

## 3,000 SF OFFICE CONDO FOR SALE OR LEASE



### PROPERTY DESCRIPTION

3,000 SF Office Condo For Sale or Lease in The Clyde Morris Professional Centre.  
7 Exam Rooms, 3 Offices, Reception, Waiting Room, Breakroom, and 3 Restrooms.  
Great exposure and visibility from Clyde Morris Boulevard and Hand Avenue.  
Easy Access and plenty of parking.  
Signage on the corner of Hand Avenue and Clyde Morris Boulevard.  
Estimated CAM, Real Estate Taxes, and Insurance \$5.25 per SF.

### LOCATION DESCRIPTION

Located on the northwest corner of Clyde Morris Boulevard and Hand Avenue in Ormond Beach.  
Approximately 2.2 miles to AdventHealth Daytona Beach and Interstate 95.

### LOCATION ADDRESS

290 Clyde Morris Boulevard, Unit D-2  
Ormond Beach, FL 32174

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

### OFFERING SUMMARY

SALE PRICE:	\$595,000
LEASE RATE:	\$16.50 NNN
AVAILABLE SF:	Unit D-2: 3,000 SF
CONDO FEES:	\$2,044.50/Quarter
PARCEL NO:	4229-04-0D-0020
YEAR BUILT:	1996
TRAFFIC COUNT:	14,700 AADT
ZONING:	B-1, Professional Office/Hospital

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	4,265	20,736	45,688
TOTAL POPULATION	8,510	46,841	103,486
AVERAGE HH INCOME	\$63,967	\$63,648	\$69,446

3,000 SF OFFICE CONDO FOR SALE OR LEASE 290 Clyde Morris Boulevard Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## ADDITIONAL PHOTOS



**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

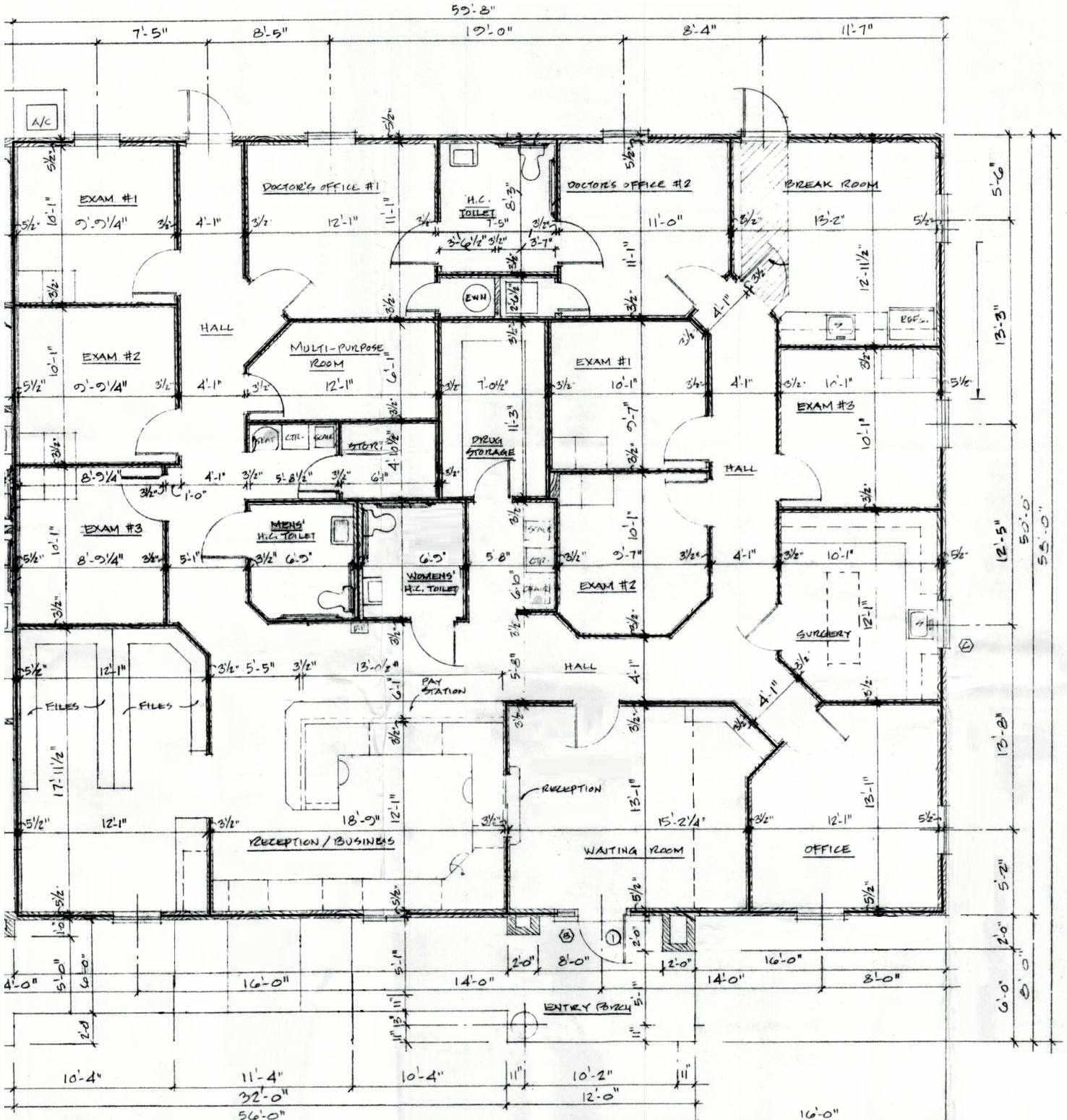
**3,000 SF OFFICE CONDO FOR SALE OR LEASE** 290 Clyde Morris Boulevard Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.





