

SOUTH FORTY PROFESSIONAL CENTRE | SPACE FOR LEASE



PROPERTY DESCRIPTION

2,311 SF Office Space For Lease located in South Forty Professional Centre.

Monument sign on Granada Boulevard.

High exposure and traffic on Granada Boulevard with access from Sage Brush Trail.

Less than 2 miles to Interstate 95 and approximately 3.3 miles to AdventHealth Daytona Beach.

On main business corridor near Publix, Lowe's, Peach Valley Café, Petco, Panera Bread, Chipotle Mexican Grill, J Grill, Starbucks, and more.

LOCATION DESCRIPTION

Located just south of Granada Boulevard and east of Interstate 95.

LOCATION ADDRESS

141 Sage Brush Trail
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

Principal | Senior Advisor
O: 386.301.4581 | C: 386.92.5723
john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$21.50 Modified Gross
AVAILABLE SF:	Suite C: 2,311 SF
YEAR BUILT:	1986 & 1998
TRAFFIC COUNT:	36,000 AADT Granada Boulevard
ZONING:	B-10, Suburban Boulevard

DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	2,088	33,647	71,699
TOTAL POPULATION	4,516	78,001	170,896
AVERAGE HH INCOME	\$69,421	\$56,551	\$53,377

ADDITIONAL PHOTOS

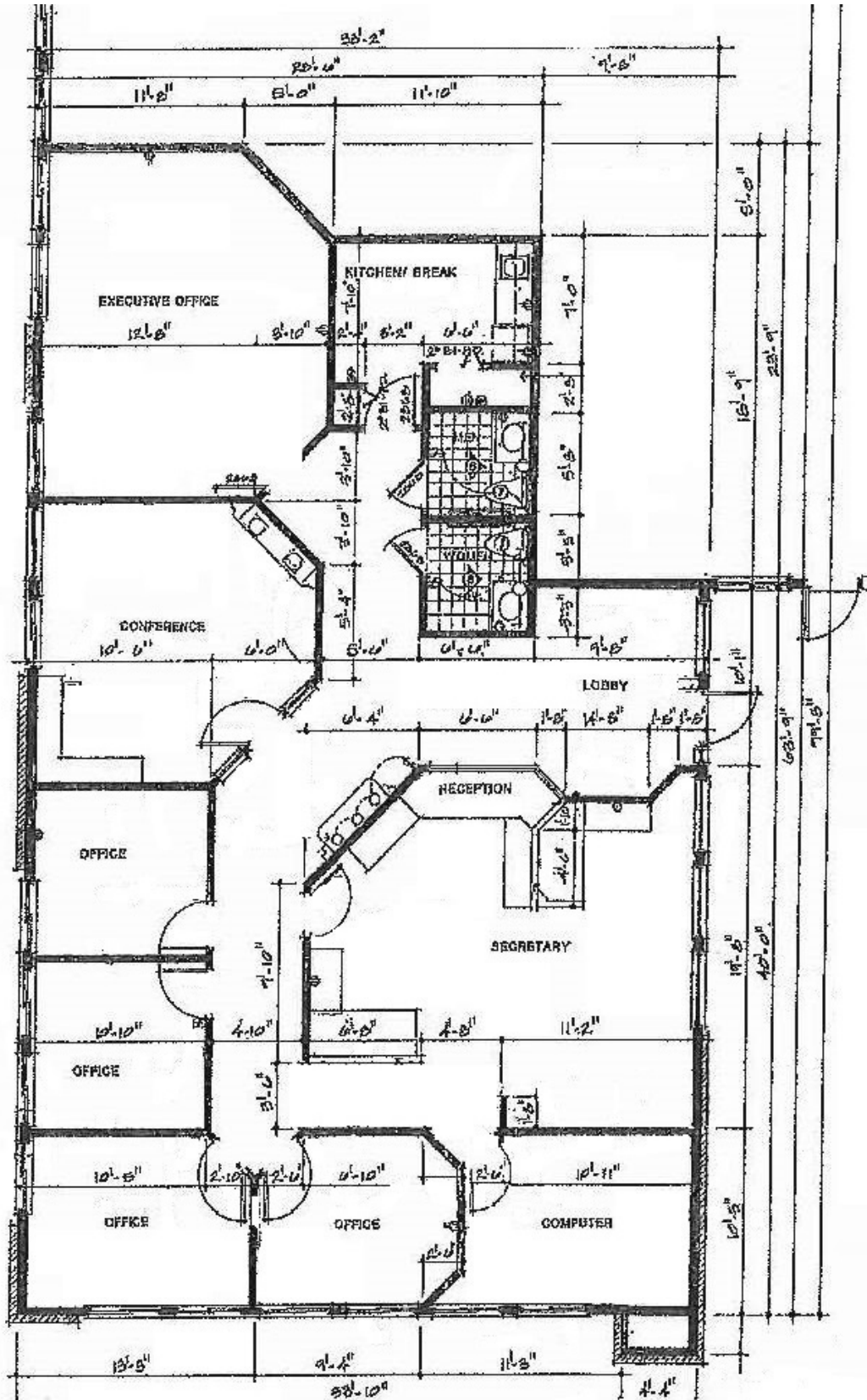


SOUTH FORTY PROFESSIONAL CENTRE 141 Sage Brush Trail Ormond Beach, FL 32174

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, rent 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



SUITE C FLOOR PLAN



SUITE C: 2,311 SF

LOCATION MAP



SOUTH FORTY PROFESSIONAL CENTRE 141 Sage Brush Trail 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, rent 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