

ELLINOR VILLAGE SHOPPING CENTER | SPACE FOR LEASE



PROPERTY DESCRIPTION

2,122 - 19,707 SF of prime retail space available.
Join Surf Style in the recently renovated Ellinor Village Shopping Center.
Excellent visibility to Atlantic Avenue (A1A), the primary tourist thoroughfare.
Nearby retailers less than 1 mile include: ABC Fine Wine & Spirits, Pizza Hut, 7 Eleven, Pirate’s Cove Adventure Golf, Stonewood Grill & Tavern, Dalmare Italian Chophouse, Bellair Plaza, and many others.
Adjacent to Cardinal Drive public parking and across the street from the public beach access and several beachfront hotels.
Estimated CAM, Real Estate Taxes, and Insurance \$6.00 per SF.

LOCATION DESCRIPTION

Located beachside on Atlantic Avenue (A1A) just south of Granada Boulevard.

LOCATION ADDRESS

620 S. Atlantic Avenue
Ormond Beach, FL 32176

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

OFFERING SUMMARY

LEASE RATE:	\$20.00 NNN
AVAILABLE SF:	Unit 1: 8,068 SF
	Unit 2: 4,147 SF
	Unit 3: 2,122 SF
	Unit 4: 5,370 SF
YEAR BUILT:	1970
YEAR RENOVATED:	2021
TRAFFIC COUNT:	18,900 AADT
ZONING:	B-7, Highway Tourist Commercial

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ADDITIONAL PHOTOS



JOHN W. TROST, CCIM

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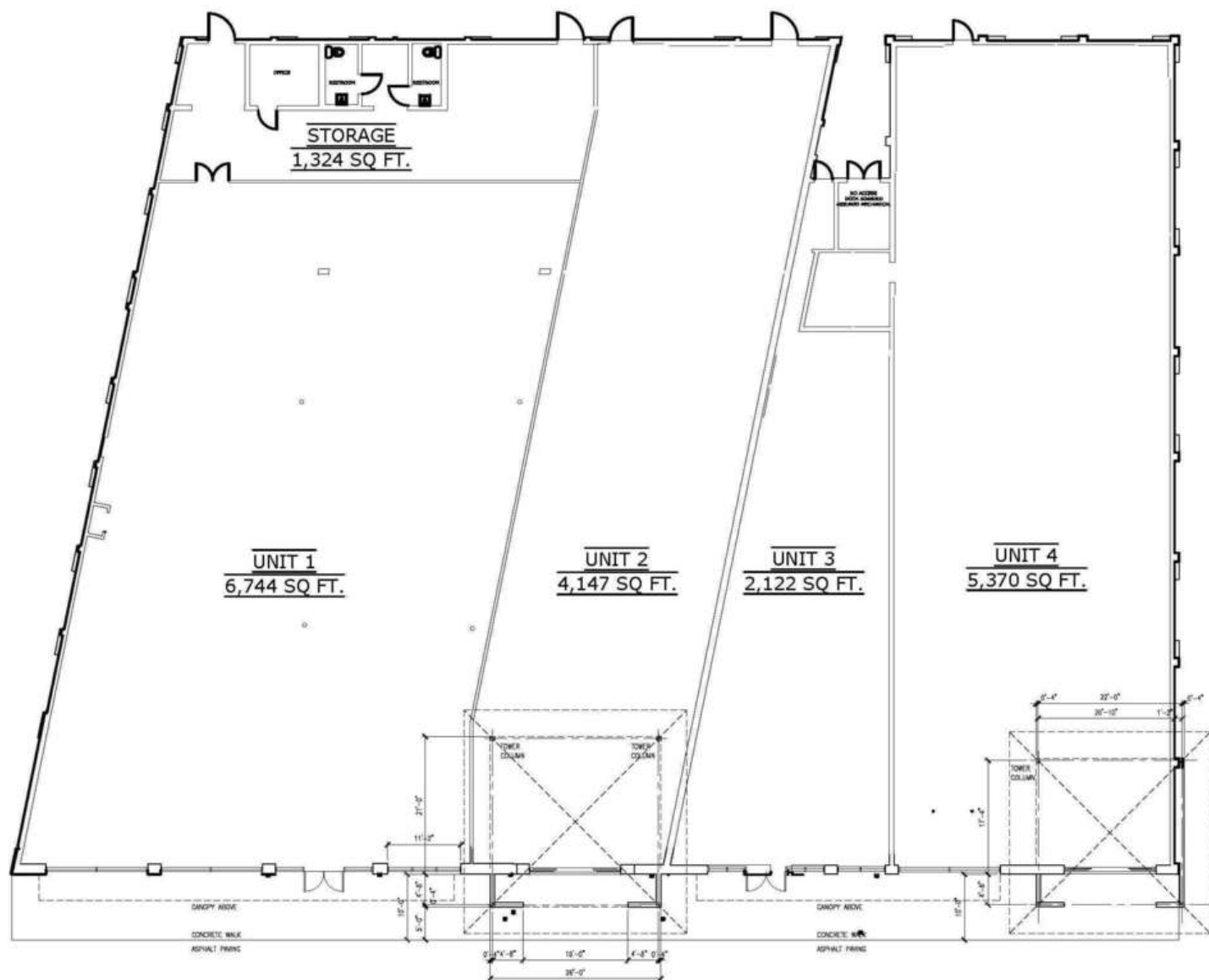
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FLOOR PLAN



