

# 413 OAK PLACE

## OAK CENTER - PORT ORANGE

Port Orange, FL 32127

### PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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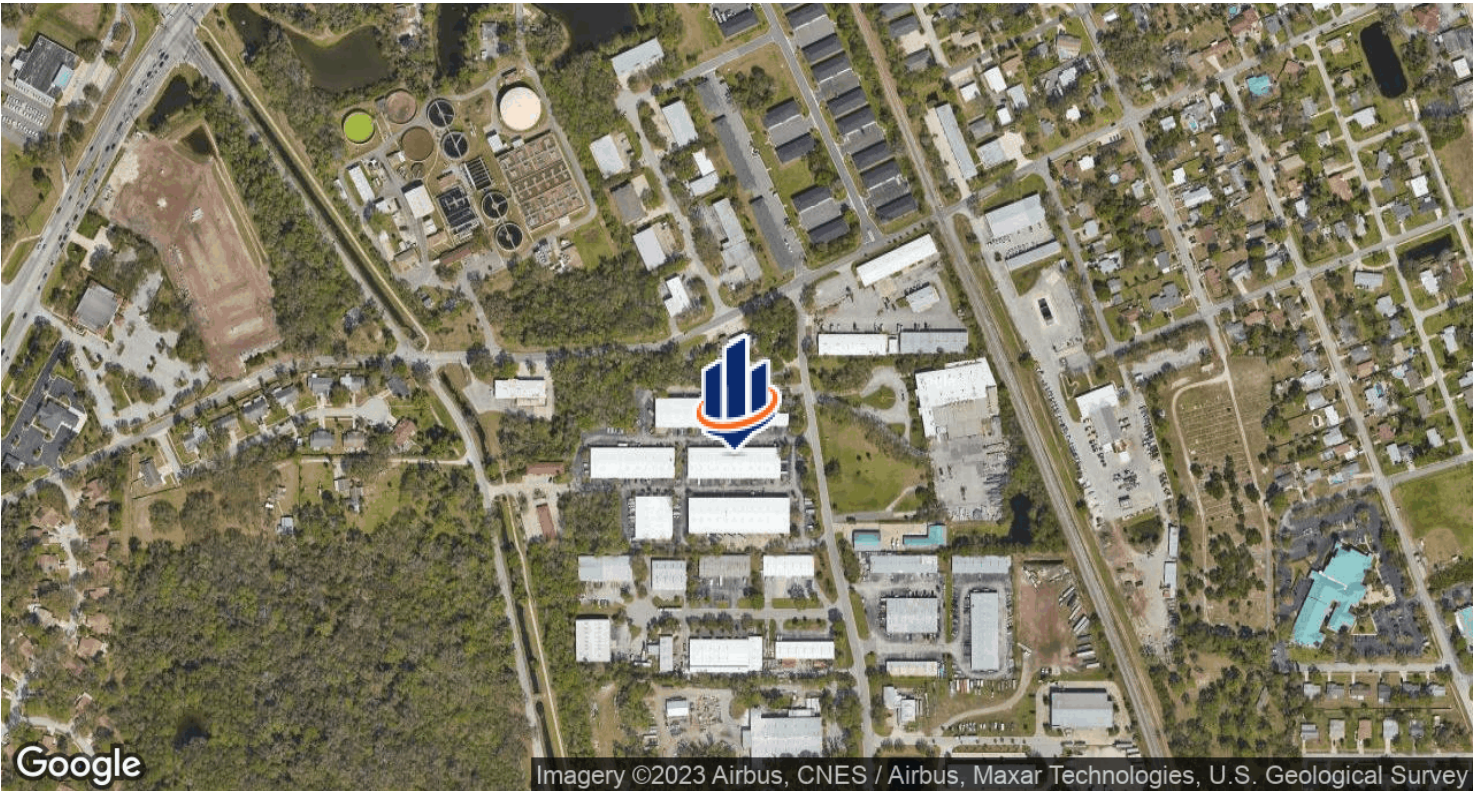
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PROPERTY SUMMARY



OFFERING SUMMARY

|                   |                                |
|-------------------|--------------------------------|
| LEASE RATE:       | \$13.00 - 14.00<br>SF/yr (NNN) |
| BUILDING<br>SIZE: | 107,600 SF                     |
| AVAILABLE SF:     | 660 - 2,000 SF                 |
| LOT SIZE:         | 482,850 SF                     |
| YEAR BUILT:       | 1986                           |
| ZONING:           | Commercial<br>Industrial (CI)  |
| APN:              | 631019000170                   |

PROPERTY OVERVIEW

Rare Flex Space in a Clean Industrial Park

Available Units:

4-M:  
1,000 SF Warehouse Space with a Roll Up Door, Entry Door and Bathroom.

