

Ormond Commerce Park

1291 N. US Highway 1, Unit 4

Ormond Beach, FL 32174



OFFERING SUMMARY

AVAILABLE SF:	Unit 4 - 3,780 SF
SALE PRICE:	\$340,000 [\$90 per SF]
LEASE RATE:	\$7.50 NNN
CONDO FEES;	\$360 per Month
PARCEL NO:	4206-08-00-3030 4206-08-00-3040 4206-08-00-3050
YEAR BUILT:	2007
ZONING:	I-1 Light Industrial

PROPERTY OVERVIEW

Three Units For Sale or Lease - 3,780 SF commercial condo available in Ormond Commerce Park.
3,225+/- SF Storage and 555+/- SF Office, Reception, and Restroom.
Great for Professional, Contractor, Distribution, or Storage.
Air conditioned reception, office, restroom, and storage.
Three rear doors and walkway.
Two 14 x 10 grade level roll up doors.
Concrete tilt wall with metal siding above wall system.
Metal roof.
Located 2 miles from Interstate 95 & Destination Daytona and 2.5 miles from Nova Road.
Estimated Condo Fees and Real Estate Taxes \$2.69 per SF.

LOCATION OVERVIEW

Located two miles south of the I-95/US-1 Interchange on US Highway 1. Approximately 1.4 miles to the new Security First Insurance 120,000 SF office complex and 2.5 miles to Destination Daytona Complex, Bruce Rossmeyer's Harley Davidson, Giant Recreation World, and WyoTech-Daytona.

John W. Trost, CCIM

Principal | Senior Advisor

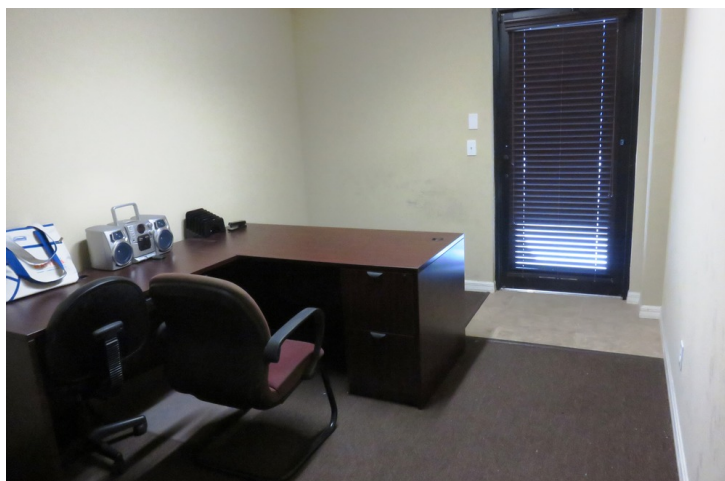
386.301.4581

john.trost@svn.com



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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Principal | Senior Advisor
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Additional Photos

