

EXECUTIVE SUMMARY

• 1622 N US Hwy I Ormond Beach, FL 32074



OFFERING SUMMARY

Available SF: 2,500 SF

Lease Rate: \$22.00 SF/yr
(\$4.00/sf NNN)

Lot Size: 0.94 Acres

Year Built: 1998

Building Size: 3,710 SF

Zoning: B-7

PROPERTY OVERVIEW

Former BK space next to convenience store.
Great visibility with excellent access
Building signage

LOCATION OVERVIEW

Incredible location directly off I-95!
Located on US-1 in high traffic area

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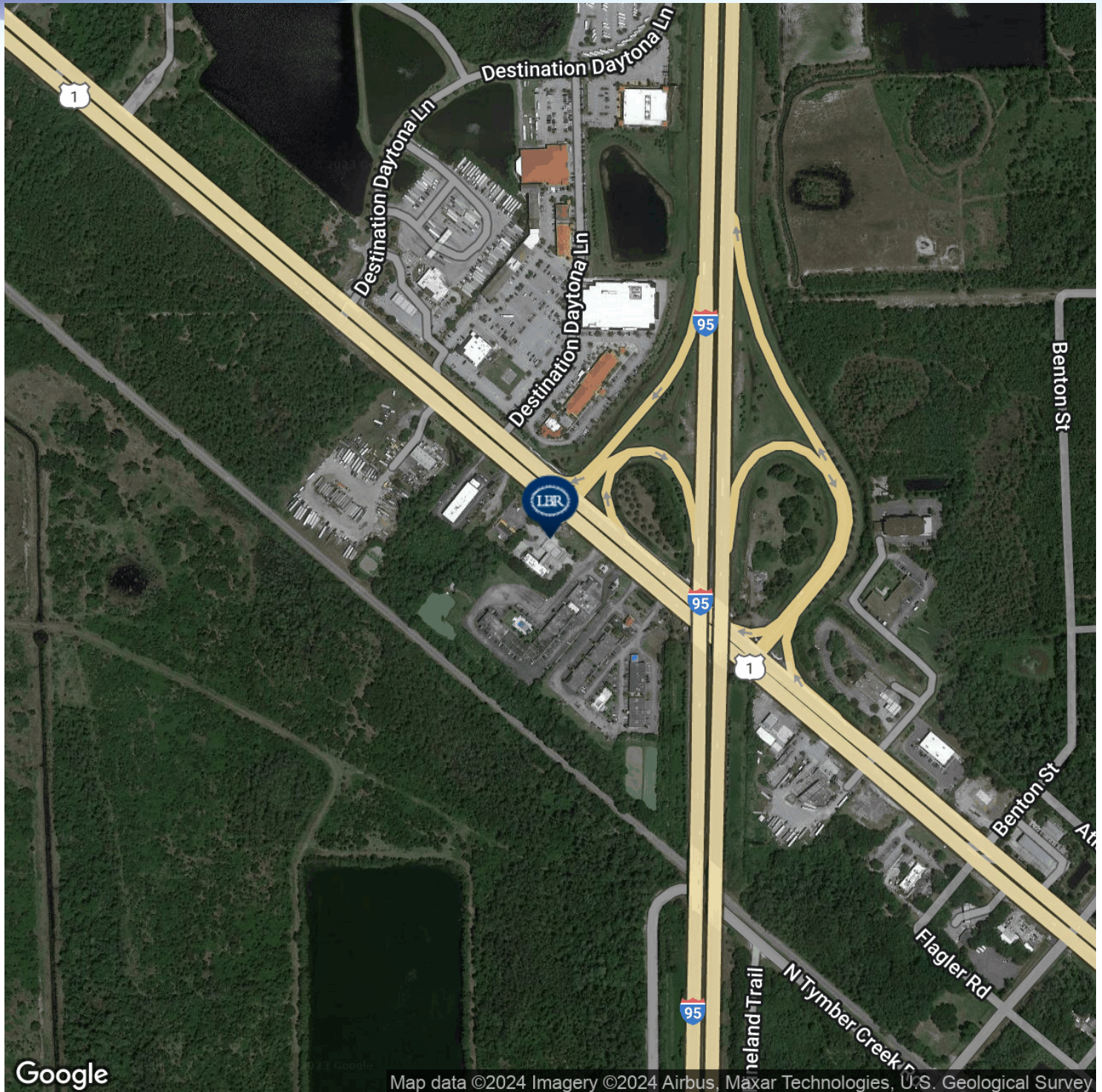
Lightle Beckner Robison, Inc.

