



RENAISSANCE CENTER-ORMOND BEACH

431 SOUTH NOVA ROAD
ORMOND BEACH, FL 32174

Carl W. Lentz IV, MBA, CCIM
Managing Director
386.566.3726
carl.lentz@svn.com

Property Summary



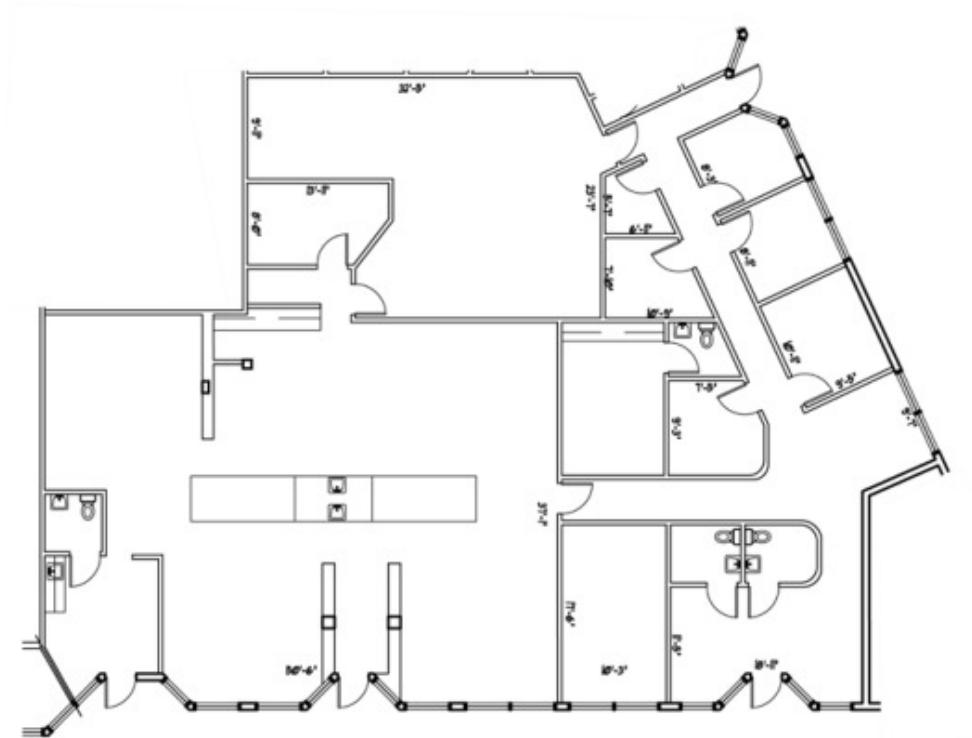
OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	Fully Leased	Located just South of West Granada on the East Side of South Nova Road
Lease Rate:	Negotiable	2 Units Available For Lease- 2,914 SF & 4,810 SF Suite 111- 4,810 SF
Lot Size:	6 Acres	Suite 443- 2,914 SF-Will Build Out Per Tenant Specs Ample Parking for All Units
Year Built:	1988	Mix of Medical, Office, Professional Service and Restaurant Tenants
Building Size:	58,491 SF	Easy Access on Nova From the North and South Excellent Visibility
Renovated:	1992	Tenant Improvement Allowance Available NNN Expenses = \$3.50
Zoning:	B-8 Ormond Beach	
Market:	Daytona Beach	

Retail Map



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Floor Plan-Unit 111-4,810 Square Feet

