41.6	45.5	44.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	265	19,824	68,445
# of persons per HH	2.7	2.3	2.4
Average HH income	\$99,408	\$55,708	\$53,415
Average house value	\$335,162	\$221,567	\$205,186

* Demographic data derived from 2010 US Census

Advisor Bio



CARL W. LENTZ IV, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with over 15 years of experience. He is a highly regarded and well-known advisor in the burgeoning Volusia/Flagler counties market and booming Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

MEMBERSHIPS

CCIM- Certified Commercial Investment Member

ICSC- International Council of Shopping Centers

CFCAR- Central Florida Commercial Association of Realtors

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