

SALE

Ormond Beach US1 Office / Retail - 1,366 SF

1437 N US HWY 1, UNIT C8

Ormond Beach, FL 32174

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

Phone: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$225,000
NUMBER OF UNITS:	1
BUILDING SIZE:	1,366 SF

PROPERTY DESCRIPTION

Unit C8 at the MBA Business Center
1,366 SF - Open Space - End Cap Unit
2 ADA Bathrooms, 1 Office, 1 Storage Area
Ample Parking
Condo Fees = \$532 per Month
New Roof and Windows
PBD Zoning
Exterior Lit Signage Available
HVAC System Needs Replacement

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

ORMOND BEACH US1 OFFICE / RETAIL - 1,366 SF | 1437 N US Hwy 1, Unit C8 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



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

ORMOND BEACH US1 OFFICE / RETAIL - 1,366 SF | 1437 N US Hwy 1, Unit C8 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



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

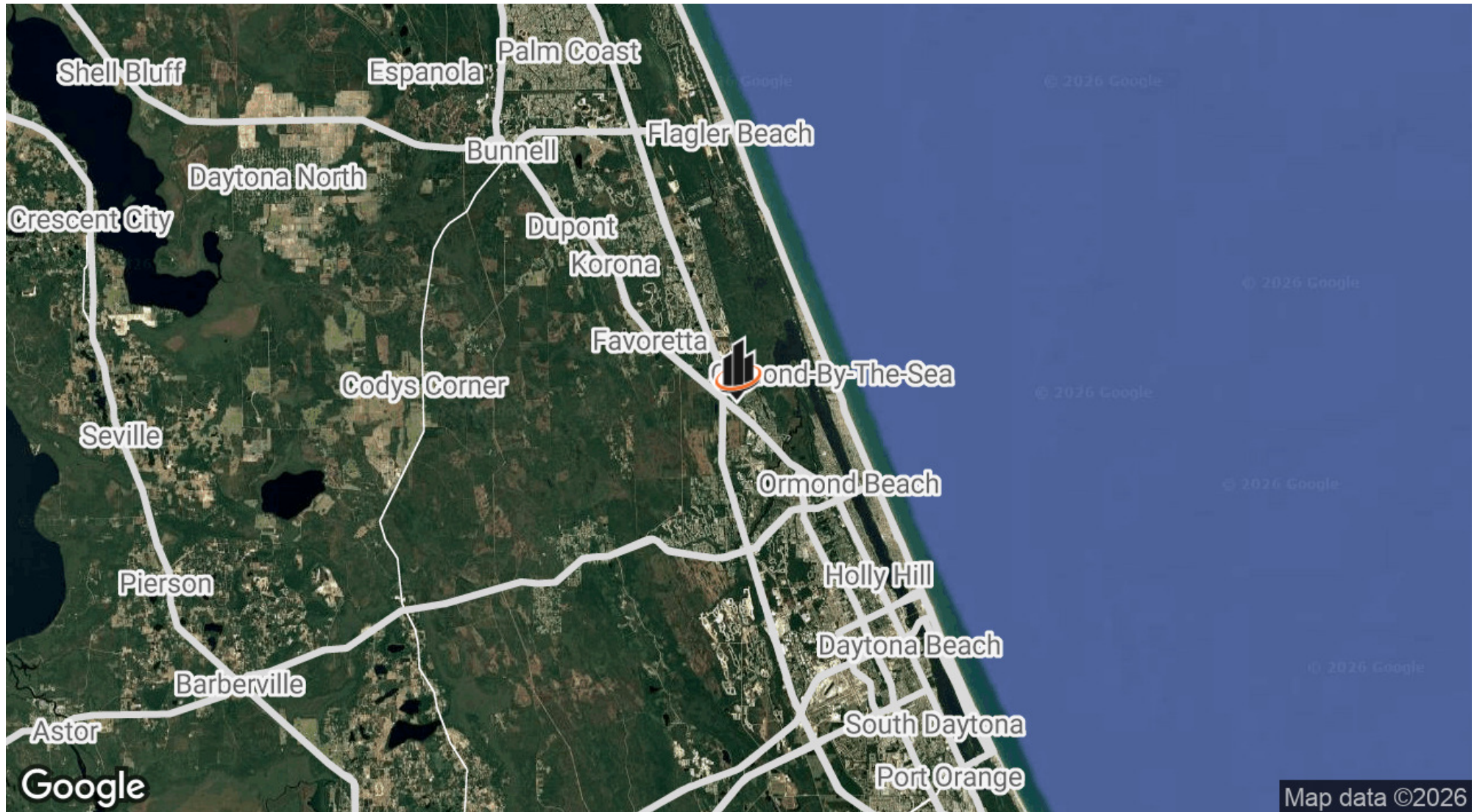
FL #BK3068067

ORMOND BEACH US1 OFFICE / RETAIL - 1,366 SF | 1437 N US Hwy 1, Unit C8 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



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

ORMOND BEACH US1 OFFICE / RETAIL - 1,366 SF | 1437 N US Hwy 1, Unit C8 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.