FLOOR PLAN

SC: $\frac{1}{8}" = 1'-0"$

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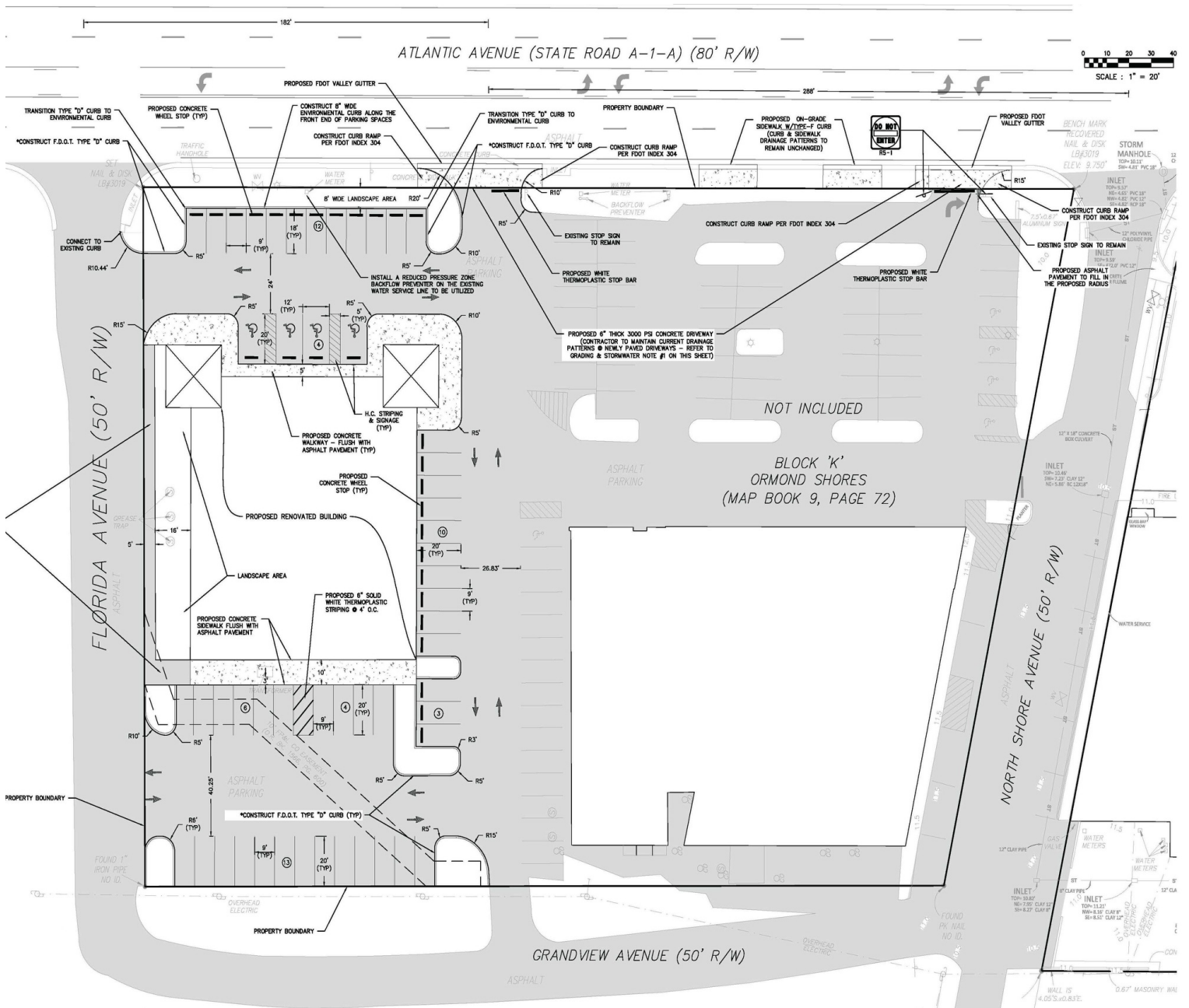
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SITE PLAN



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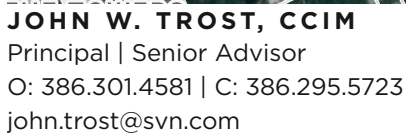
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An aerial photograph of a coastal commercial corridor, likely in Florida, showing a mix of hotels, retail, and public spaces. The image is annotated with several labels and leader lines pointing to specific locations:

