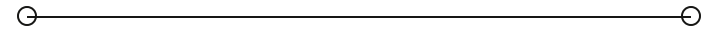


**SALE**

# Office Bldg. - Ormond Beach, FL

**595 NORTH NOVA ROAD**

Ormond Beach, FL 32174



**PRESENTED BY:**

**PATRICK M. OPALEWSKI, CCIM**

Phone: 386.295.9676

[patrick.opalewski@svn.com](mailto:patrick.opalewski@svn.com)

FL #BK3042967



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,250,000
<b>BUILDING SIZE:</b>	15,280 SF
<b>ZONING:</b>	B-1 Professional Office/Medical (City of Ormond Beach)
<b>AVAILABLE SPACE:</b>	+/- 4,000 SF
<b>PARCEL ID:</b>	3242-0000-0341
<b>NOI:</b>	\$0.00
<b>CAP RATE:</b>	0.0%

### PATRICK M. OPALEWSKI, CCIM

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595 NORTH NOVA ROAD | Ormond Beach, FL 32174

## PROPERTY DESCRIPTION

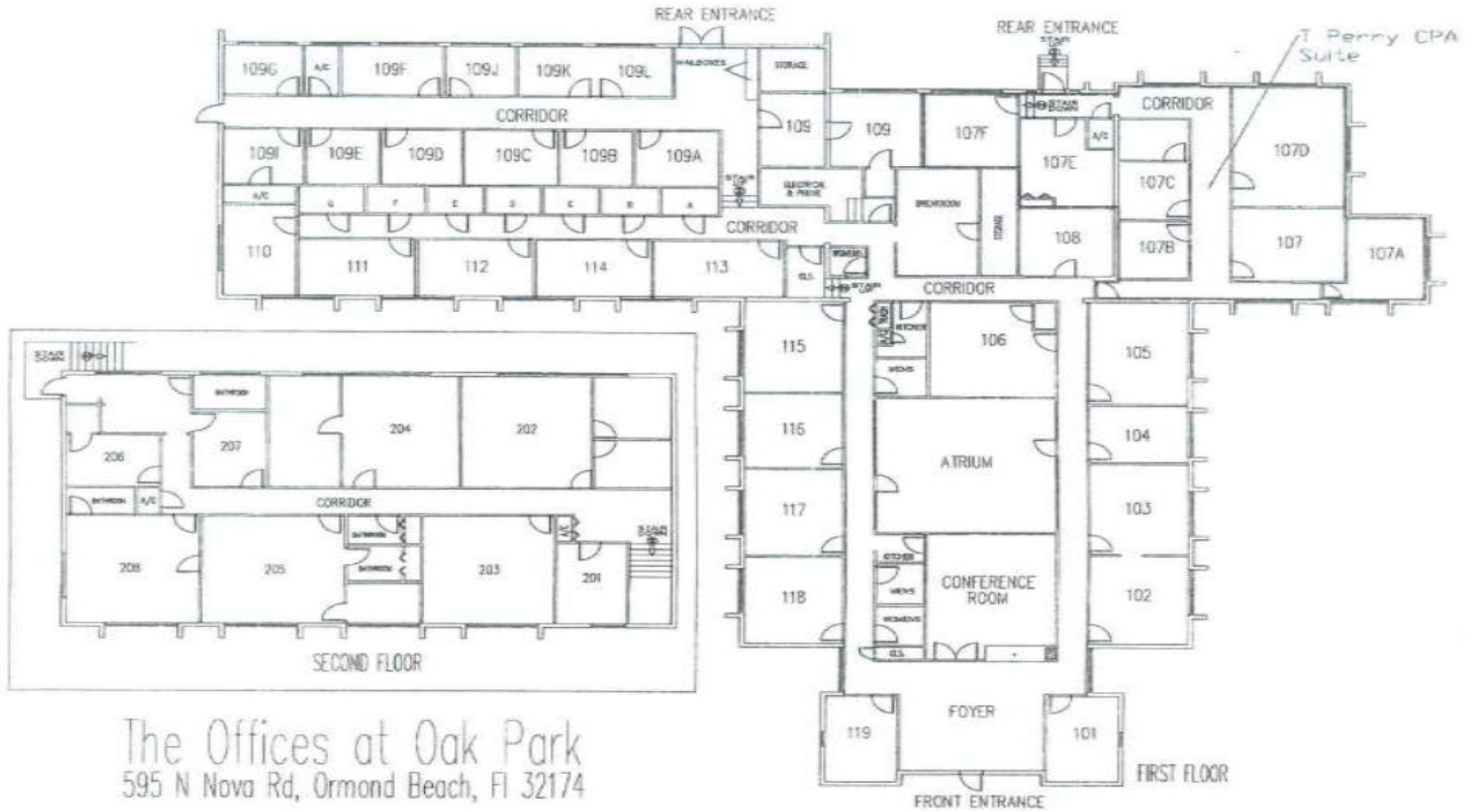
An iconic 2-story Ormond Beach multi-tenant office building that sits on approximately 1-acre surrounded by scenic ponds and mature oak trees. Central location on Nova Rd. just west of US Hwy 1 offering excellent visibility. Ideal for an owner/user looking to relocate a growing business with the potential to also receive rental income. The building is currently vacant and recent refurbishments include a new roof, additional parking areas, and interior modifications. Competitively priced at +/- \$148 SF