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

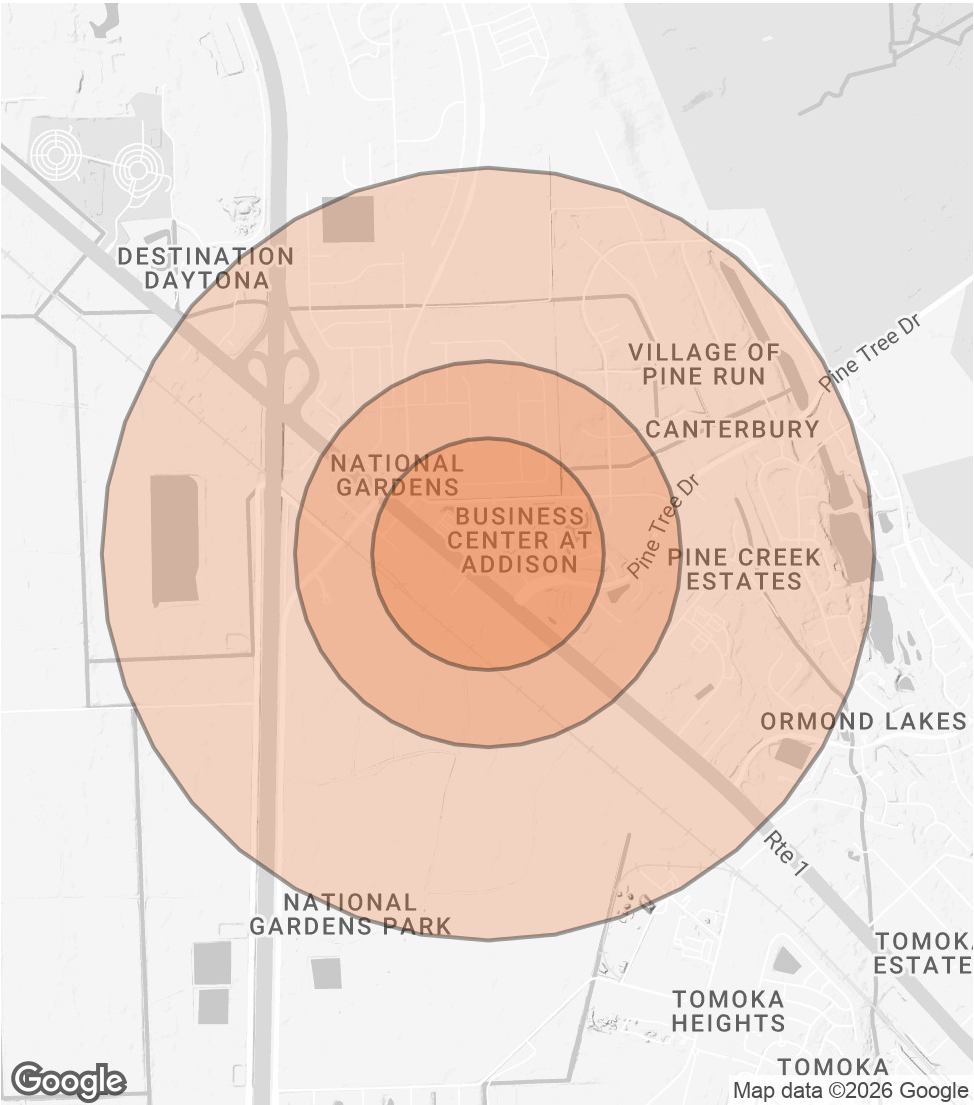
TOTAL POPULATION	207	508	1,414
AVERAGE AGE	52	53	52
AVERAGE AGE (MALE)	52	53	52
AVERAGE AGE (FEMALE)	53	53	52

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	93	228	614
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$114,197	\$113,590	\$107,007
AVERAGE HOUSE VALUE	\$387,983	\$390,705	\$398,118

2020 American Community Survey (ACS)



CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

ORMOND BEACH US1 OFFICE / RETAIL - 1,366 SF | 1437 N US Hwy 1, Unit C8 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.