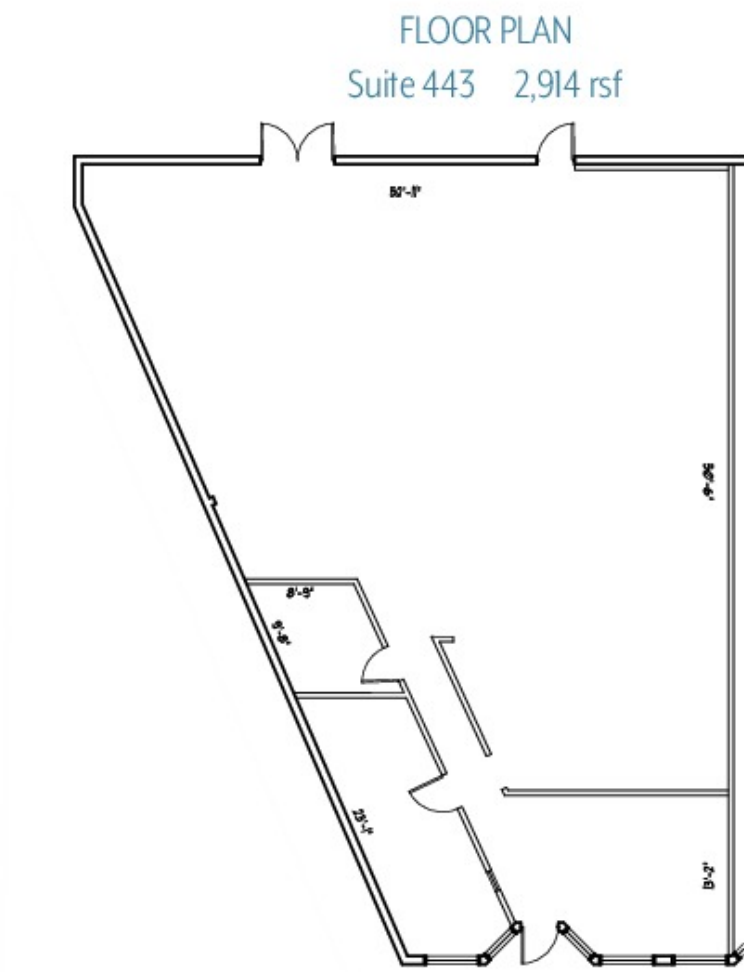


No warranty or representation, expressed or implied, is made containing the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Unit 111- Interior



