

ORMOND BEACH-HAND AVENUE RETAIL/FLEX SPACE FOR LEASE

1220 HAND AVE
ORMOND BEACH, FL 32174

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Managing Director
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Property Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	5.67 Acres
Year Built:	2005
Building Size:	2,500 SF
Renovated:	2010
Zoning:	B-5
Market:	Daytona Beach
Submarket:	Ormond Beach

PROPERTY OVERVIEW

Building 1230 has frontage on Hand Avenue and is built out with air conditioning and 10' ceilings. Each unit has walk through doors in the front with roll up doors in the back.
1290 D - 1,250 square feet, Industrial and Office/Warehouse - \$1,100/mth
Pass Through Expenses = +/- \$3.50

PROPERTY HIGHLIGHTS

- 2,500 SF Retail or Professional Services With Hand Avenue Frontage
- 2,500 SF of Industrial With Small Reception and Office Area
- Plenty of Parking
- Constructed in 2005
- All Units Accessed by Roll-Up and Walk Through Doors

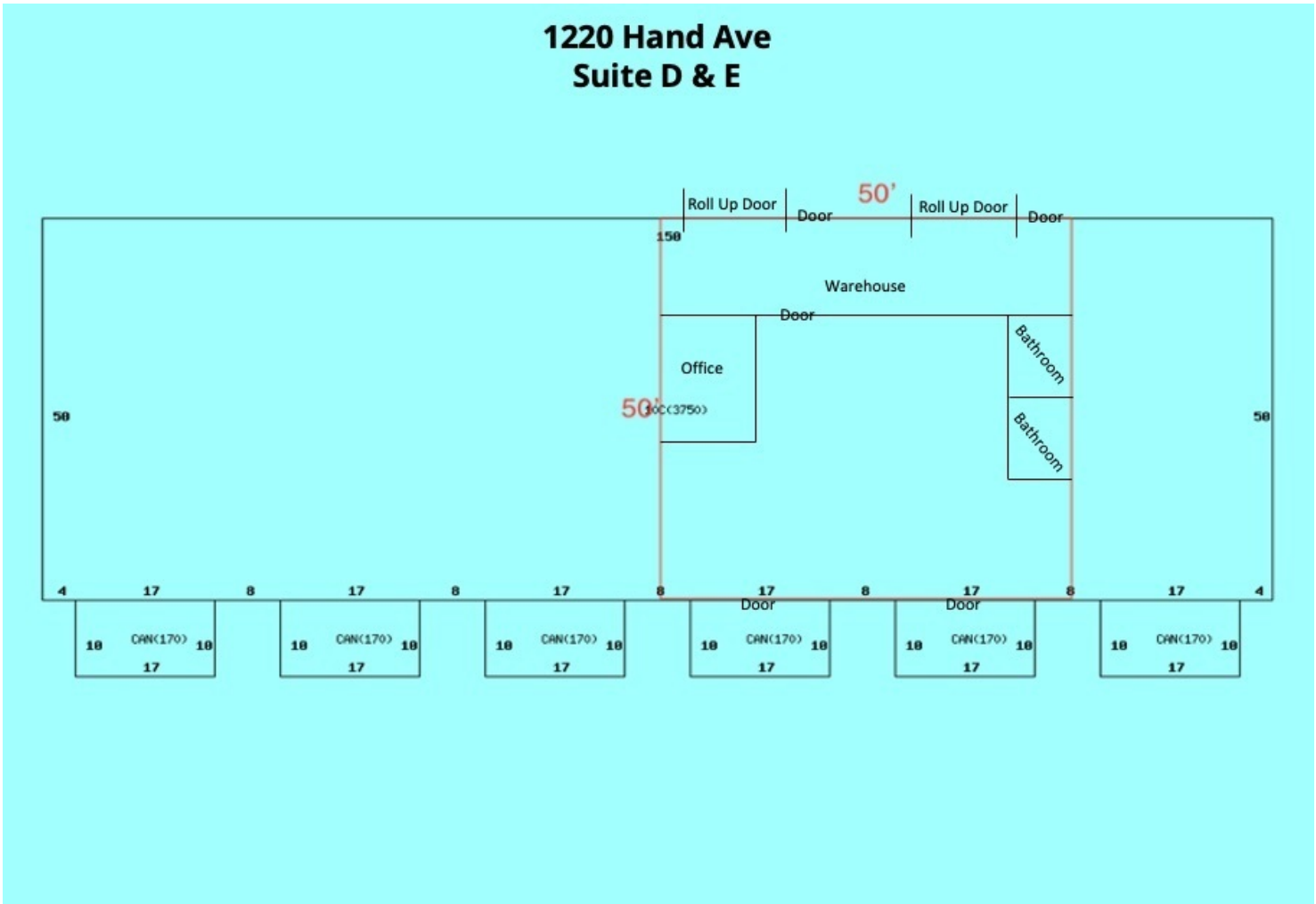
Available Spaces



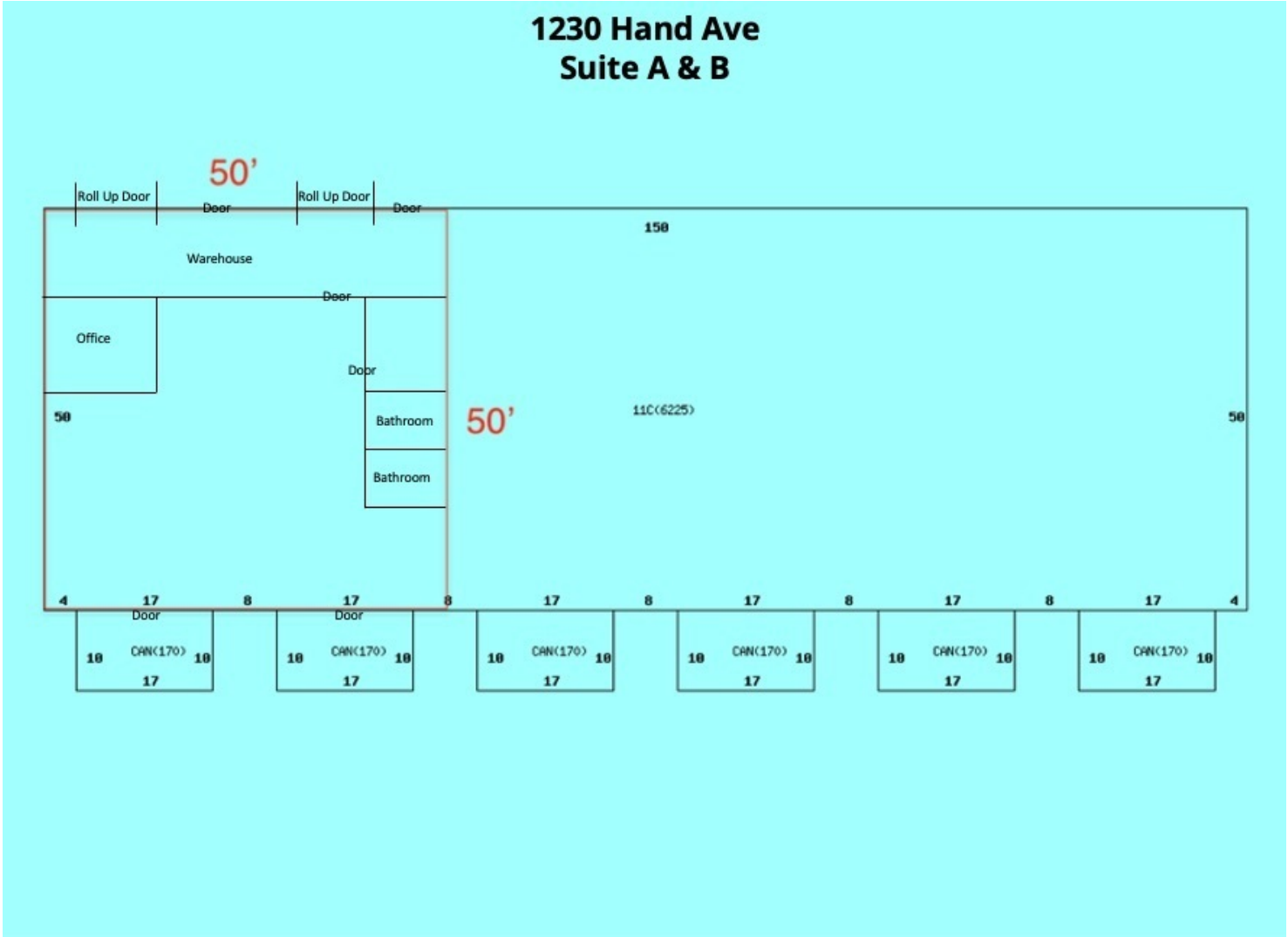
LEASE TYPE	-	TOTAL SPACE	FULLY LEASED	LEASE TERM	NEGOTIABLE	LEASE RATE	NEGOTIABLE
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1220 D & E	-	1,250 - 2,500 SF	NNN	\$13.00 SF/yr	-
1230 A & B	-	1,250 - 2,500 SF	NNN	\$13.00 SF/yr	-
1250	-	5,000 SF	NNN	\$9.00 SF/yr	-
1290 E	-	1,250 SF	NNN	\$9.00 SF/yr	-
1260 A	-	2,500 SF	NNN	\$8.00 SF/yr	-
1220 F	-	1,250 SF	NNN	\$14.00 SF/yr	-
1290 D	-	1,250 SF	Modified Gross	\$1,100 per month	-