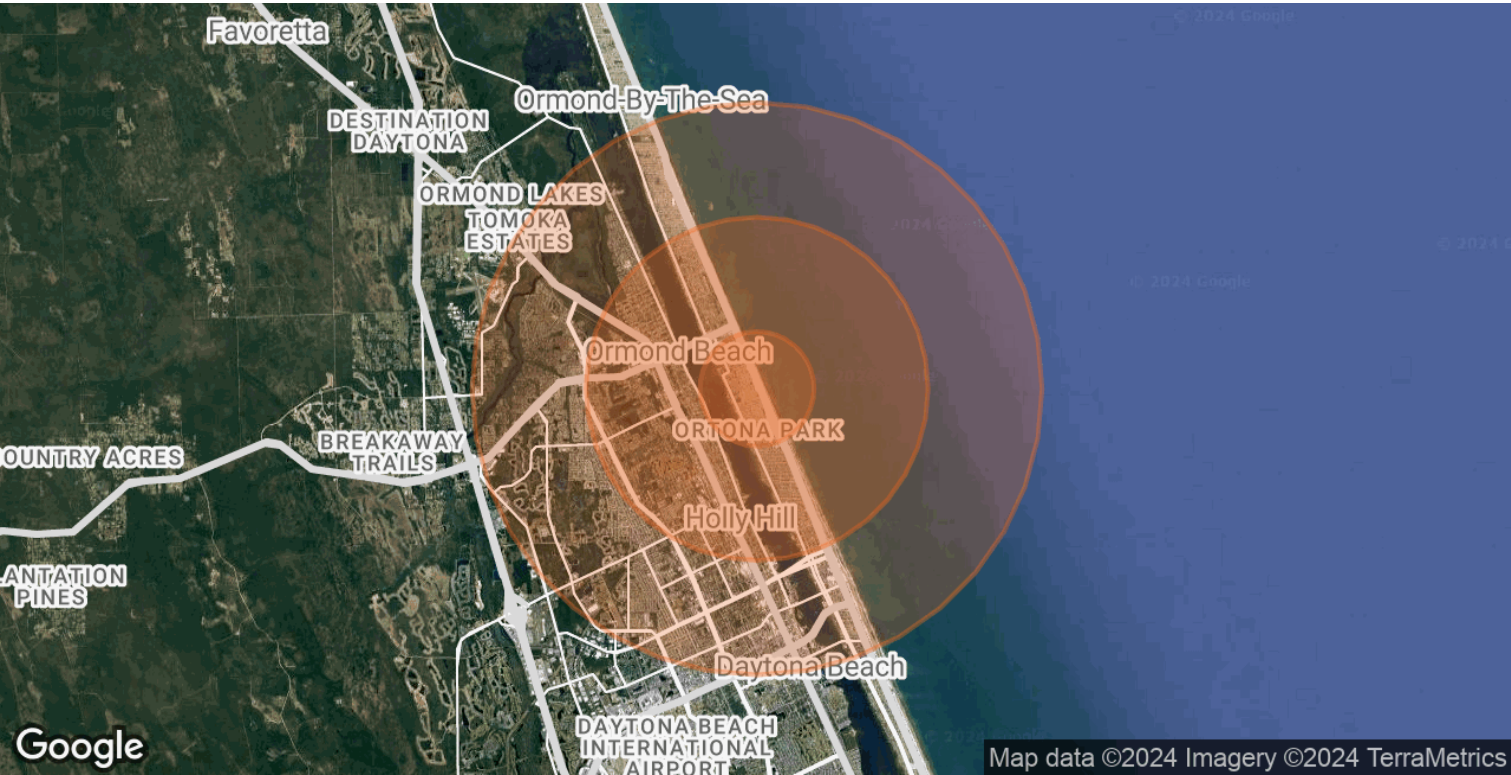
- Tropic Sun Towers**: Points to a large, multi-story hotel building on the left side of the road.
- Public Beach Access**: Points to a small beach area between the hotel and the ocean.
- Bluegreen Casa Del Mar**: Points to a smaller building near the beach.
- Northshore Drive**: Labels the main road running through the center of the image.
- Atlantic Avenue (A1A)**: Labels the road running parallel to the beach on the left.
- Florida Avenue**: Labels a road running parallel to the beach on the right.
- Pirates Island Adventure Golf**: Points to a building with a pirate-themed logo on the right side.
- Cardinal Drive Beach Park**: Points to a park area on the right side.
- Surf Shop**: Points to a building with a surf shop sign on the right side.

The image shows a clear blue sky, a calm ocean, and a well-maintained urban environment with palm trees and parking lots.



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,103	29,110	81,508
AVERAGE AGE	47.6	46.3	43.8
AVERAGE AGE (MALE)	45.9	44.0	41.8
AVERAGE AGE (FEMALE)	50.5	48.4	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,412	12,994	35,067
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$66,986	\$56,310	\$50,495
AVERAGE HOUSE VALUE		\$168,808	\$191,911

* Demographic data derived from 2020 ACS - US Census

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