Floor Plan-Unit 443-2,914 Square Feet

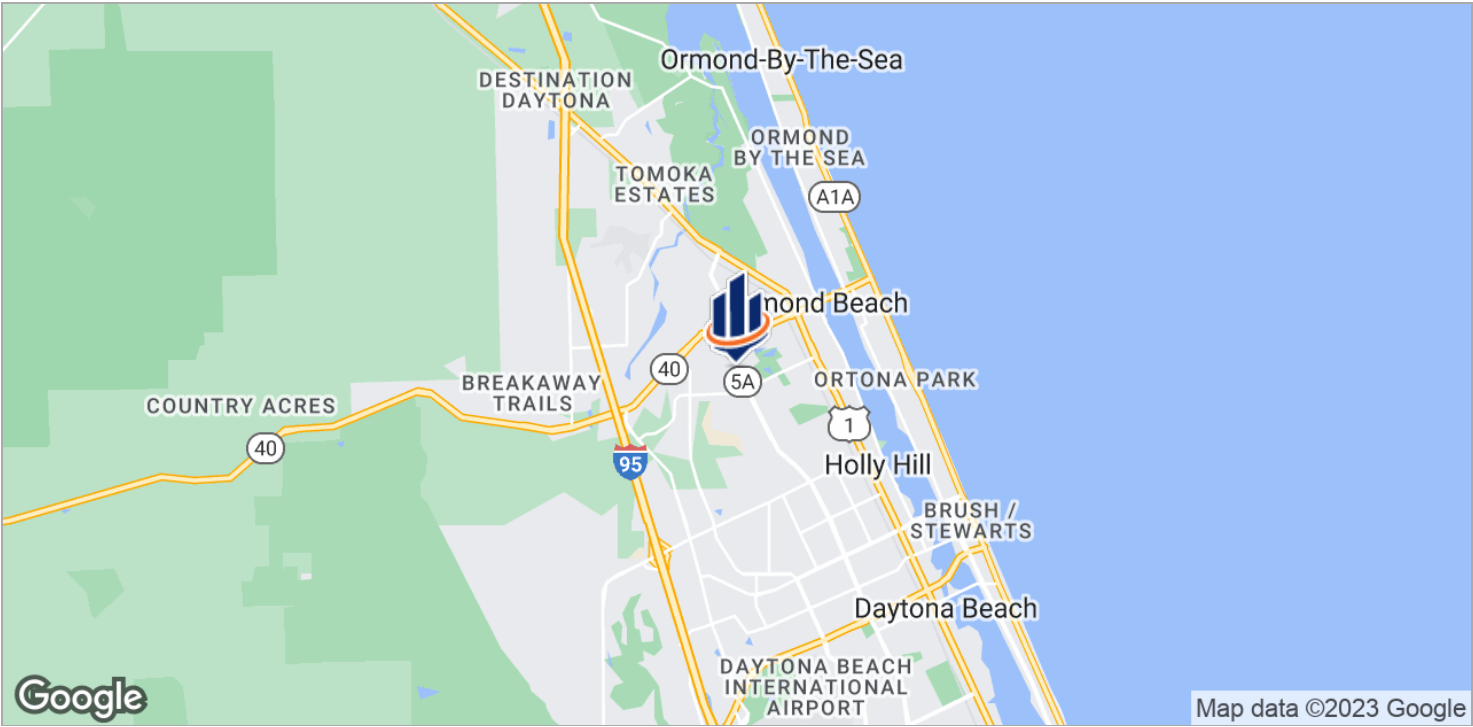
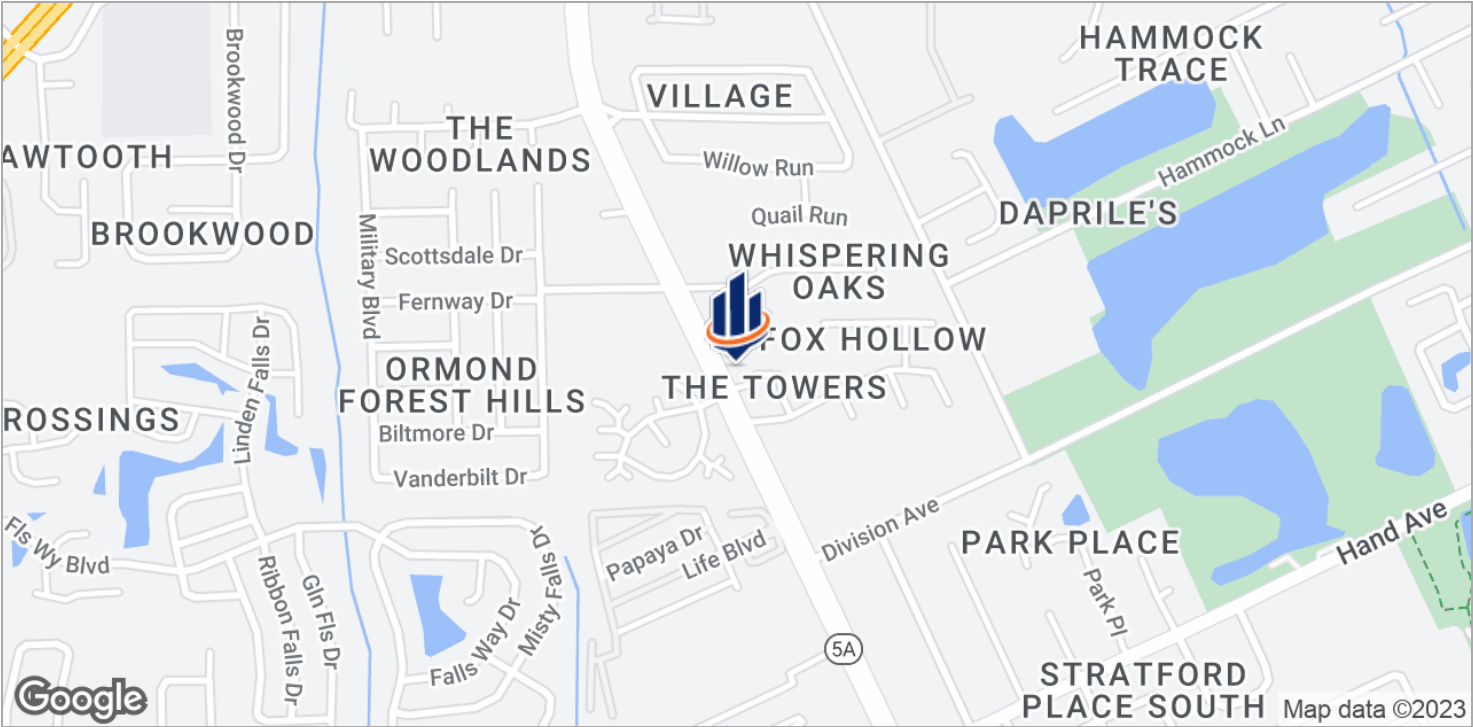


