

Ormond Commerce Park

1293 N. US Highway 1

Ormond Beach, FL 32174



SALE OVERVIEW

AVAILABLE SF: Unit 401: 1,500 SF
Unit 402: 1,022 SF

SALE PRICE: Unit 401: \$189,000

FOR LEASE: Unit 401: \$2,000/Month
Unit 402: \$1,700/Month

CONDO FEES: \$120/Month Per Unit

PARCEL NO: 4206-08-00-4010
4206-08-00-4020

YEAR BUILT: 2006

ZONING: I-1, Light Industrial

PROPERTY OVERVIEW

Two Commercial Condos available in Ormond Commerce Park.
Unit 401: 1,500 SF available For Sale or Lease.
Unit 402: 1,022 SF available For Lease. Does not include the storage area.
Great for Professional or Contractor.
Interior buildout complete.
Concrete tilt wall with metal siding above wall system.
Hurricane glass and doors. Metal roof. Tile floors throughout.
Plenty of parking.
Located 2 miles from I-95/Destination Daytona and 2.5 miles from Nova Road.

LOCATION OVERVIEW

Located two miles south of the I-95/US-1 Interchange on US Highway 1.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,382	6,762	24,435
Total Population	2,981	14,715	53,420
Average HH Income	\$110,960	\$99,189	\$88,680

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



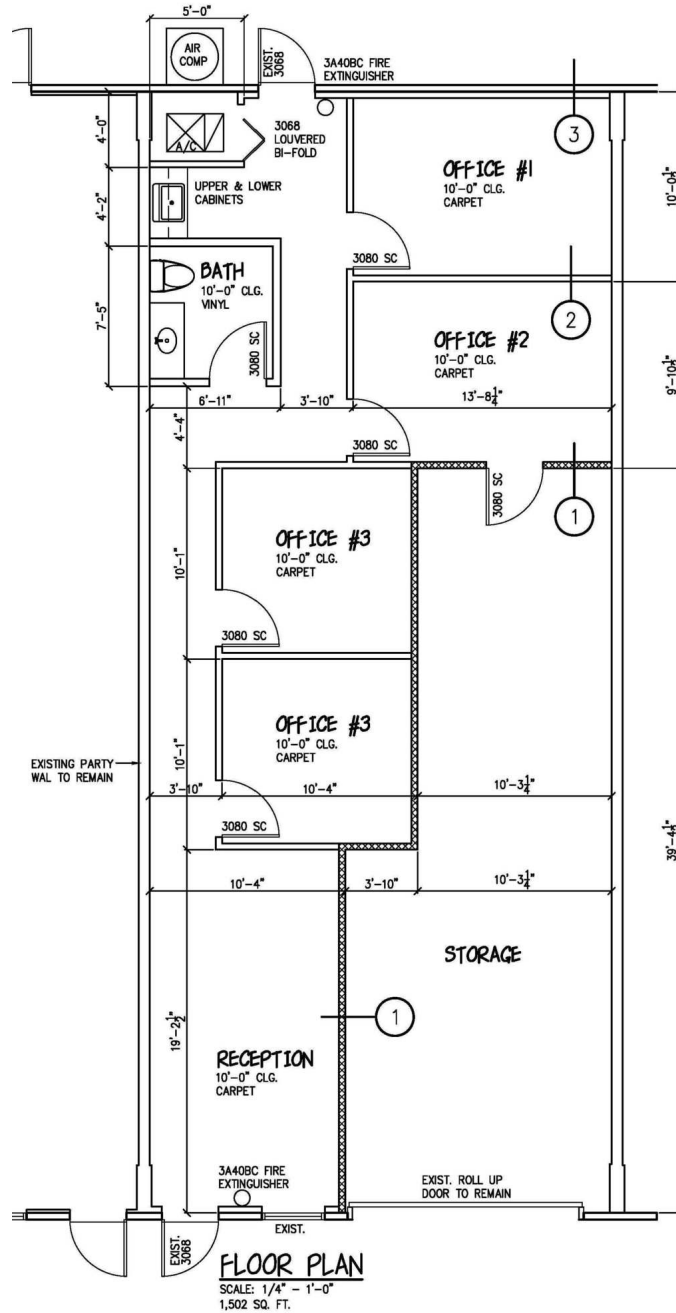
John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



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.

Unit 402 - Floor Plan

1,022 SF For Lease (Lease Does Not Include Storage Area)

