



For Lease

2,500 SF Office Condo For Lease

1265 W. Granada Boulevard, Suite 1, Ormond Beach, FL 32174



OFFERING SUMMARY

LEASE RATE:	\$19.00 NNN
AVAILABLE SF:	Suite 1: 2,500 SF
YEAR BUILT:	1998
TRAFFIC COUNT;	39,500 AADT
ZONING:	B-10

PROPERTY DESCRIPTION

2,500 SF Office Condo For Lease.

The layout includes a waiting room, reception area, 6 offices, 3 conference rooms, open work area, break room, and 2 restrooms.

Monument signage on Granada Boulevard.

Great layout for Attorney, Financial Planner, Insurance, etc. Estimated CAM, Real Estate Taxes, and Insurance \$7.50 per SF.

LOCATION DESCRIPTION

Located at the northwest corner of Granada Boulevard and Pearl Drive. Approximately 1 mile to Interstate 95.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,978	16,819	39,682
TOTAL POPULATION	4,472	38,413	89,947
AVERAGE HH INCOME	\$99,745	\$84,351	\$84,900

John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com





Additional Photos

2,500 SF Office Condo For Lease

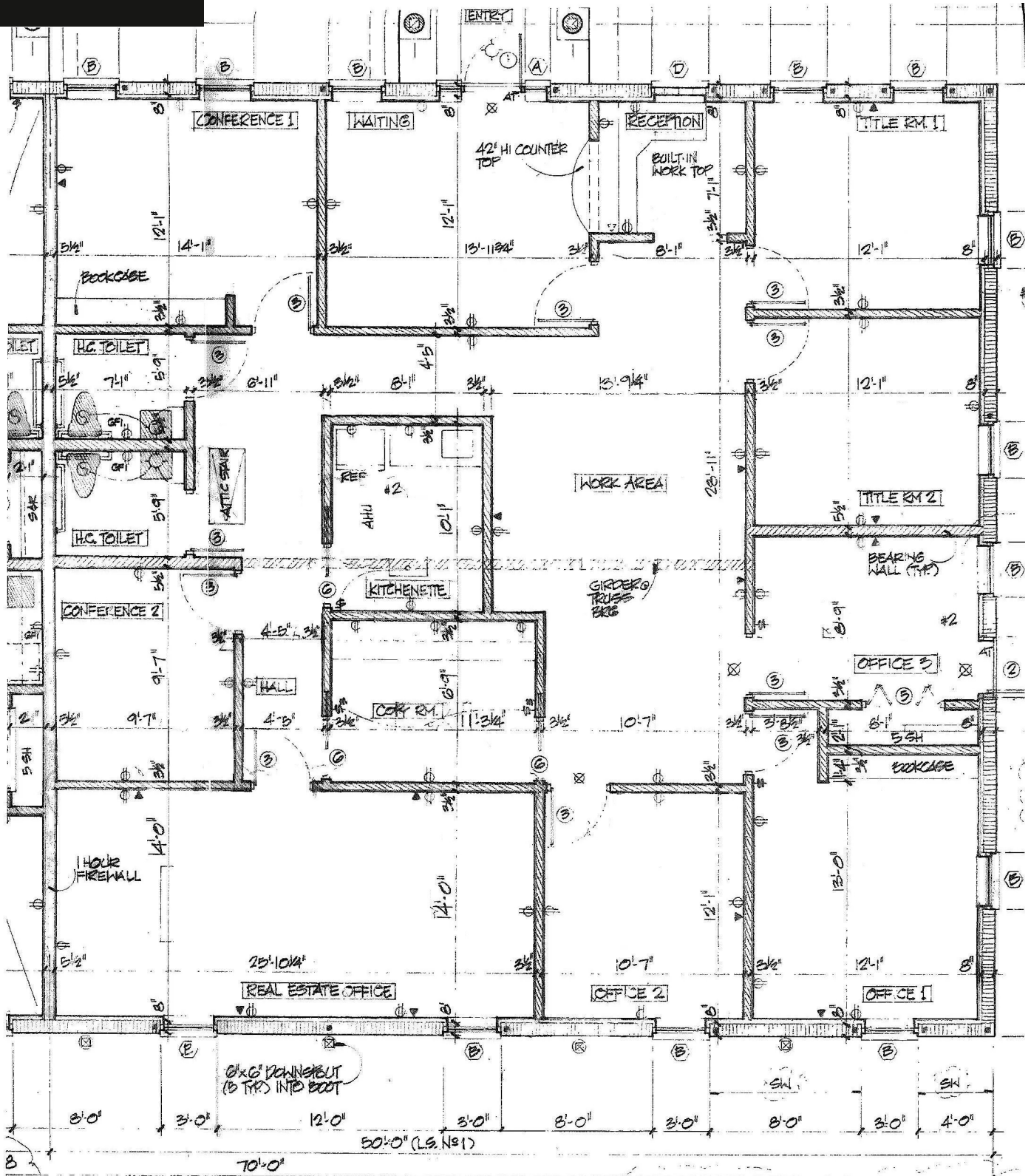
1265 W. Granada Boulevard, Suite 1, Ormond Beach, FL 32174



