

# EXECUTIVE SUMMARY

• 1622 N US Hwy | Ormond Beach, FL 32074



## OFFERING SUMMARY

**Available SF:** 2,500 SF

**Lease Rate:** \$22.00 SF/yr  
(\$4.00/sf NNN)

**Lot Size:** 0.94 Acres

**Year Built:** 1998

**Building Size:** 3,710 SF

**Zoning:** B-7

## PROPERTY OVERVIEW

Former BK space next to convenience store.  
Great visibility with excellent access  
Building signage

## LOCATION OVERVIEW

Incredible location directly off I-95!  
Located on US-1 in high traffic area

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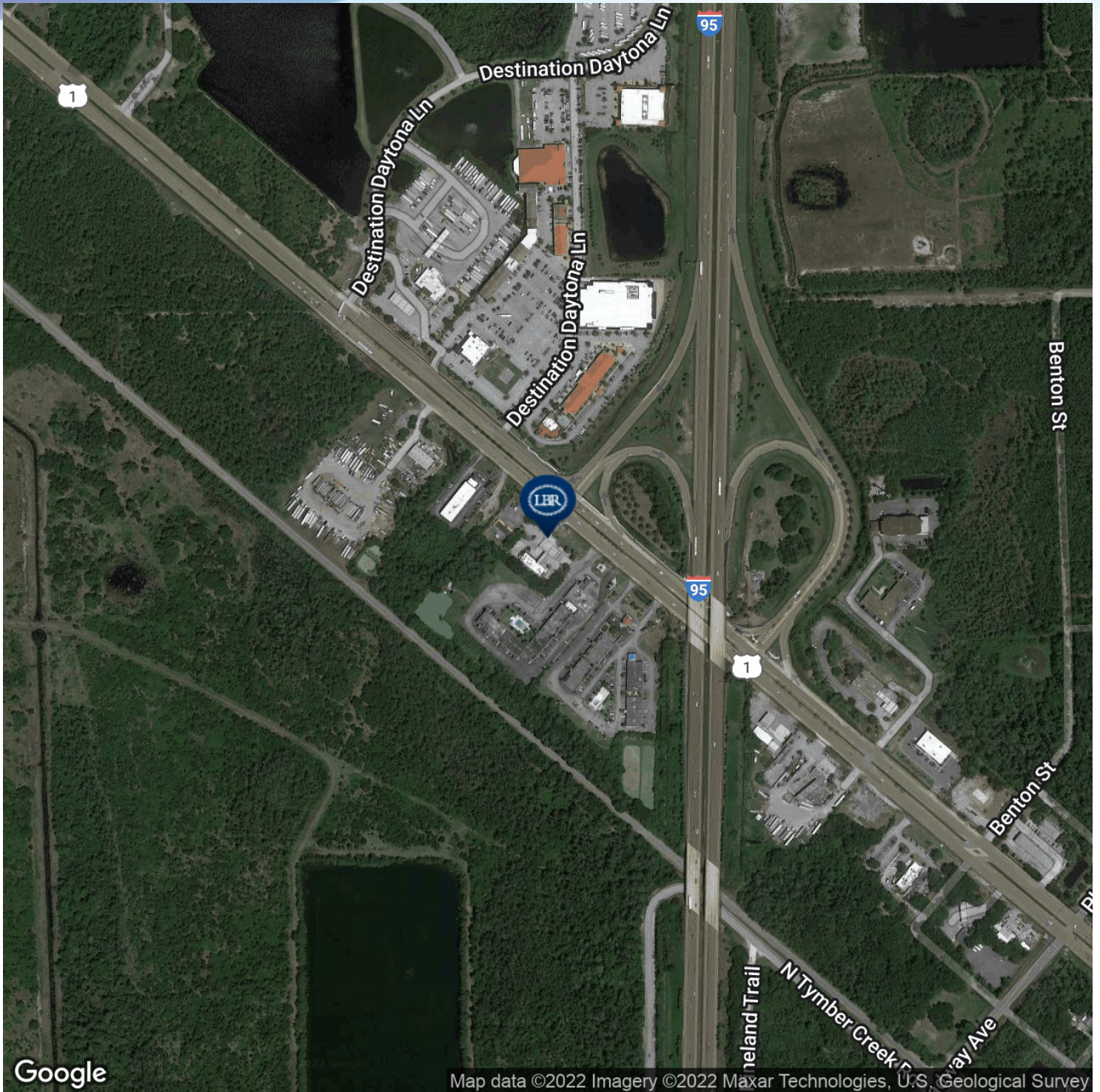
### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# LOCATION MAP