3-H+M:  
2,000 SF Warehouse Space with Two Bathrooms, Two Roll Up Doors and Two Entry Doors.

I-I:  
660 SF Office. One Private Office and One Bathroom.

\*Rates Based on a 3-5 Year Lease Term



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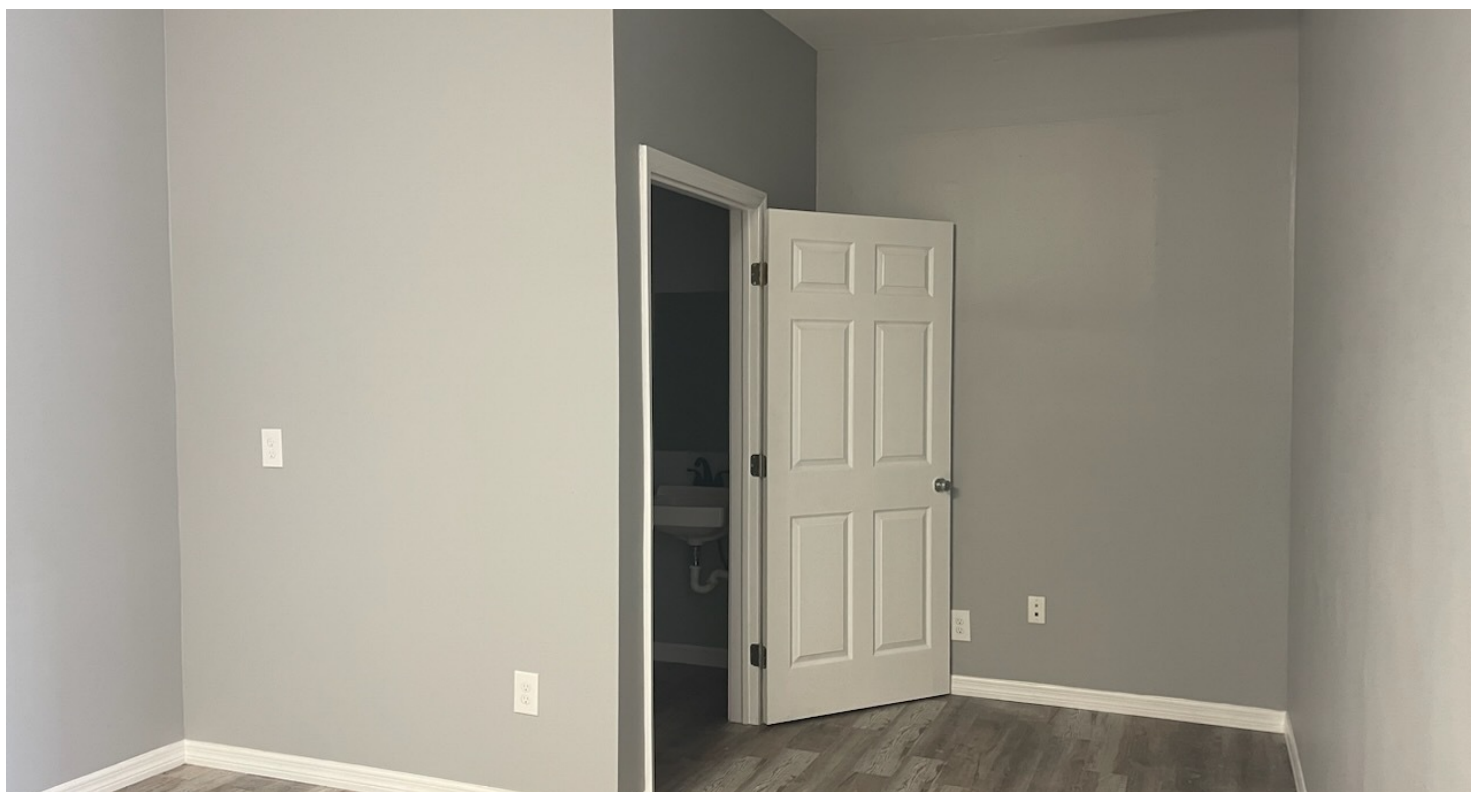
UNIT H+M: 2,000 SF