# FLOOR PLAN



**JOHN W. TROST, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

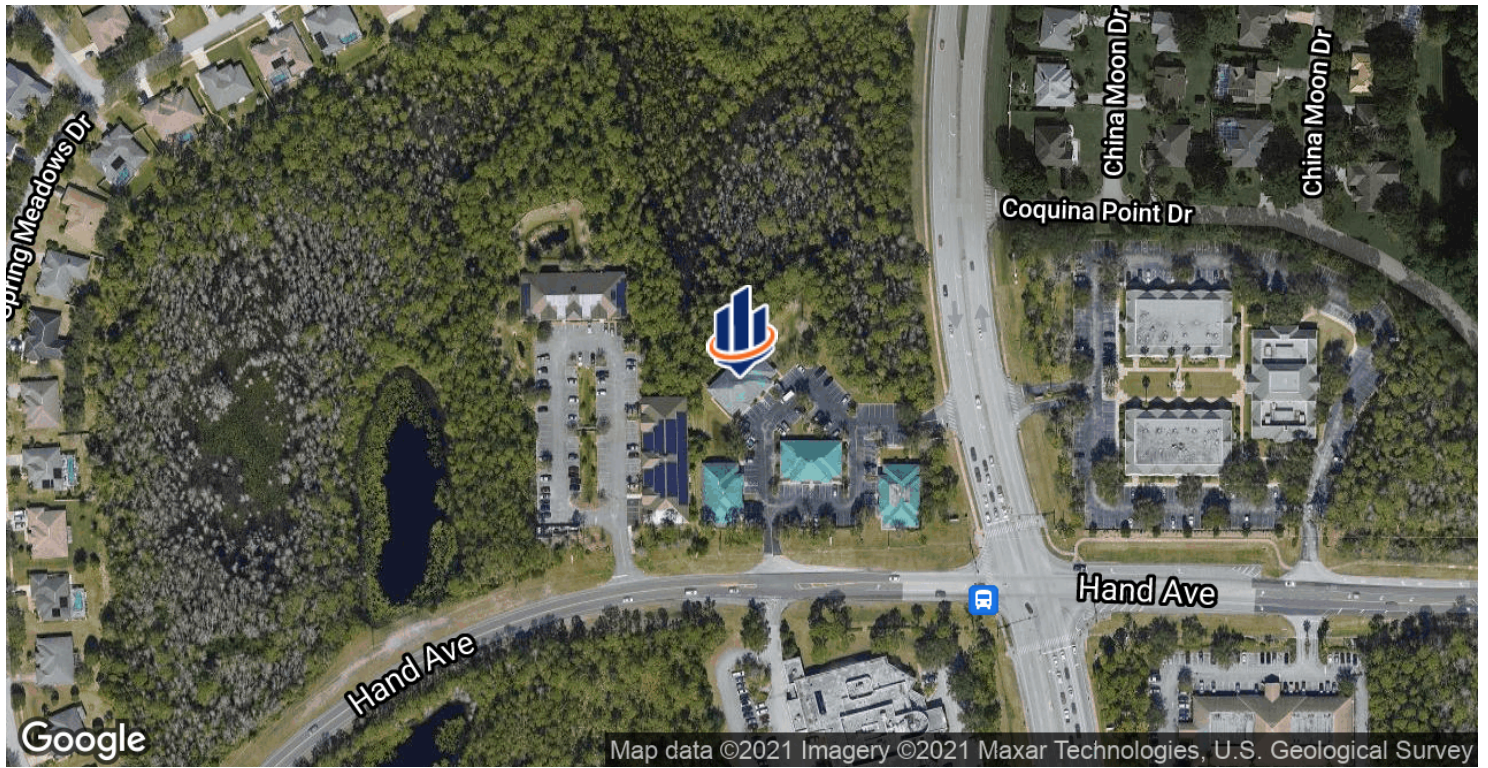
3,000 SF OFFICE CONDO FOR SALE OR LEASE 290 Clyde Morris Boulevard Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



JOHN W. TROST, CCIM  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

3,000 SF OFFICE CONDO FOR SALE OR LEASE 290 Clyde Morris Boulevard Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.