John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com



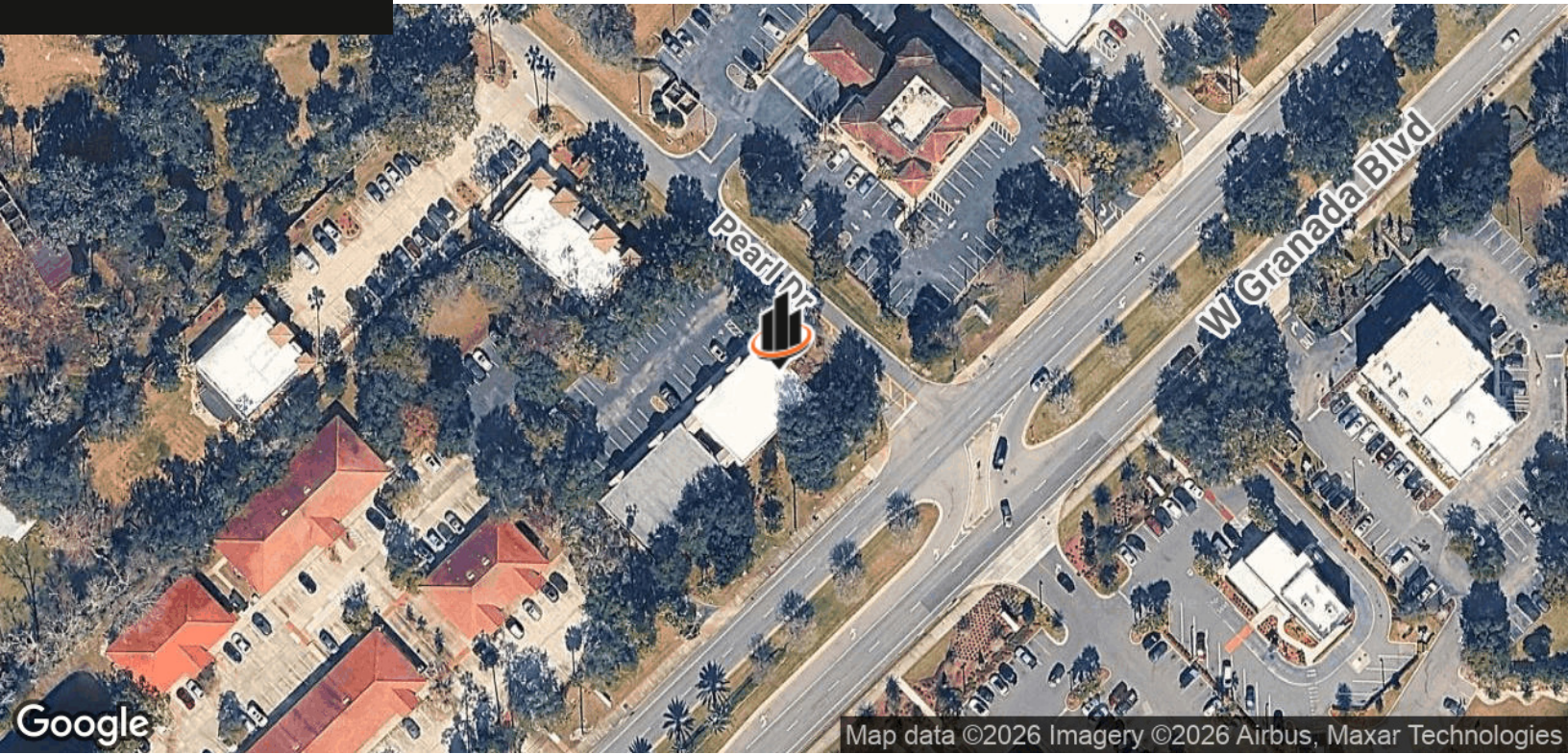
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



Location Maps

2,500 SF Office Condo For Lease

1265 W. Granada Boulevard, Suite 1, Ormond Beach, FL 32174



John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com