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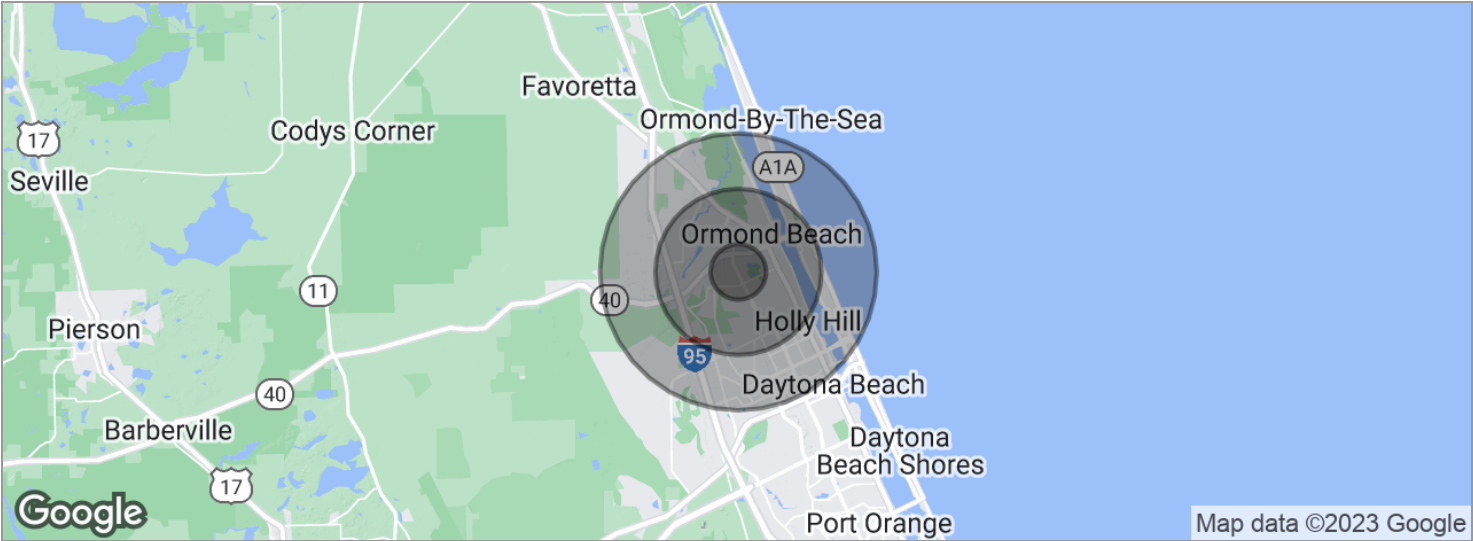
Unit 443- Exterior



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,419	45,063	89,546
Median age	45.9	47.4	44.3
Median age [Male]	44.7	44.9	42.7
Median age [Female]	46.9	48.9	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,095	19,956	38,766
# of persons per HH	2.4	2.3	2.3
Average HH income	\$48,060	\$53,621	\$53,668
Average house value	\$192,857	\$192,414	\$192,978

* Demographic data derived from 2020 ACS - US Census

Advisor Bio



CARL W. LENTZ IV, MBA, CCIM

Managing Director

carl.lentz@svn.com

Direct: 386.566.3726 | **Cell:** 386.566.3726

FL #BK3068067

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