

FOR LEASE

# 1450 NORTH US HIGHWAY 1

ORMOND BEACH OFFICE SPACE  
FOR LEASE

Ormond Beach, FL 32174

PRESENTED BY:

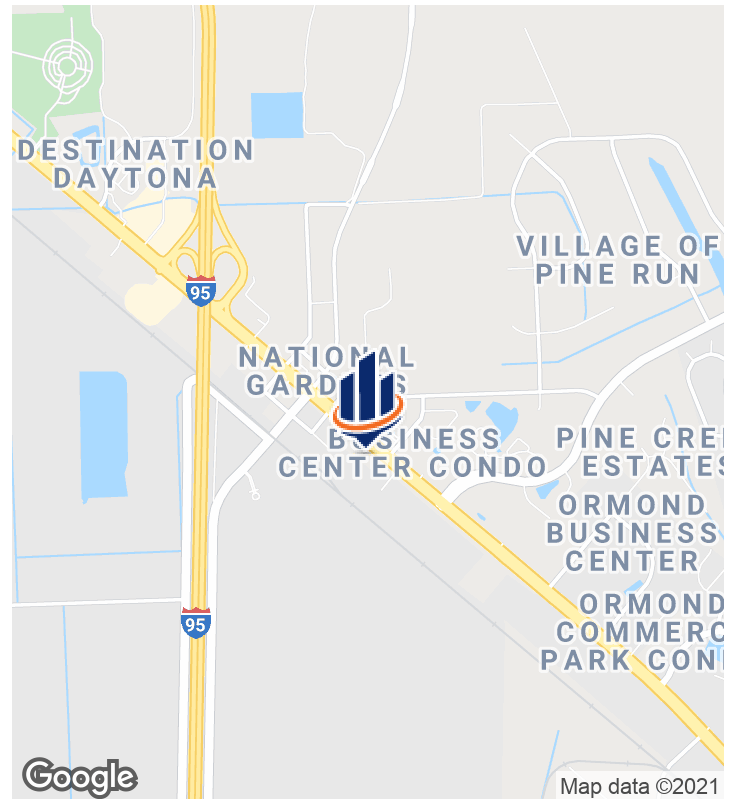
CARL W. LENTZ IV, MBA, CCIM

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,200.00 per month [MG]
<b>BUILDING SIZE:</b>	10,632 SF
<b>AVAILABLE SF:</b>	1,100 SF
<b>LOT SIZE:</b>	0.244 Acres
<b>YEAR BUILT:</b>	2001
<b>RENOVATED:</b>	2011
<b>ZONING:</b>	B-8 Commercial
<b>MARKET:</b>	Daytona Beach
<b>TRAFFIC COUNT:</b>	24,500
<b>APN:</b>	31360800145

## PROPERTY OVERVIEW

Professional Office Space - Buildouts Available  
 Unit 300-1100SF @ \$1200/Month Plus Water and Sales Tax  
 Frontage and Signage on US-1  
 Great Exposure and Visibility  
 Ready for Immediate Occupancy  
 FDOT Traffic Count: 24,500  
 Tenant Responsible for Electric  
 Add \$35 Per Month for Water

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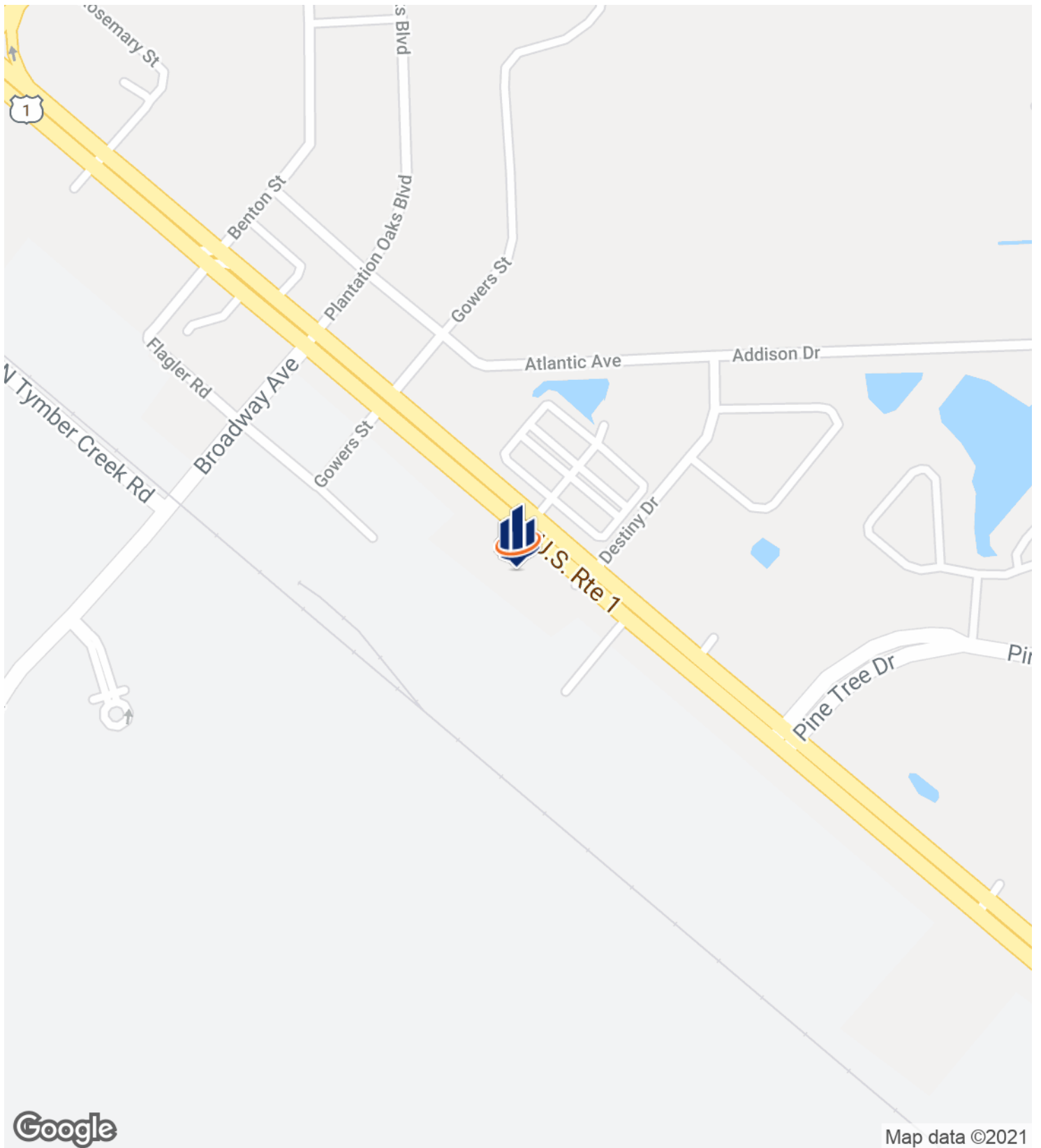