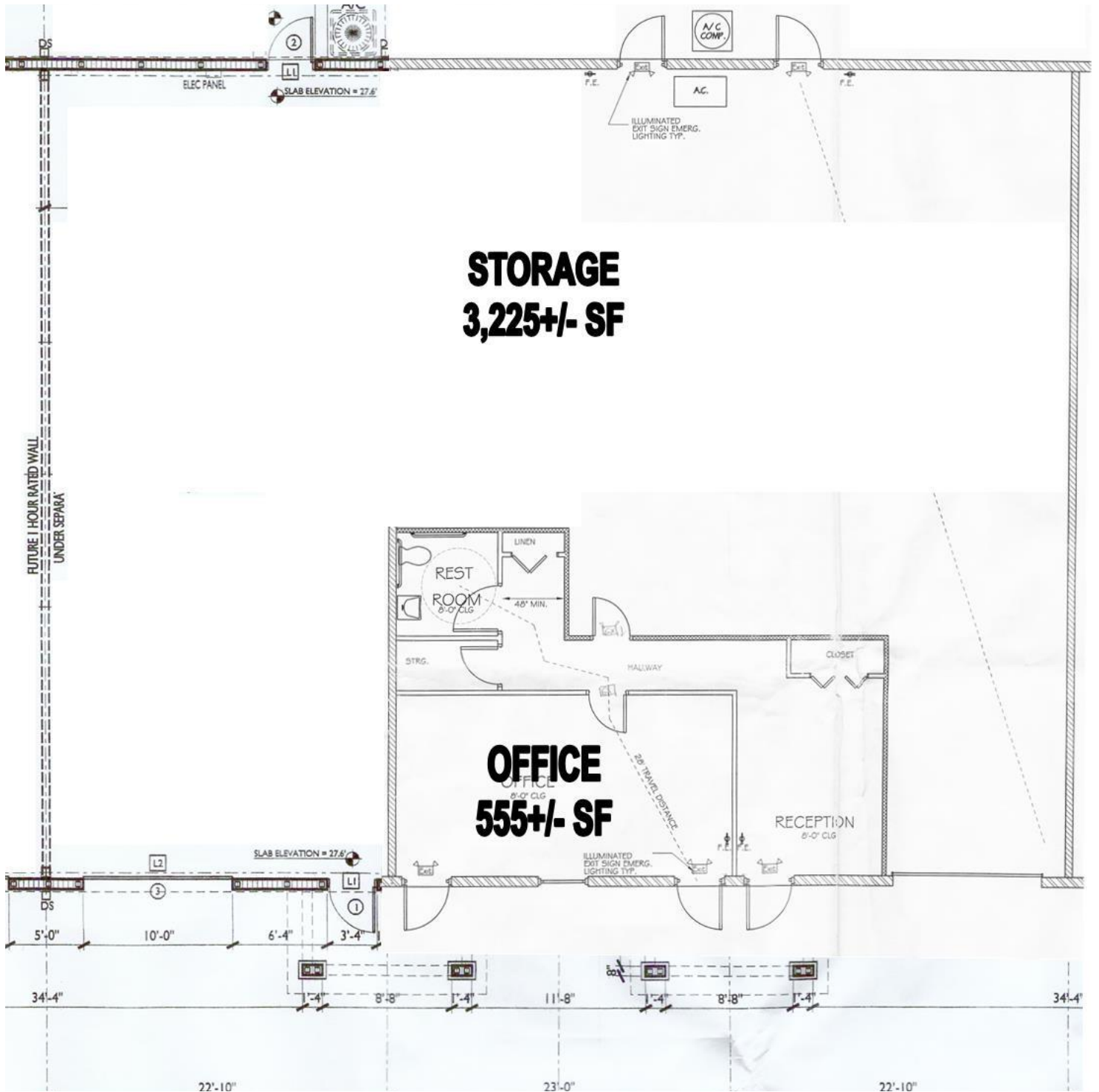


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Floor Plan