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## UNIT I-I: 660 SF



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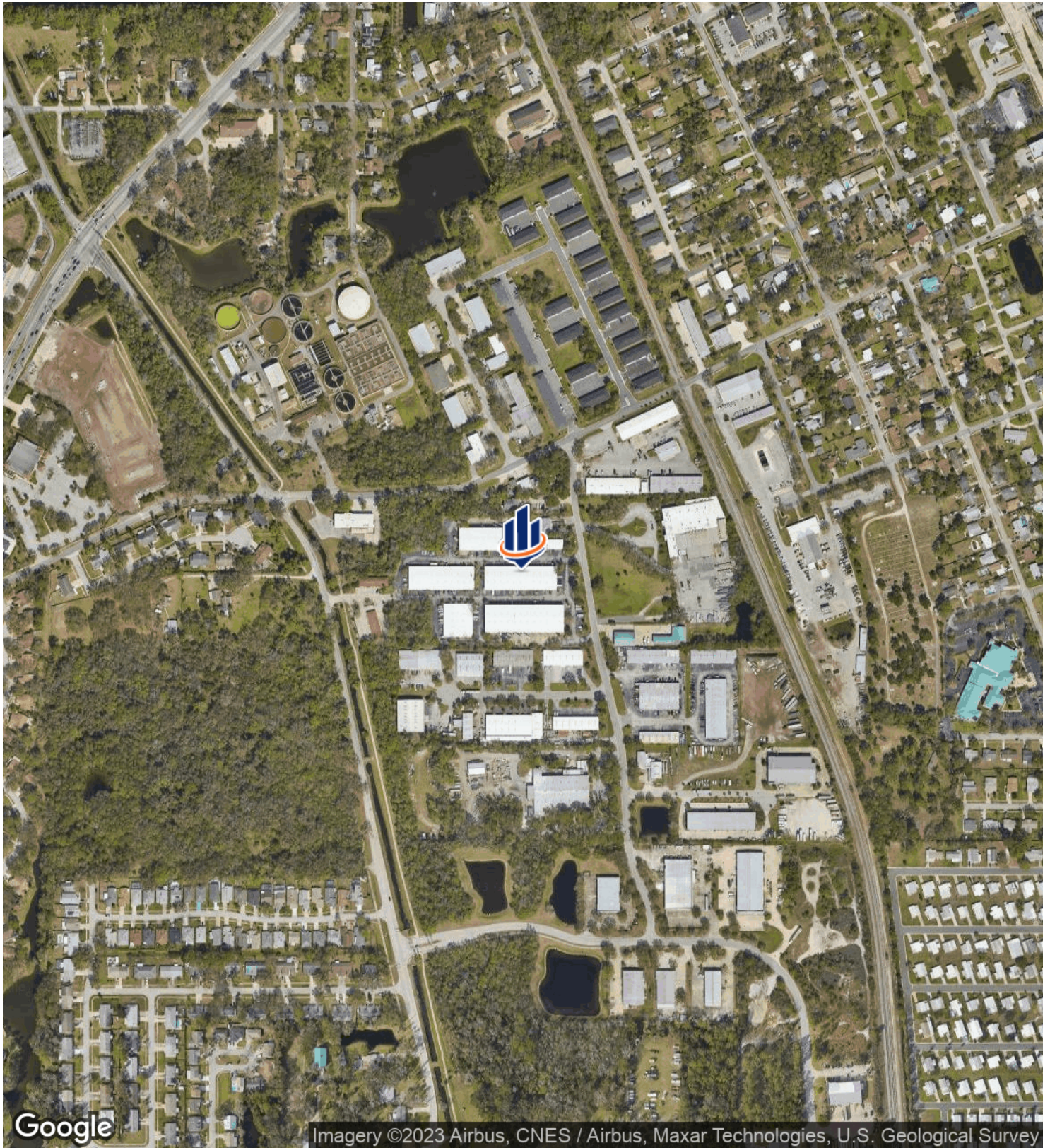
## UNIT 4-M: 1,000 SF



