



FOR LEASE | RETAIL

# FORMER GYM/RACQUETBALL CLUB FOR LEASE

1 S. Old Kings Road, Ormond Beach, FL 32174



## LEASE OVERVIEW

**AVAILABLE SF:** 1,502 - 25,866 SF

**LEASE RATE:** \$2.40 SF  
Modified Gross

**BUILDING SIZE:** 25,866 SF

**YEAR BUILT:** 1979

**ZONING:** B-9 'Boulevard'

## PROPERTY DESCRIPTION

Former Gym/Racquetball Club For Lease.  
Rooms for Racquetball, Weight Lifting, Spinning, MMA, Yoga, Physical Therapy, etc.

Most equipment is remaining.

First Floor 14,654 SF.

Second Floor 9,710 SF.

Third Floor 1,502 SF.

Great signage and exposure on Granada Boulevard.

Plenty of parking.

A must see location for fitness and health.

Tenant responsible for utilities and grounds maintenance.

## LOCATION OVERVIEW

Located on the southeast corner of Granada Boulevard and Old Kings Road just east of Nova Road.



### JOHN W. TROST, CCIM

Principal | Senior Advisor  
386.301.4581  
john.trost@svn.com  
FL #BK-0160420

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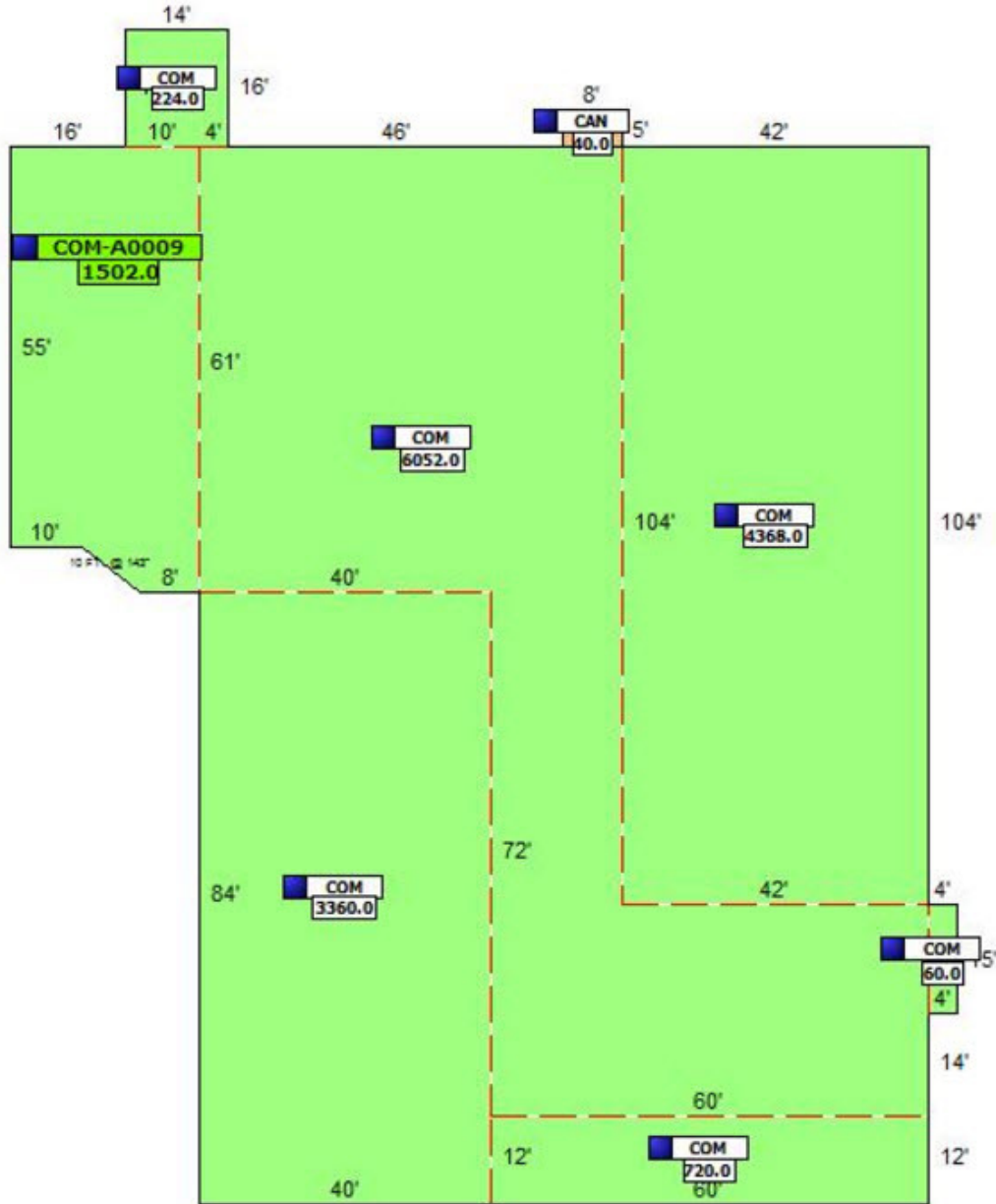