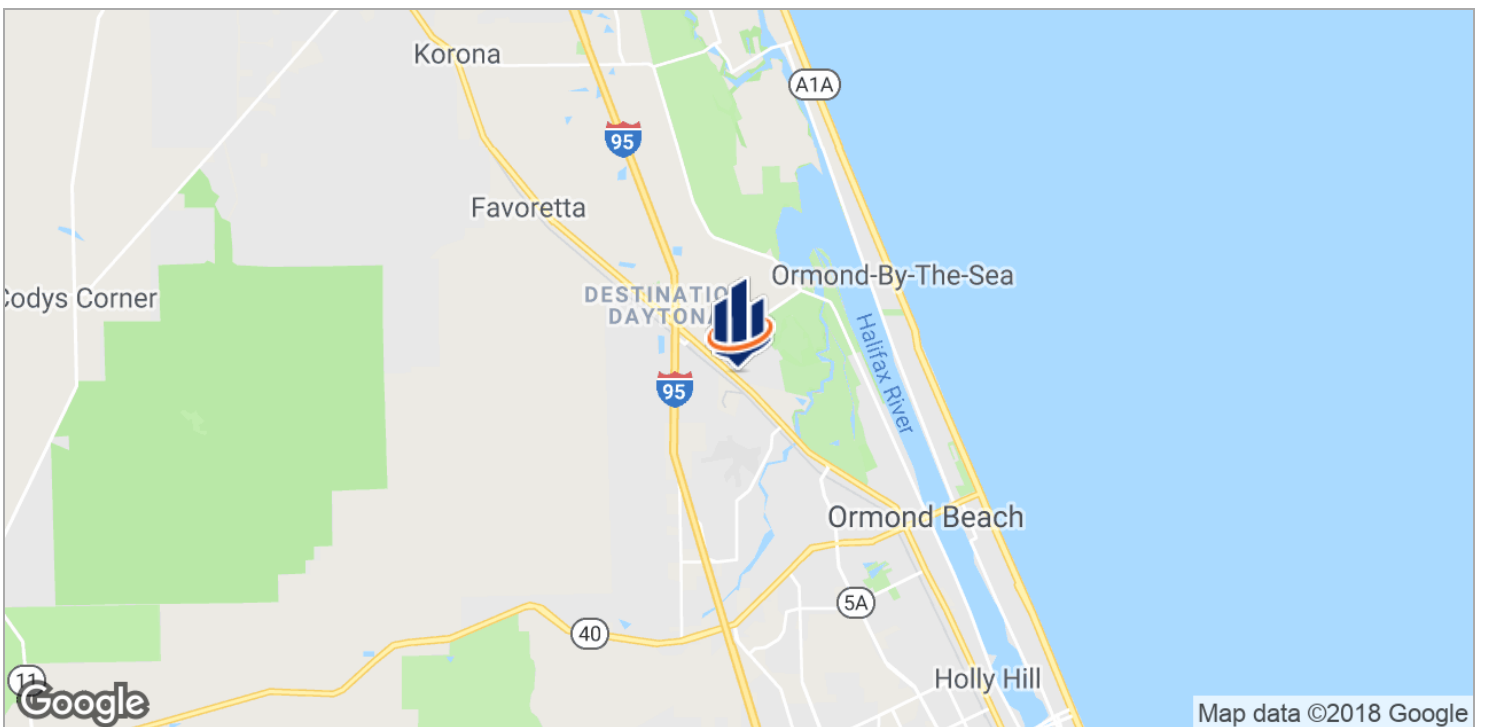
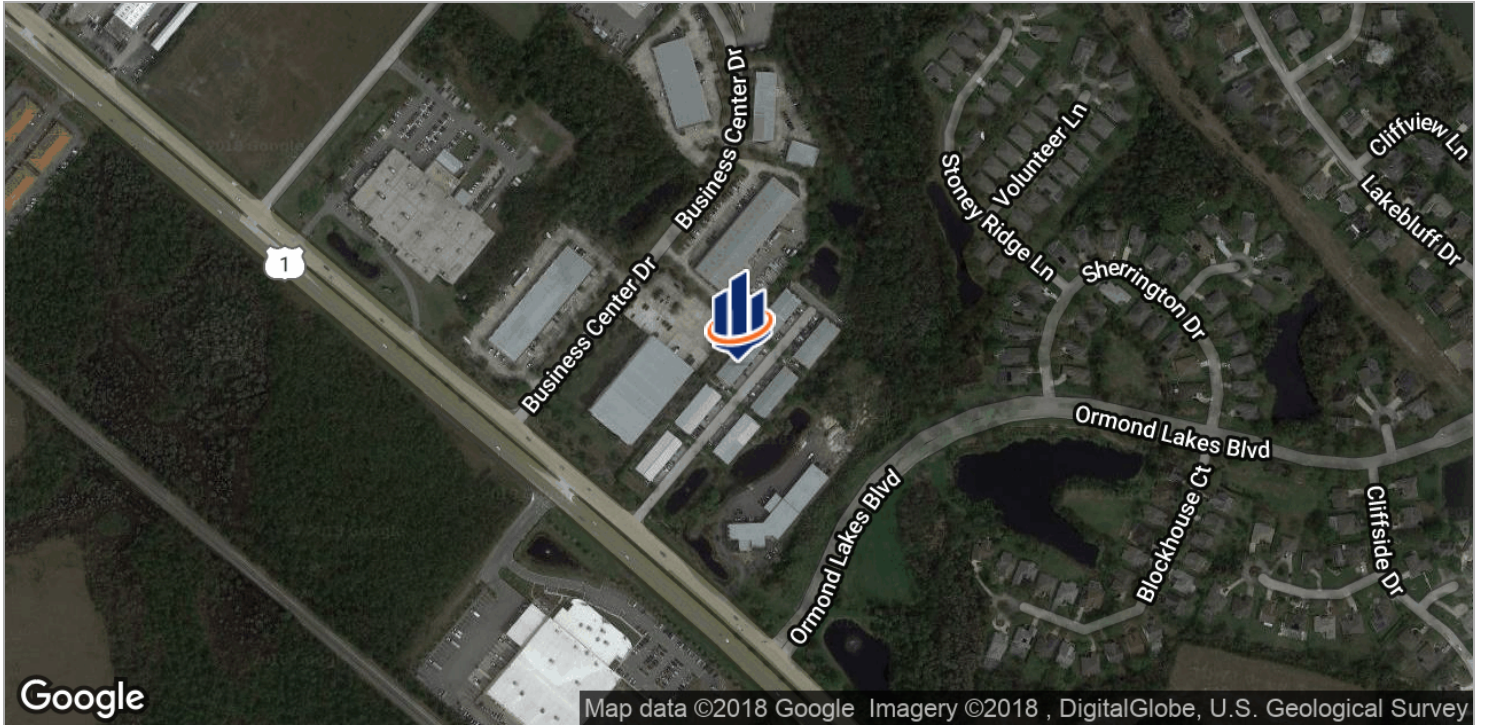