## PROPERTY HIGHLIGHTS

- Central Location
- Excellent Visibility

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# FLOOR PLAN



The Offices at Oak Park  
595 N Nova Rd, Ormond Beach, FL 32174

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## ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT

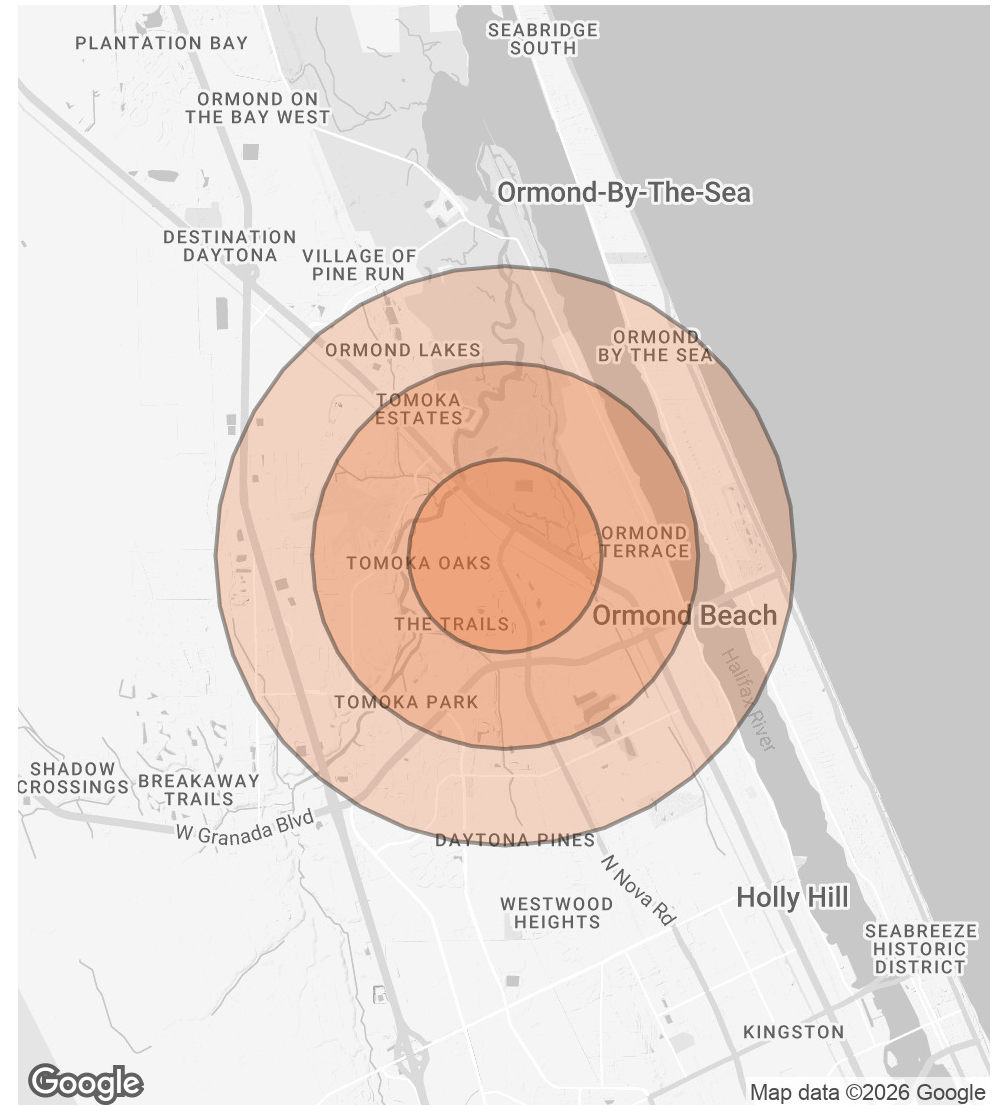
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	4,973	20,069	42,092
<b>AVERAGE AGE</b>	50	51	51
<b>AVERAGE AGE (MALE)</b>	48	49	49
<b>AVERAGE AGE (FEMALE)</b>	52	53	52

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	2,230	9,078	19,235
<b># OF PERSONS PER HH</b>	2.2	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$83,865	\$84,214	\$85,705
<b>AVERAGE HOUSE VALUE</b>	\$340,283	\$343,842	\$343,237

2020 American Community Survey (ACS)



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