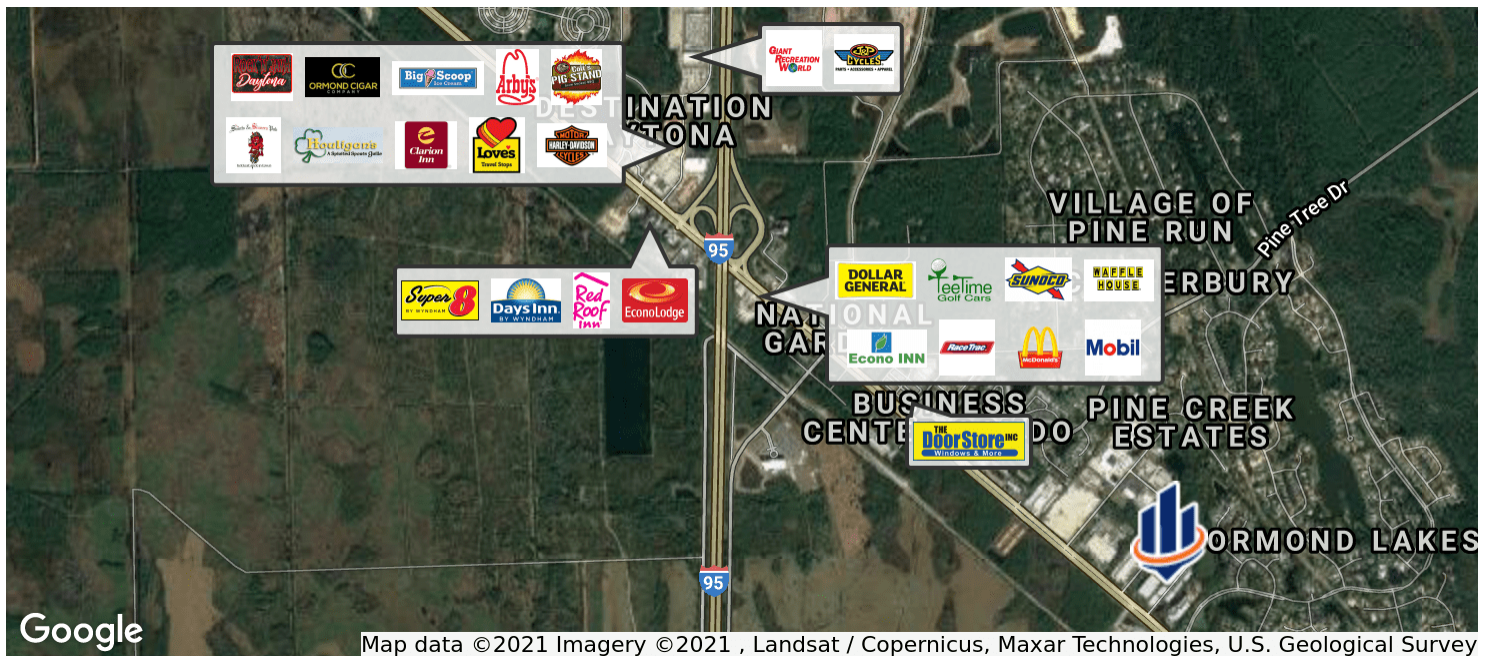
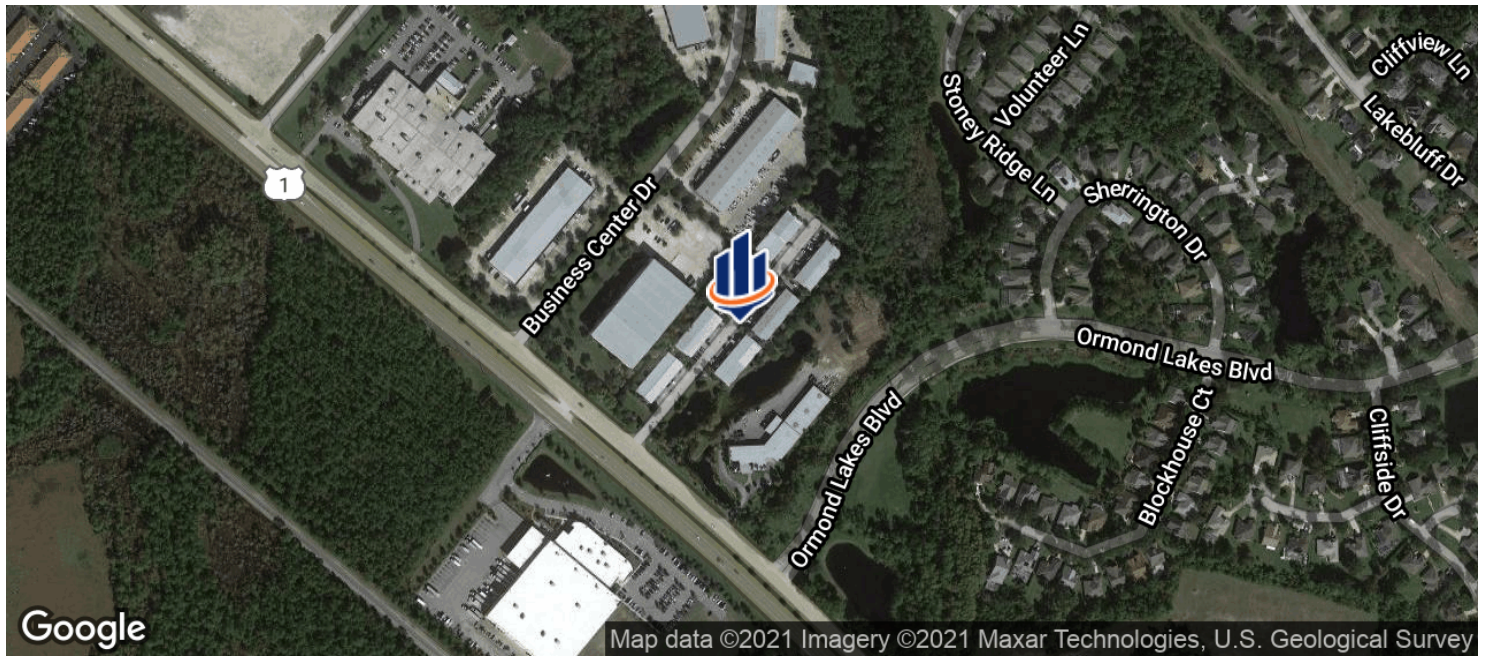


John W. Trost, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com



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.

Location Maps



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.