



LEASE

240 S Atlantic Ave

240 S ATLANTIC AVE

Ormond Beach, FL 32176

PRESENTED BY:

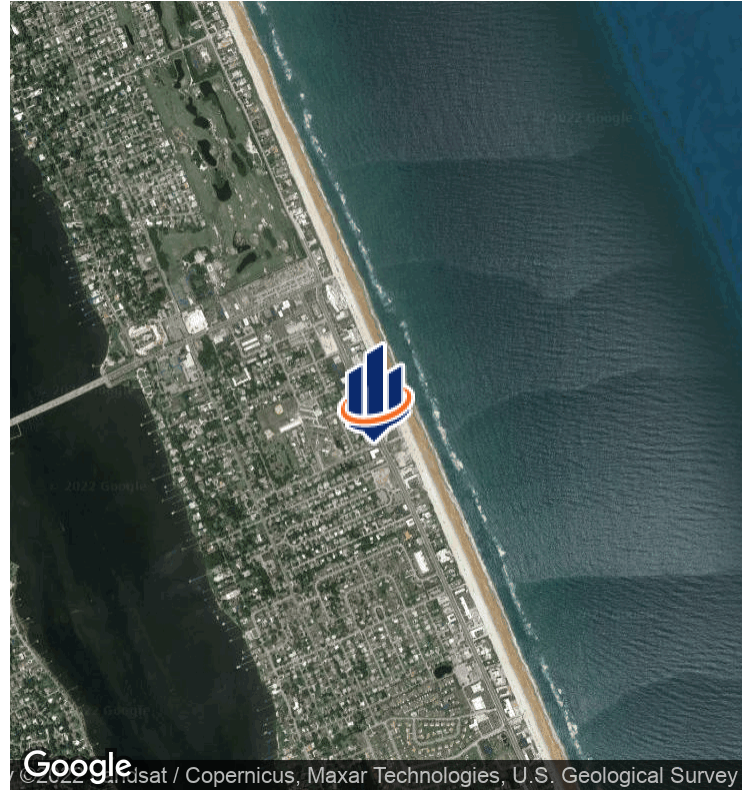
MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
AVAILABLE SF:	5,100 SF
LOT SIZE:	0.51 Acres
ZONING:	B-7
APN:	14143217050010

PROPERTY OVERVIEW

5,100 square feet of professional/office space in Ormond Beach, FL. Currently consists of lobby, 4 private offices, conference room and sales bullpen with several storage areas. Space in need of flooring and some finishing. Owner will listen to reasonable offers with long term lease commitment to participate in finishing the unit. Large monument sign on high-traffic A1A (S. Atlantic Avenue). 15+ parking spaces on a corner lot. Excellent for an attorney/real estate office, title company, or call center.