• 1622 N US Hwy 1 Ormond Beach, FL 32074



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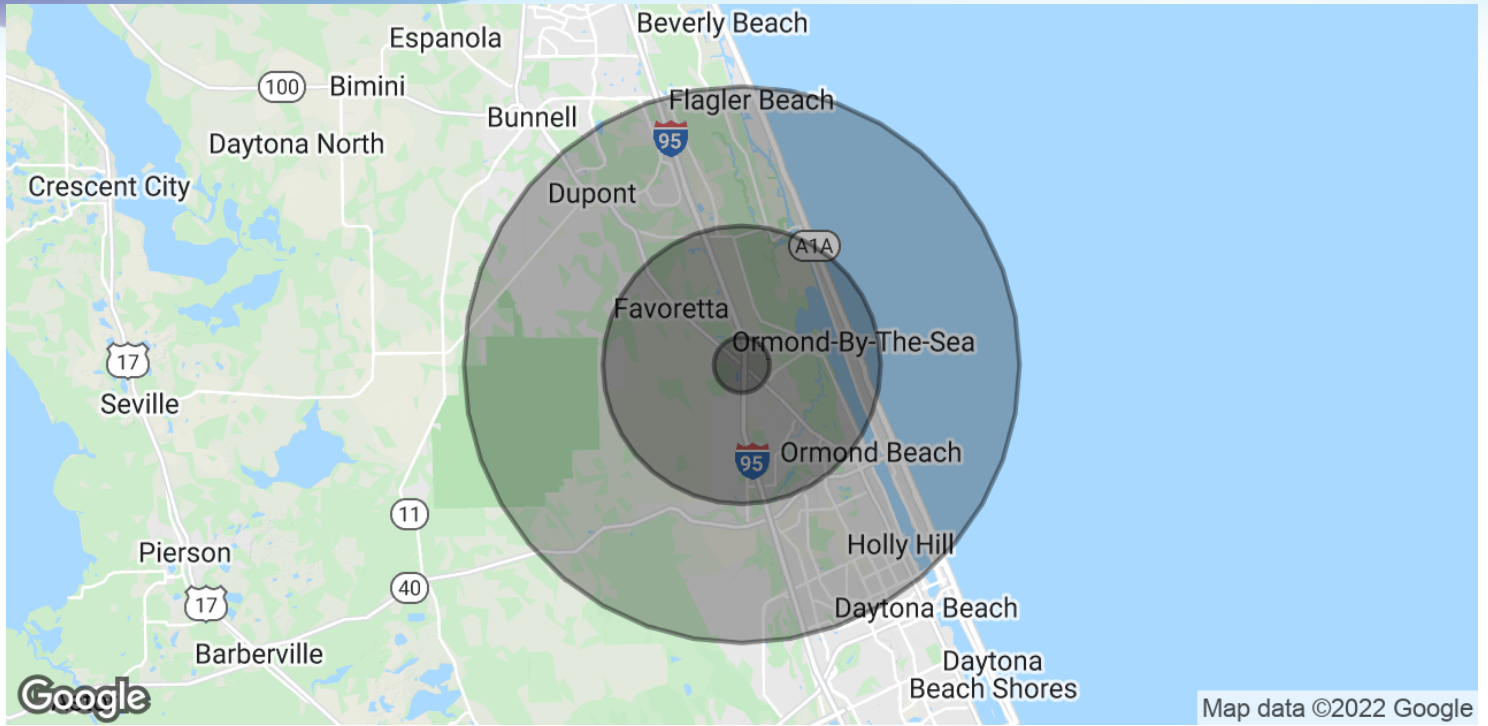
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# DEMOGRAPHICS MAP & REPORT

• 1622 N US Hwy | Ormond Beach, FL 32074



## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 899    | 25,590  | 109,995  |
| Average Age          | 51.0   | 53.2    | 46.9     |
| Average Age (Male)   | 51.4   | 53.2    | 45.6     |
| Average Age (Female) | 50.9   | 53.3    | 47.7     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total Households    | 364      | 11,618    | 47,510    |
| # of Persons per HH | 2.5      | 2.2       | 2.3       |
| Average HH Income   | \$93,210 | \$78,866  | \$61,146  |
| Average House Value |          | \$258,095 | \$208,695 |

\* Demographic data derived from 2010 US Census

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