

SMART OFFICE CLYDE PARK | OFFICE SUITES FOR LEASE



PROPERTY DESCRIPTION

Office Suites available For Lease in SMART Office Clyde Park.

Modern office suites in a prime location.

Suite 2A: 1,750 SF suite offers a private entry, three offices, conference room, restroom, and break area.

Suite 1C: 750 SF suite offers a private entry, one office, restroom, and break area.

Suite 2C: 750 SF suite offers a private entry, one office, restroom, and break area.

The suites include a Nest learning thermostat, Nest Wi-Fi access system, and individual HVAC systems.

Exposure to Clyde Morris Boulevard with signage available on the pole sign and building.

Just north of LPGA Boulevard with quick access to Ormond Beach, Latitude Margaritaville, Tanger Outlets, Tomoka Town Center, and Interstate 95.

LOCATION DESCRIPTION

Located north of Strickland Range Road and just east of Clyde Morris Boulevard.

Approximately 2.3 miles to Granada Boulevard, 0.9 miles to LPGA Boulevard, 2 miles to Interstate 95, and 1.5 miles to AdventHealth Daytona Beach Hospital.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

LEASE RATE: \$19.50 NNN

AVAILABLE SF: Suite 1C: 750 SF
Suite 2A: 1,750 SF
Suite 2C: 750 SF

YEAR BUILT: 2018

TRAFFIC COUNT: 16,400 AADT

ZONING: PD-G, Planned Development-General

LOCATION ADDRESS

110 & 120 Integra Breeze Lane
Daytona Beach, FL 32117

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ADDITIONAL PHOTOS - ALL FURNITURE REMOVED



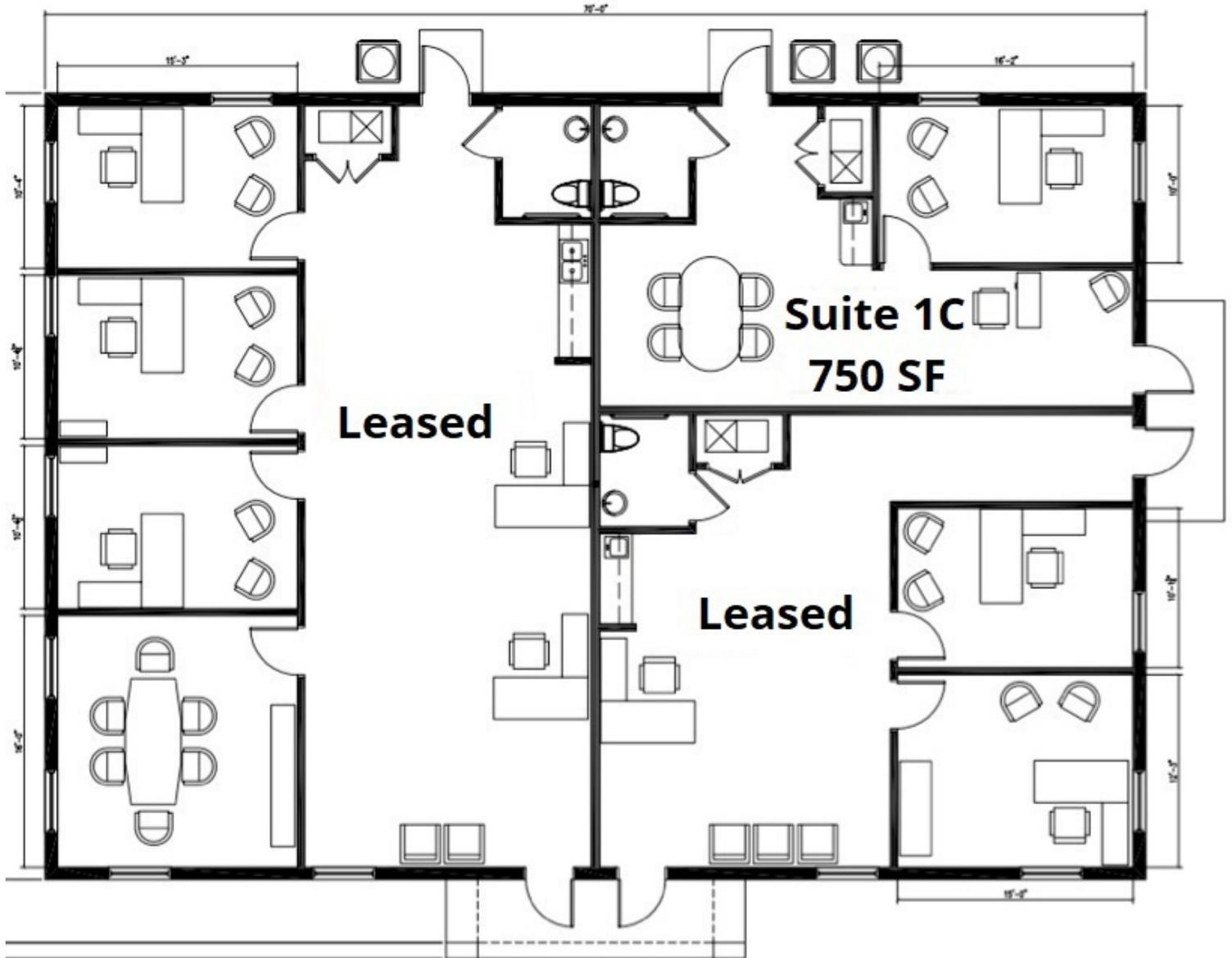
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SUITE 1C FLOOR PLAN



