

Commercial Condos For Sale

1453 N. US Highway 1, Units 25-28

Ormond Beach, FL 32174



OFFERING SUMMARY

AVAILABLE SF: 2,600 - 5,200 SF

SALE PRICE: \$199,000- \$375,000

CONDO FEES: \$2,500 per Quarter

PARCEL NO: 3136-03-0D-0250
3136-03-0D-0260
3136-03-0D-0270
3136-03-0D-0280

YEAR BUILT: 2004

TRAFFIC COUNT: 24,500 AADT

ZONING: B-8, Commercial

PROPERTY OVERVIEW

Four Units For Sale 2,600 - 5,200 SF in Gardens Business Center. Ends unit with two restrooms.

Full remote roll down hurricane/security shutters.
Units may be divided.
High ceilings.

Great signage on freestanding sign on US Highway 1.
Condo Fees \$2,500 per Quarter for all four units.
Estimated 2018 Real Estate Taxes \$4,409.41.
Inventory and business available for sale separately.

LOCATION OVERVIEW

Located on the east side of US Highway 1 in Gardens Business Center. Approximate distances to:

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

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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

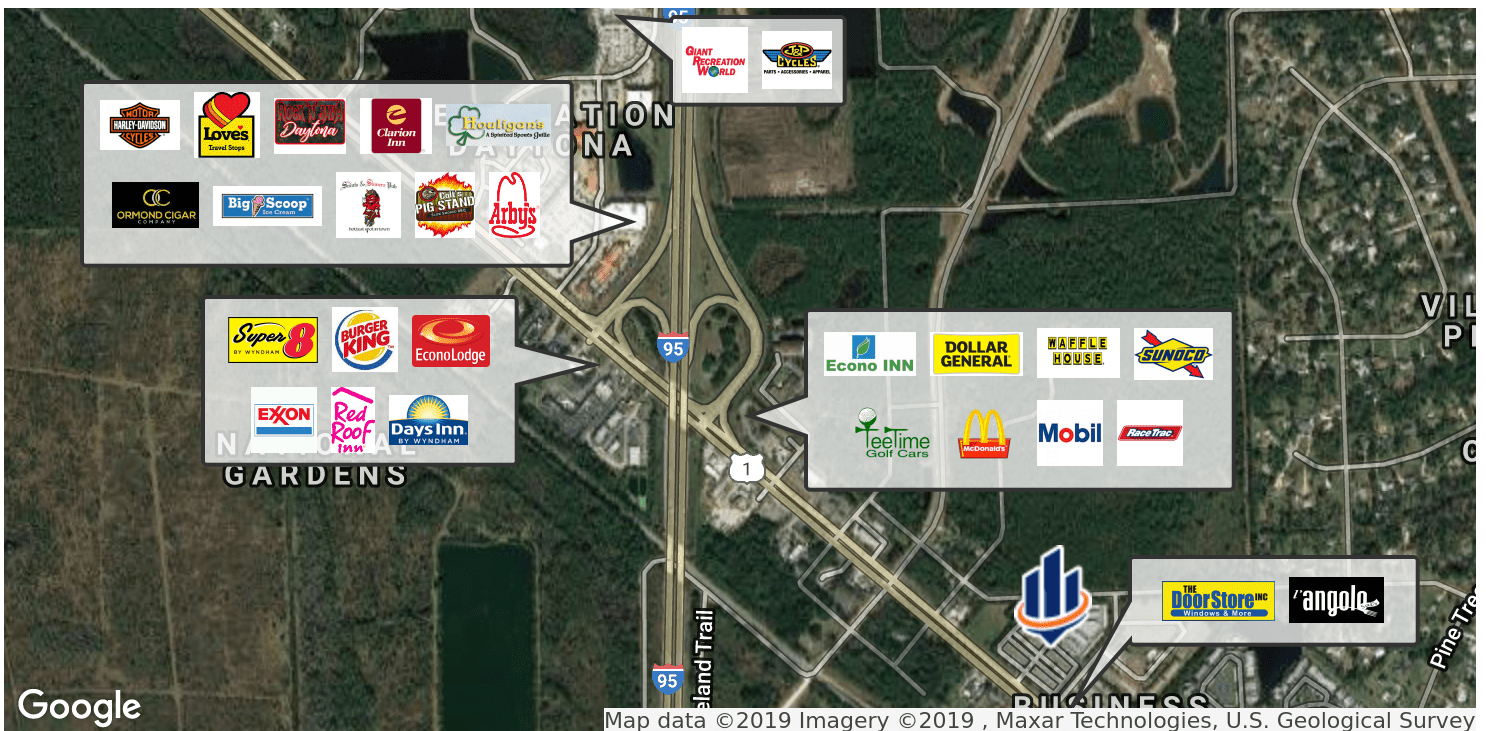
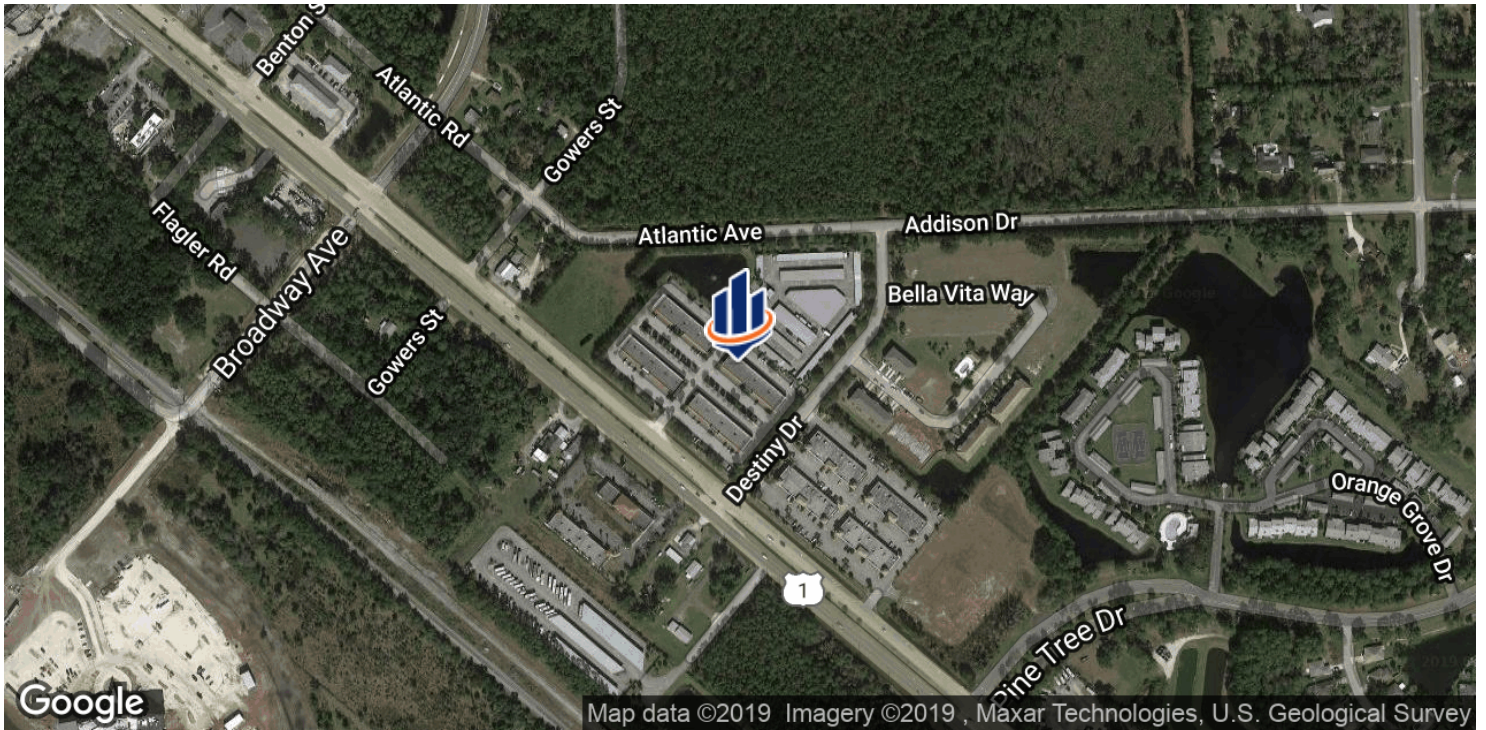