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Building Sketch



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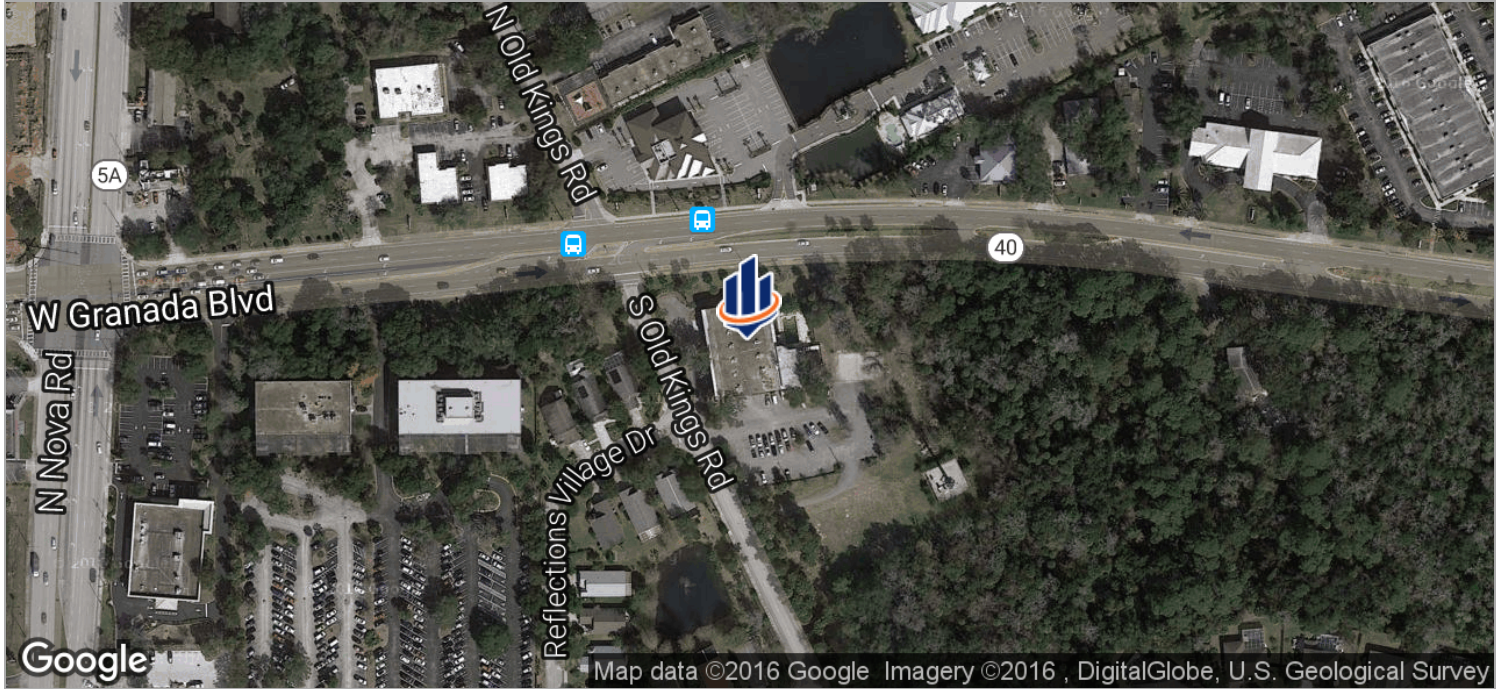
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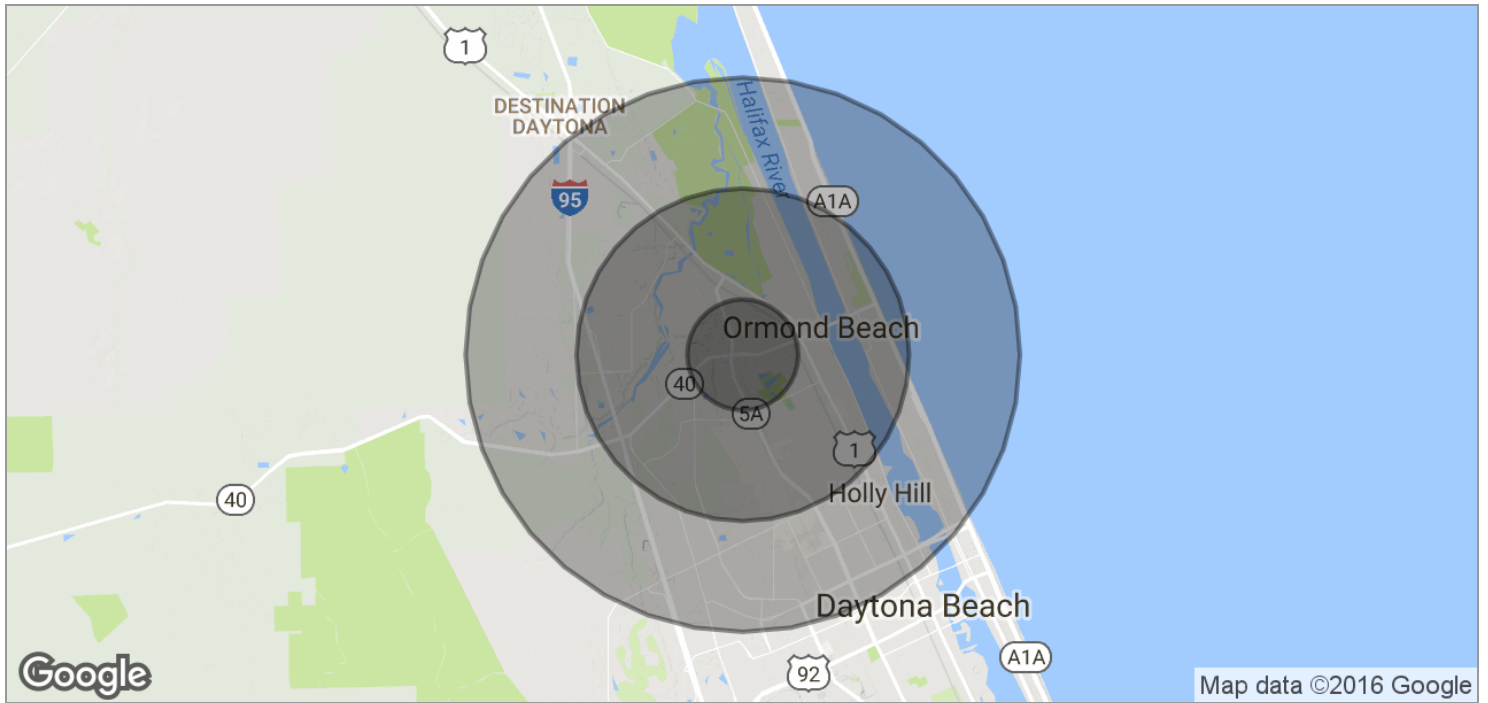
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	8,183	49,075	90,482
MEDIAN AGE	46.2	48.3	45.8
MEDIAN AGE (MALE)	45.8	46.2	44.0
MEDIAN AGE (FEMALE)	46.6	49.7	47.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,591	18,222	36,509
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$56,475	\$60,884	\$59,063
AVERAGE HOUSE VALUE	\$215,602	\$198,184	\$190,814



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