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EXTERIOR PHOTOS



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INTERIOR PHOTOS

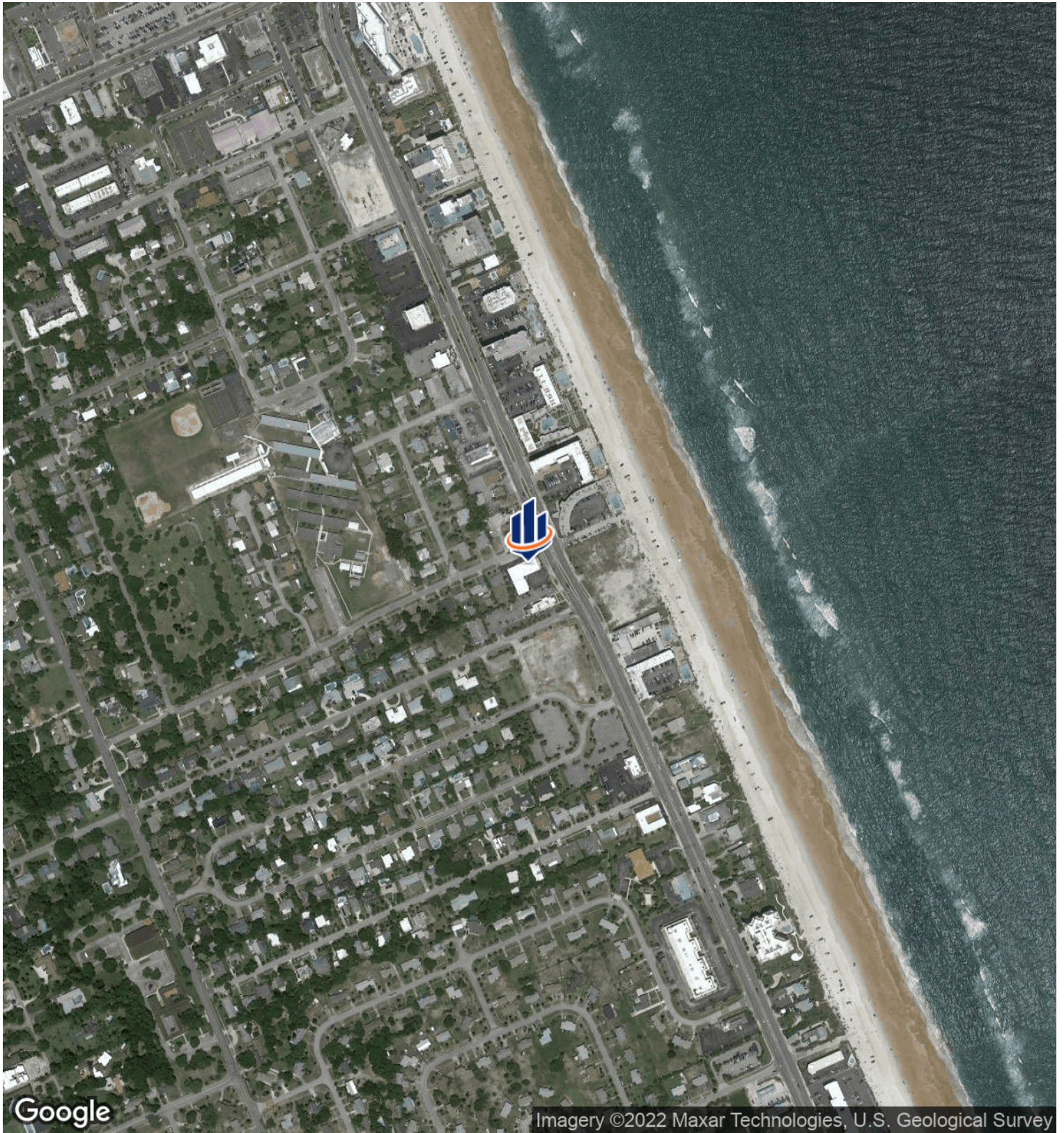


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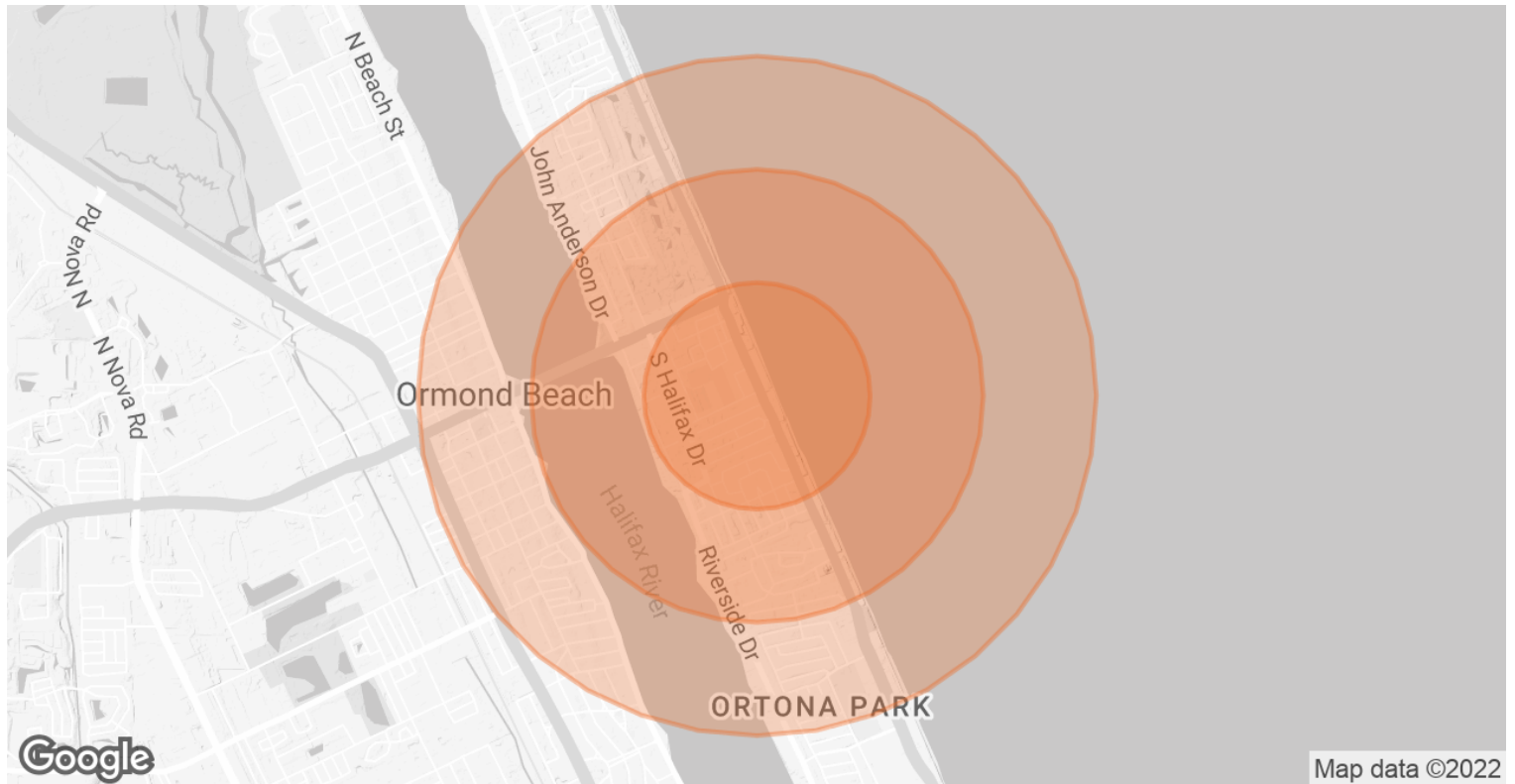
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,179	3,898	8,268
AVERAGE AGE	47.5	47.1	45.5
AVERAGE AGE (MALE)	45.2	45.5	43.8
AVERAGE AGE (FEMALE)	46.6	48.2	49.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	595	2,033	4,402
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	\$53,056	\$52,974	\$54,448
AVERAGE HOUSE VALUE	\$213,254	\$247,758	\$266,421

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. Originally from Pennsylvania, he specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities.. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

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