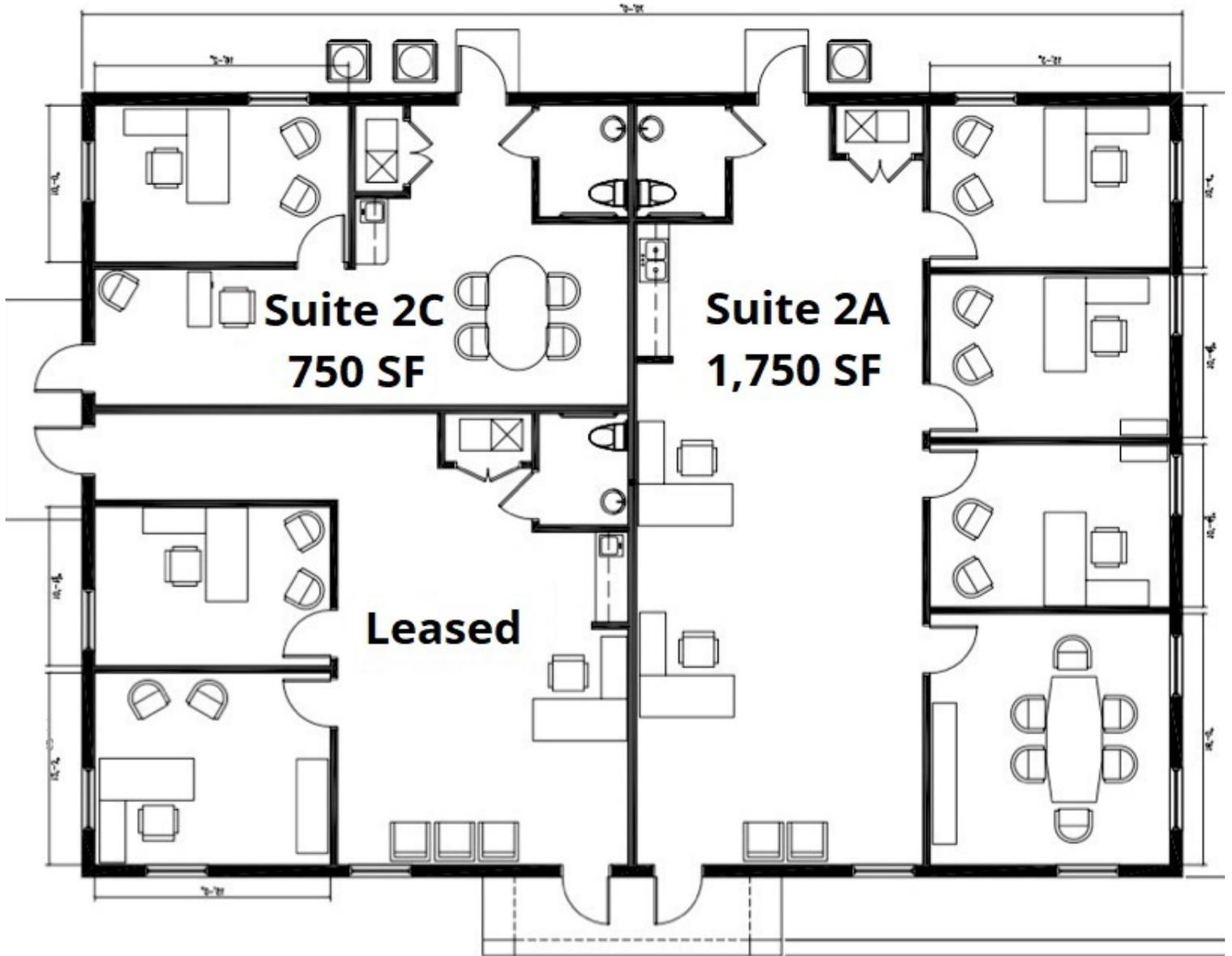
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SUITE 2A FLOOR PLAN



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,846	53,370	112,321
AVERAGE AGE	57.0	43.1	40.6
AVERAGE AGE (MALE)	49.0	40.9	39.2
AVERAGE AGE (FEMALE)	58.6	44.4	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,378	23,312	47,854
# OF PERSONS PER HH	2.0	2.4	2.5
AVERAGE HH INCOME	\$68,388	\$61,682	\$64,673
AVERAGE HOUSE VALUE		\$174,184	\$197,781

* Demographic data derived from 2020 ACS - US Census

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