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAP

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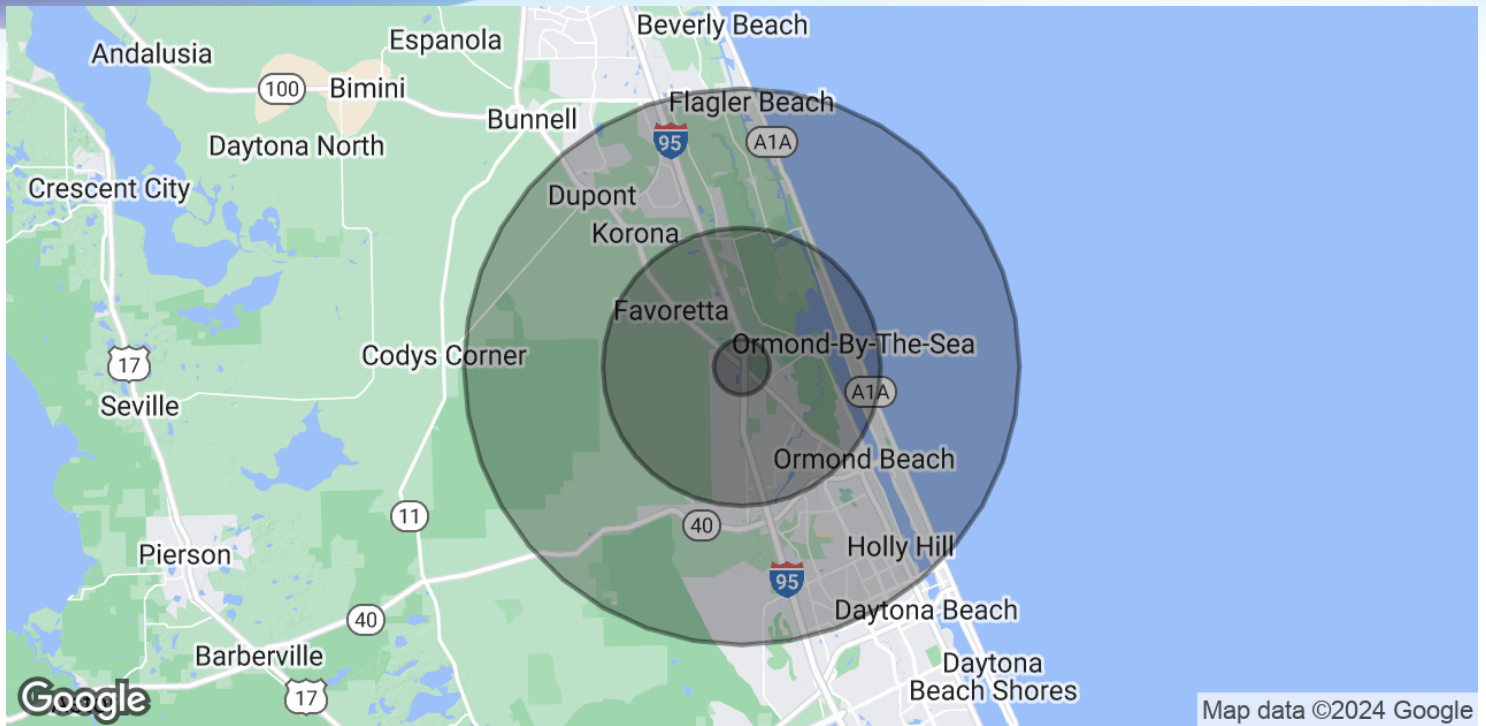
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	899	25,590	109,995
Average Age	51.0	53.2	46.9
Average Age (Male)	51.4	53.2	45.6
Average Age (Female)	50.9	53.3	47.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	364	11,618	47,510
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$93,210	\$78,866	\$61,146
Average House Value		\$258,095	\$208,695

* Demographic data derived from 2020 ACS - US Census

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