

Small Investor Offering - Hand Avenue Office Condo

1400 Hand Avenue, Unit Q

Ormond Beach, FL 32174



OFFERING SUMMARY

SALE PRICE: \$404,210

AVAILABLE SF: 1,827 SF

PARCEL NO: 4229-11-00-000Q

YEAR BUILT: 2004

ZONING: B-10 'Suburban
Boulevard'

PROPERTY OVERVIEW

Small Investor Offering - Hand Avenue Office Condo.
Long term tenant since 2004. Lease expires 1/31/2022.
\$38,400 Annual Base Rent.
9.5% Cap Rate.

Condo Association handles all building and grounds maintenance.
Great to add to your investment portfolio!
Convenient Hand Avenue location between Clyde Morris Boulevard and
Nova Road.

Building and Monument Signage.
Approximately 2.8 miles to Florida Hospital Memorial Medical Center, 4
miles to Tanger Outlets, and 6.4 miles to Daytona International
Speedway.

SELLER FINANCING AVAILABLE AT 6.5%.

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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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

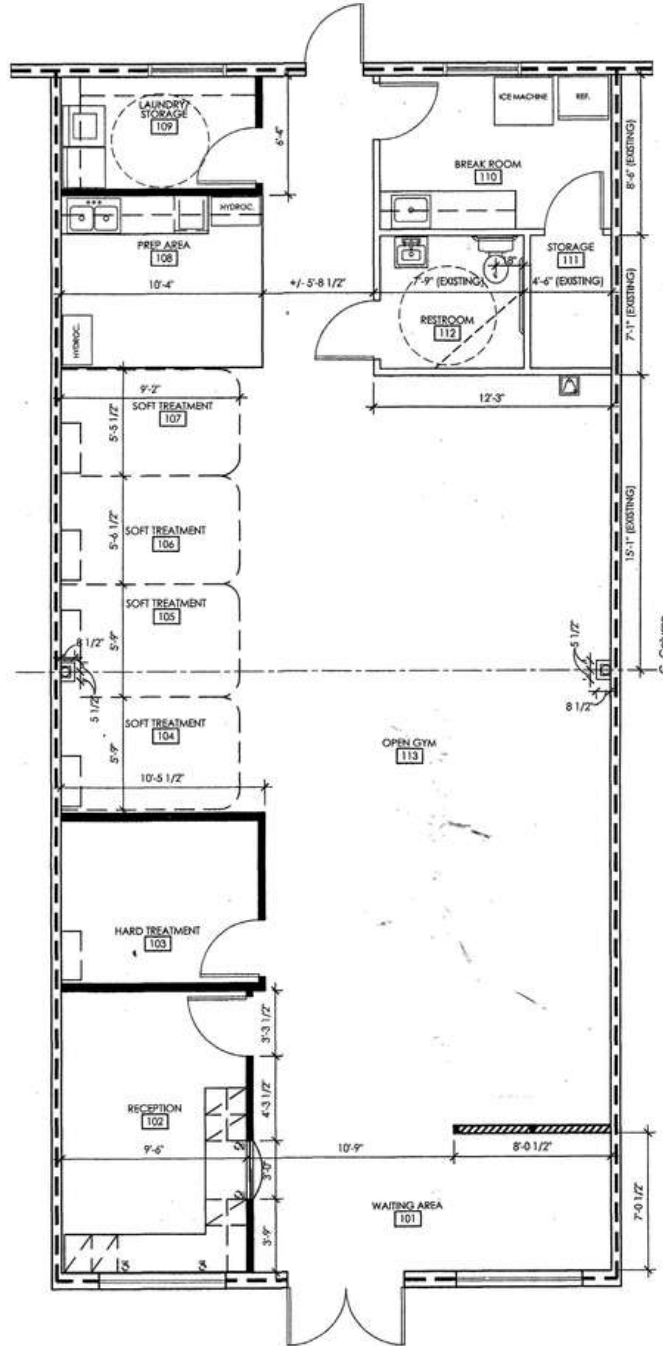


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Floor Plan



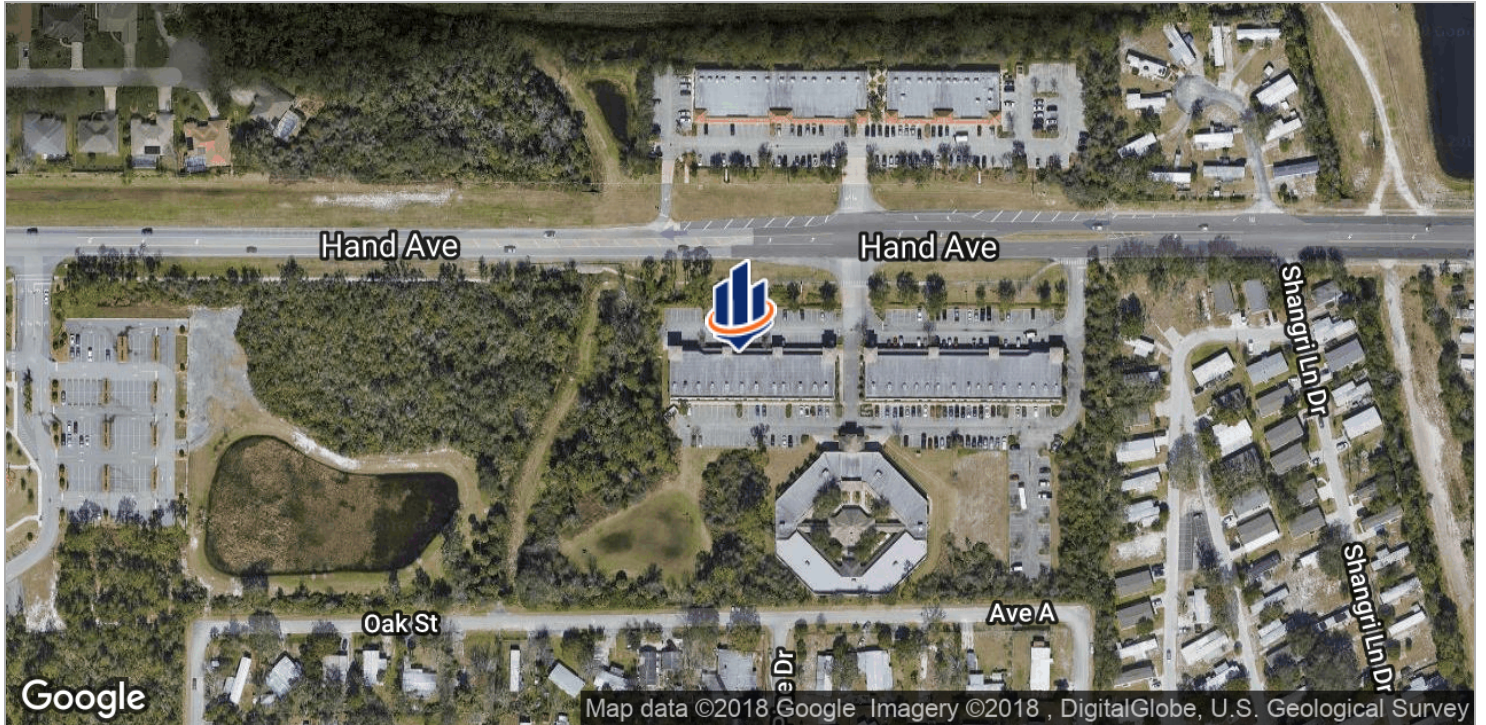
 DIMENSION FLOOR PLAN
1/4" = 1'-0" PLAN NORTH

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Location Maps

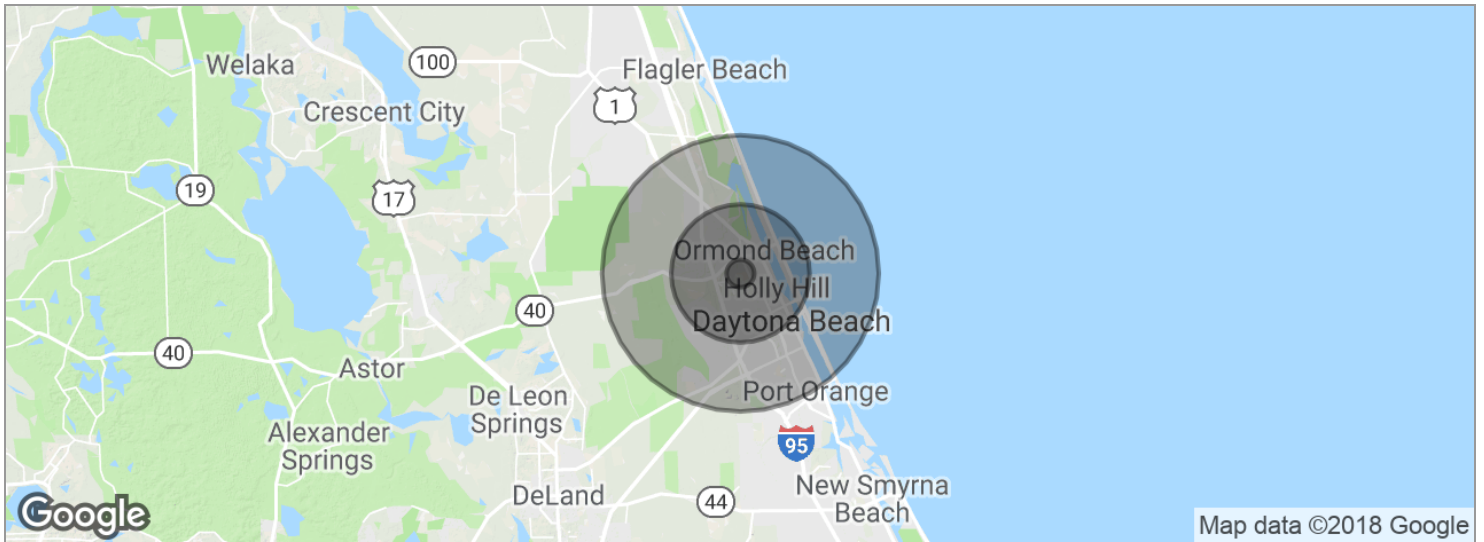


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,112	90,910	182,465
Median age	48.7	43.5	43.4
Median age (Male)	45.6	42.0	41.8
Median age (Female)	50.4	44.6	45.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,704	38,933	77,132
# of persons per HH	2.3	2.3	2.4
Average HH income	\$45,059	\$52,903	\$53,013
Average house value	\$185,208	\$194,594	\$207,101

* Demographic data derived from 2010 US Census

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