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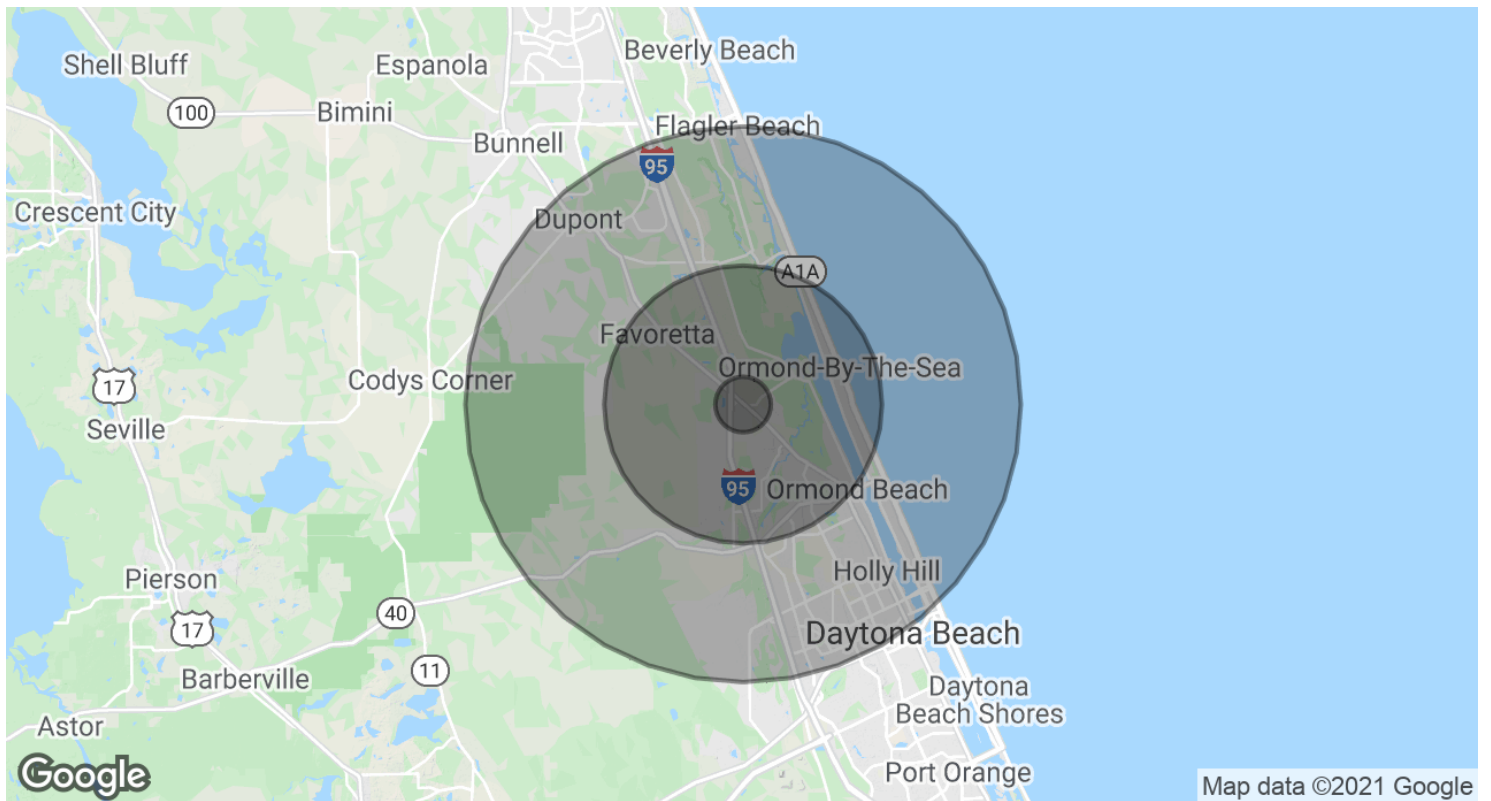


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### POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	868	32,980	117,132
AVERAGE AGE	55.3	52.2	45.9
AVERAGE AGE (MALE)	55.9	51.9	44.7
AVERAGE AGE (FEMALE)	55.1	52.5	46.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	376	14,978	50,573
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$89,408	\$76,227	\$59,069
AVERAGE HOUSE VALUE		\$252,685	\$205,587

\* Demographic data derived from 2010 US Census

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