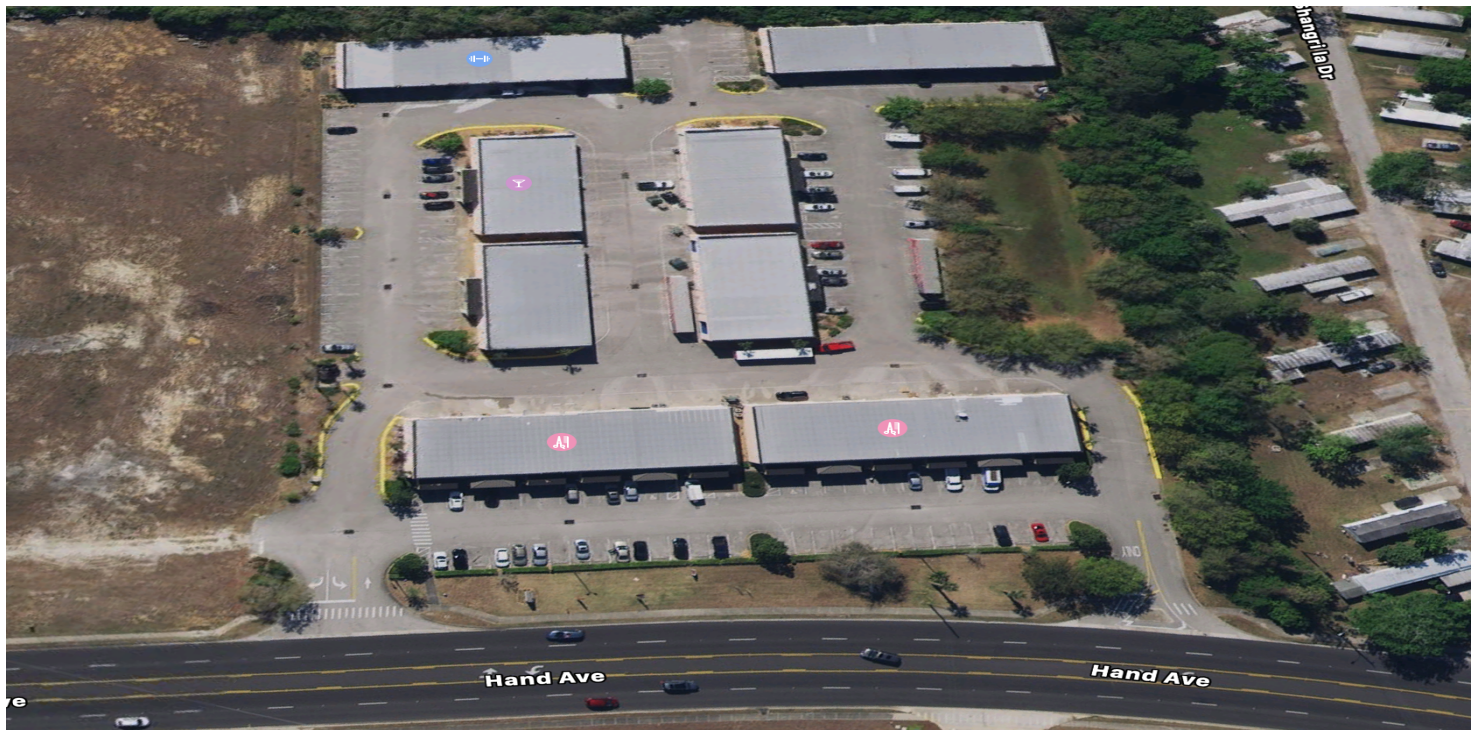
1220 D&E Floor Plan



1230 A&B Floor Plan



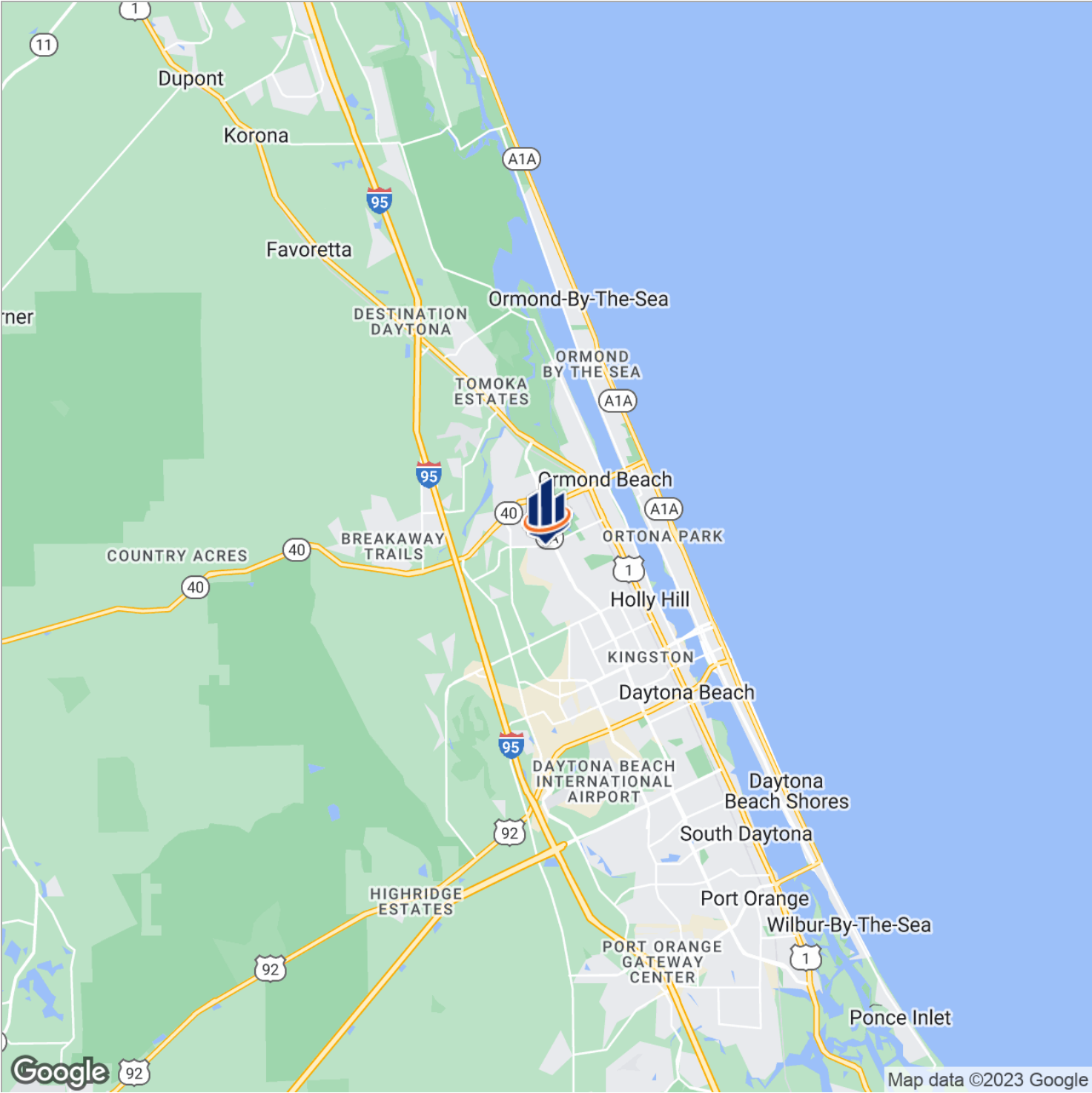
Aerials



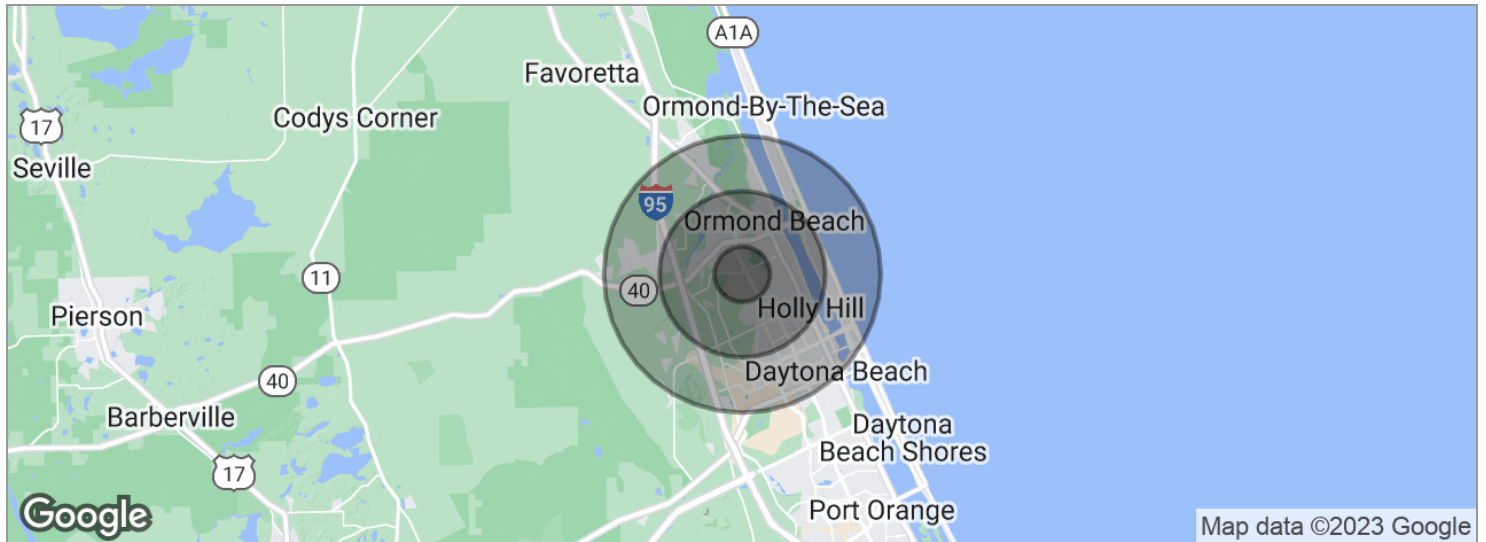
Exterior Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,302	48,311	92,771
Median age	46.6	46.2	43.2
Median age [Male]	44.8	43.6	41.7
Median age [Female]	47.8	47.7	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,088	21,125	39,734
# of persons per HH	2.4	2.3	2.3
Average HH income	\$46,344	\$50,353	\$52,199
Average house value	\$185,058	\$189,355	\$194,719

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio



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 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
CFCAR- Central Florida Commercial Association of Realtors

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