

100, 131 & 132 BUSINESS CENTER DR

**BUSINESS CENTER - ORMOND
BEACH**

Ormond Beach, FL 32174

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

FL #BK3068067

carl.lentz@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr [NNN]
BUILDING SIZE:	77,800 SF
AVAILABLE SF:	1,000 SF
ZONING:	I-1
APN:	323110000080

PROPERTY OVERVIEW

Close to I-95
Directly off of US Hwy 1
Rare Flex/Office Space in a Clean and Well Kept Business Park
Available Units:
132 Business Center - Unit A + B: 1,000 SF
Office Space with 1 bathroom, Kitchen Area and 3 Private Offices.
*Pricing Based on a 3-5 Year Term



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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, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We 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 transaction. All SVN offices are independently owned and operated.

132 BUSINESS CENTER, A+B



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3.4.5 Electrical Service

Item	Description
Service Supply	Electrical service is 120/240-volt, three-phase, four-wire that enters the Property underground to utility transformers.
Unit Service Capacity	Unit service was observed to be 800-amps in Building 100; 600-amps in Building 131; and 1,400 amps (800-amp and 600-amp disconnects) in Building 132.
Wiring	Branch wiring was observed to be copper.
Meters	Each unit is individually metered.
Breakers	Breakered, labeled subpanels were observed.
Fuses	Fused subpanels were not observed.
GFCI	GFCI outlets were noted at all appropriate locations.
Transformers	Transformers are pad-mounted and are the property of the electric utility.
Generator	No generators were observed or reported.

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LOCATION MAP



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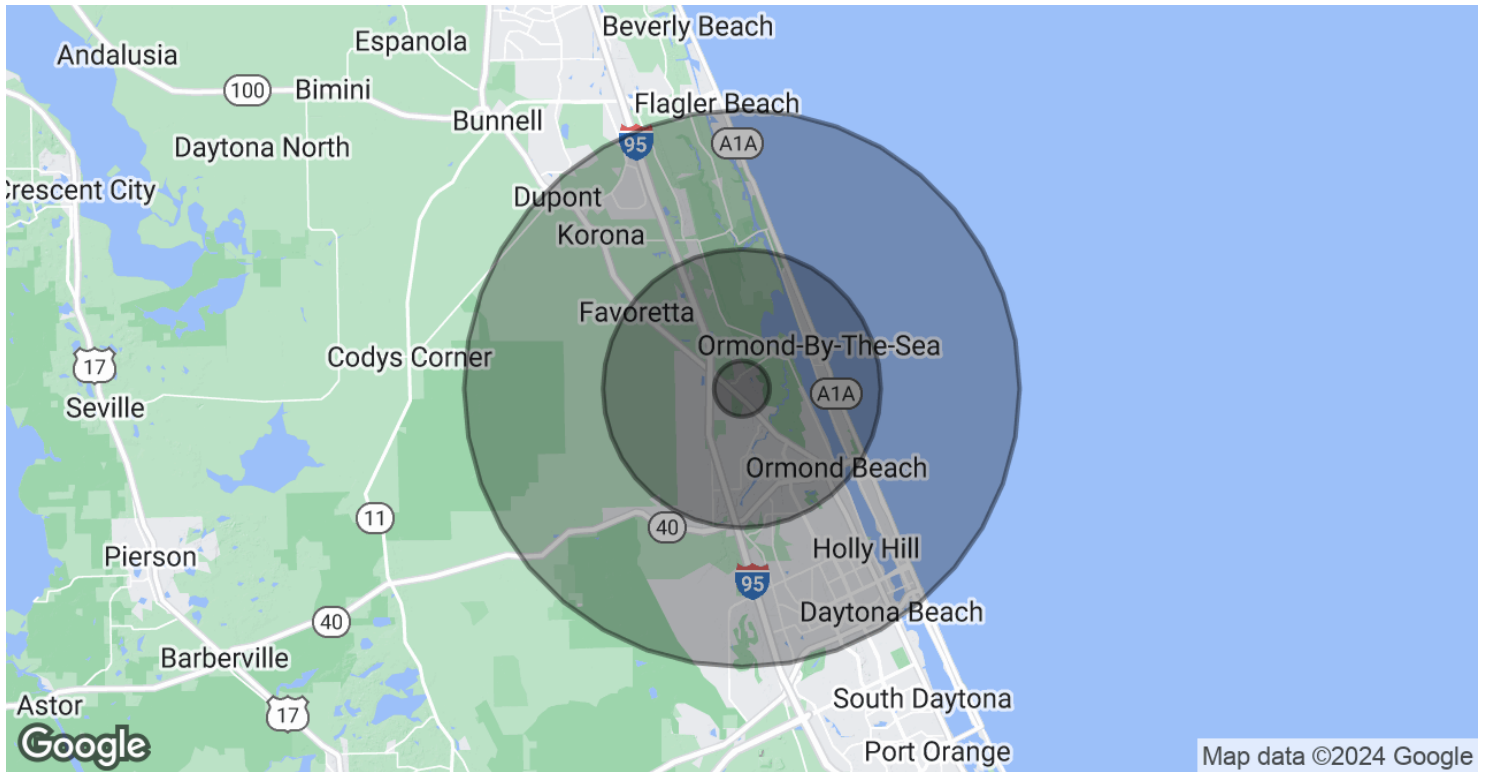
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	844	40,129	123,177
AVERAGE AGE	58.9	51.3	44.9
AVERAGE AGE (MALE)	59.7	50.6	43.8
AVERAGE AGE (FEMALE)	58.6	51.8	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	386	18,047	52,786
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$86,465	\$73,479	\$57,438
AVERAGE HOUSE VALUE		\$234,457	\$207,836

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



CARL W. LENTZ IV, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

MEMBERSHIPS

CCIM- Certified Commercial Investment Member

ICSC- International Council of Shopping Centers

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