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Location Maps

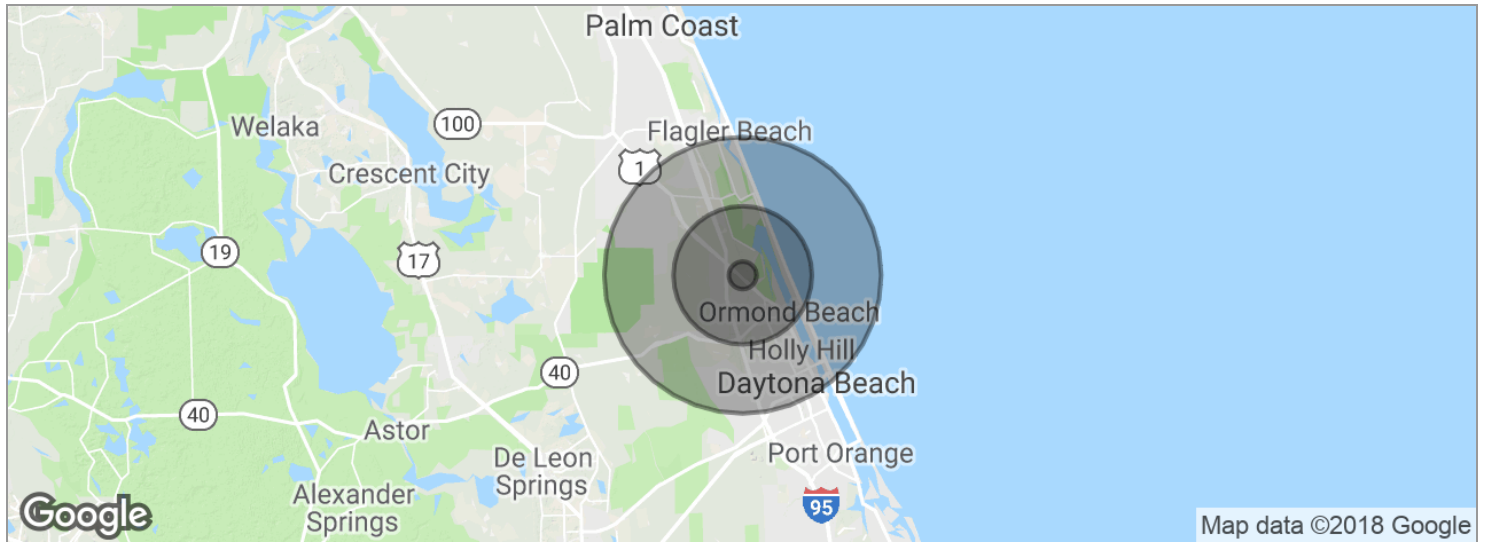


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	844	41,545	124,593
Median age	58.9	51.1	44.6
Median age (Male)	59.7	50.4	43.4
Median age (Female)	58.6	51.7	45.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	386	18,648	53,196
# of persons per HH	2.2	2.2	2.3
Average HH income	\$86,465	\$72,933	\$57,178
Average house value		\$232,315	\$206,911

* Demographic data derived from 2010 US Census

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