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## LOCATION MAP



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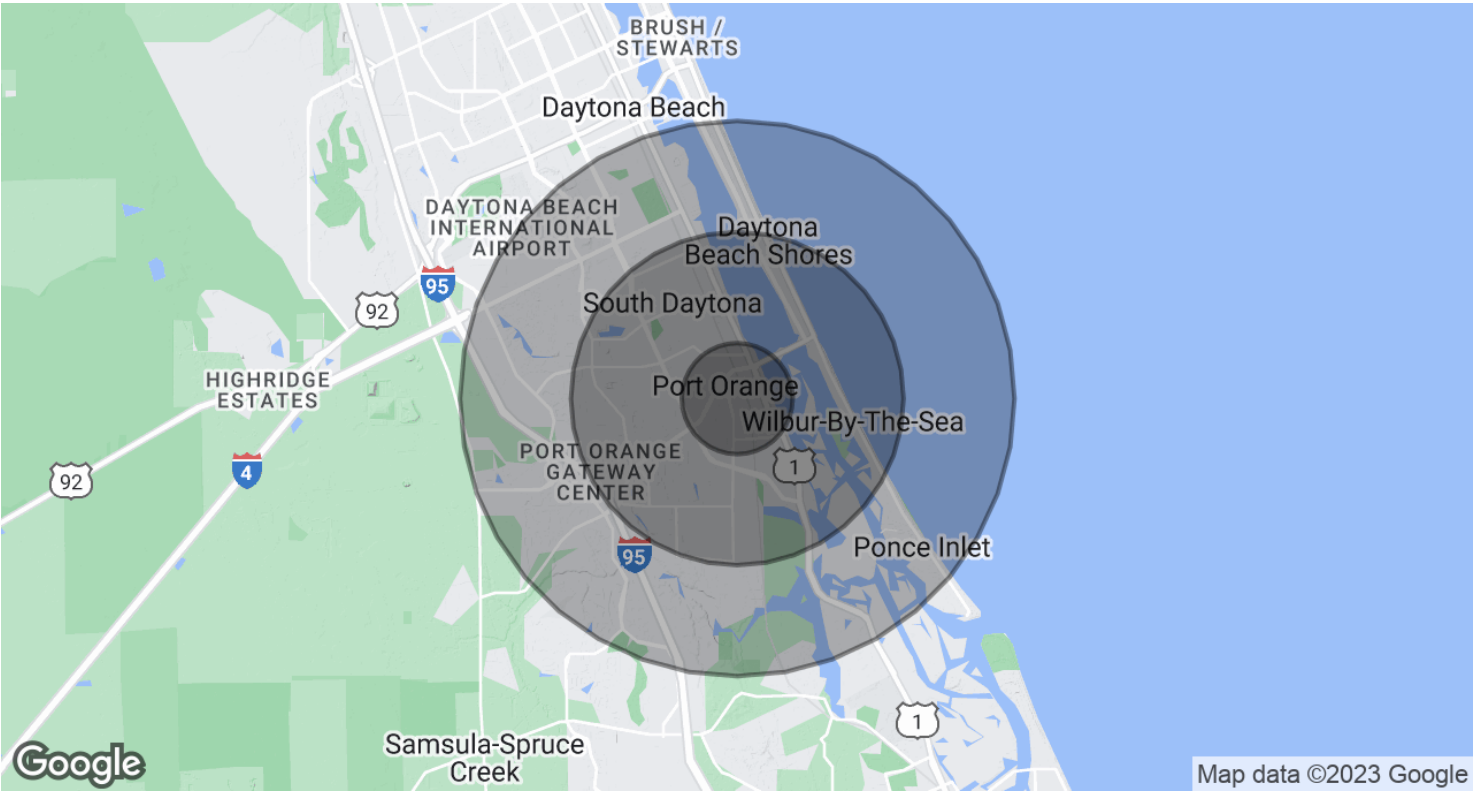
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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 6,180  | 52,846  | 102,355 |
| AVERAGE AGE          | 47.3   | 48.7    | 47.0    |
| AVERAGE AGE (MALE)   | 42.5   | 45.4    | 44.7    |
| AVERAGE AGE (FEMALE) | 51.0   | 50.8    | 48.9    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,855    | 23,745    | 45,061    |
| # OF PERSONS PER HH | 2.2      | 2.2       | 2.3       |
| AVERAGE HH INCOME   | \$43,730 | \$51,555  | \$54,766  |
| AVERAGE HOUSE VALUE | \$98,239 | \$233,245 | \$254,844 |

\* 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  
CFCAR- Central Florida Commercial Association of Realtors

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