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Location Maps

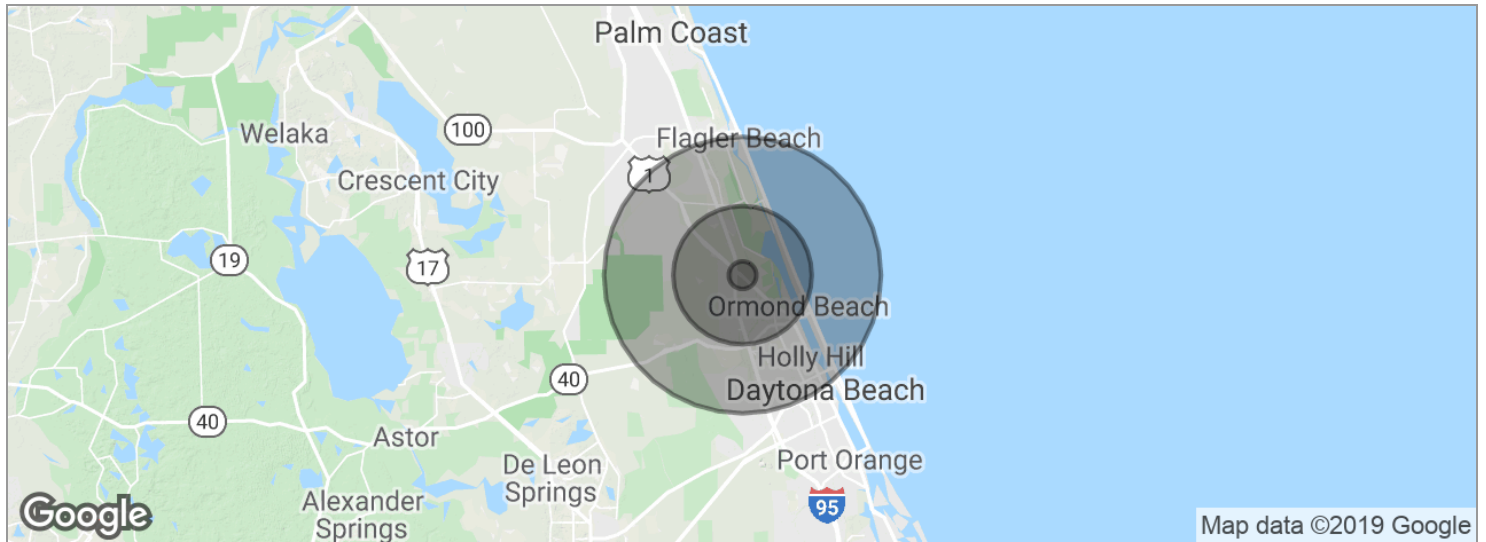


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	862	32,992	117,829
Median age	56.2	52.2	45.9
Median age (Male)	56.9	51.9	44.8
Median age (Female)	56.0	52.6	46.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	379	15,010	50,934
# of persons per HH	2.3	2.2	2.3
Average HH income	\$88,538	\$76,198	\$59,032
Average house value		\$253,998	\$206,548

* Demographic data derived from 2010 US Census

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