

# Office Condo For Sale Or Lease

1425 Hand Avenue, Suite B  
Ormond Beach, FL 32174



## OFFERING SUMMARY

**AVAILABLE SF:** Suite B: 1,142 SF

**SALE PRICE:** \$159,880

**LEASE RATE:** \$12.00 NNN "SHELL"

**PARCEL NO:** 4229-13-00-0020

**YEAR BUILT:** 2006

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

## PROPERTY OVERVIEW

1,142 SF Office Condo For Sale or Lease.  
Great Hand Avenue location between Clyde Morris Boulevard and Nova Road.

Building and Monument Signage available.  
Approximately 2.8 miles to AdventHealth Daytona Beach.  
Estimated CAM, Real Estate Taxes, and Insurance \$5.25 per SF.  
SELLER FINANCING AVAILABLE AT 5%.

No survey or appraisal needed. No origination fees.

## LOCATION OVERVIEW

Located on the north side of Hand Avenue between Clyde Morris Boulevard and Nova Road.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,780	38,876	77,094
Total Population	8,420	102,969	181,899
Average HH Income	\$45,240	\$56,548	\$52,940

**John W. Trost, CCIM**  
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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

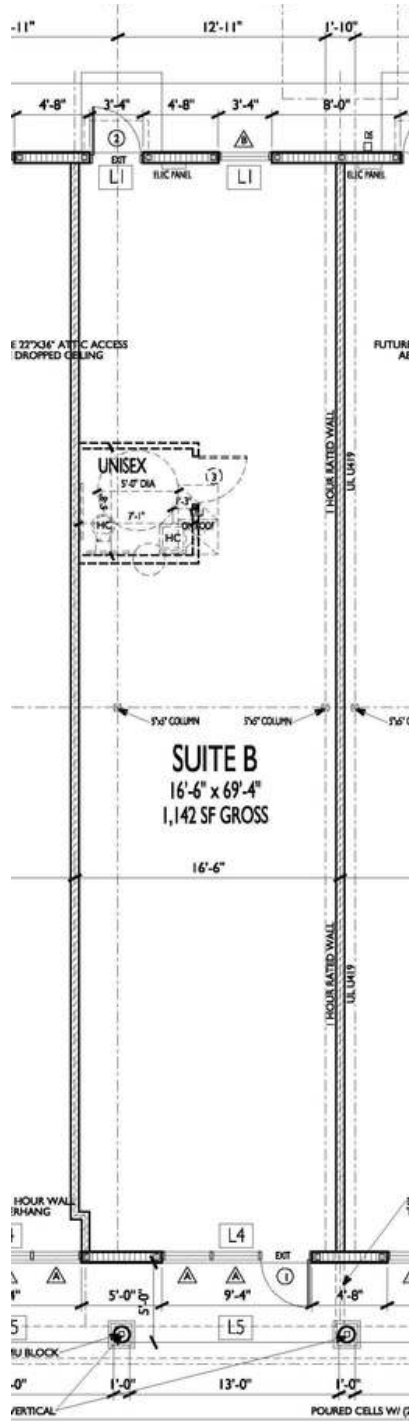


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# Floor Plan



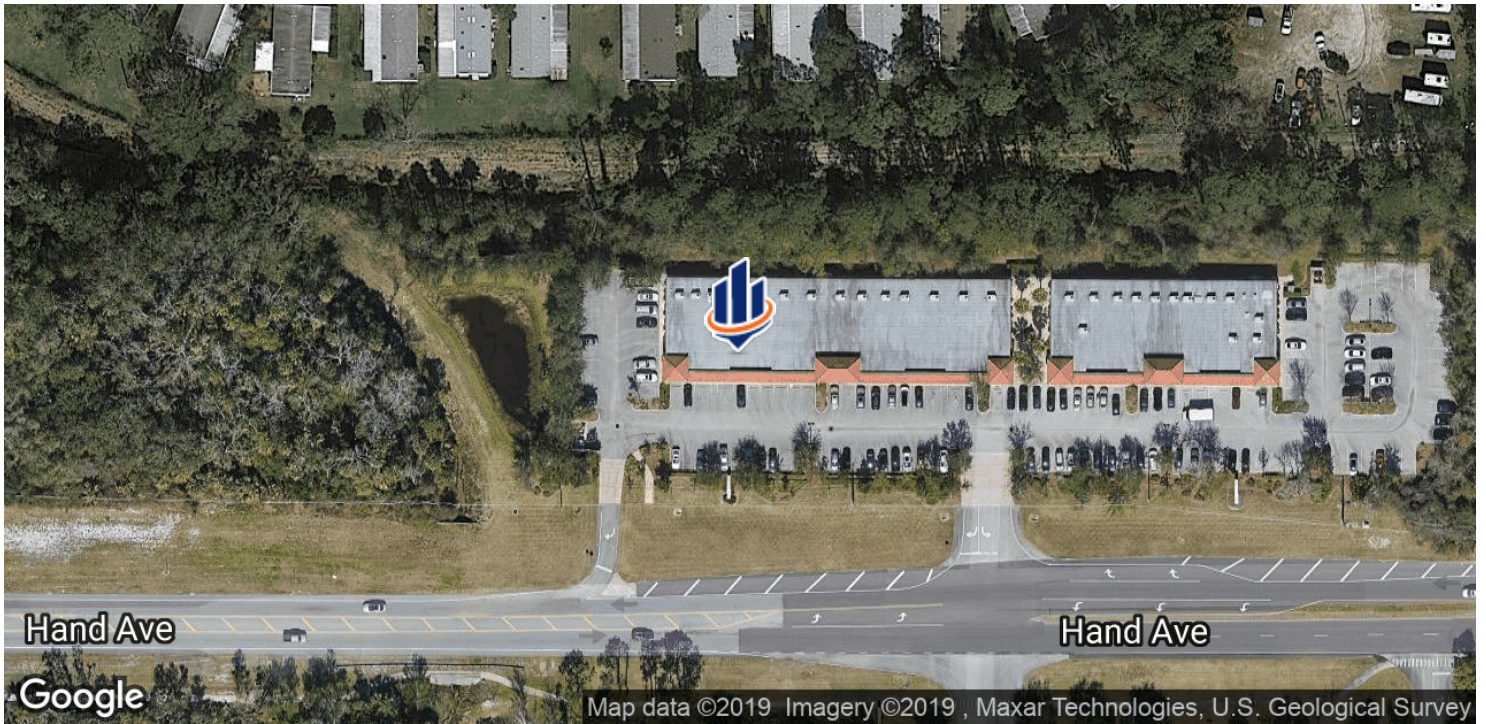
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# Location Maps



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