

SMART OFFICE CLYDE PARK | OFFICE SUITE FOR LEASE



PROPERTY DESCRIPTION

1,750 SF suite available For Lease in SMART Office Clyde Park.

A modern office suite in a prime location.

Suite 3A: 1,750 SF suite offers a private entry, three offices, conference room, restroom, and break area.

The suite includes 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: \$20.50 NNN

AVAILABLE SF: Suite 3A: 1,750 SF

YEAR BUILT: 2020

TRAFFIC COUNT: 16,400 AADT

ZONING: PD-G, Planned Development-General

LOCATION ADDRESS

126 Integra Breeze Lane, Suite 3A
Daytona Beach, FL 32117

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ADDITIONAL PHOTOS



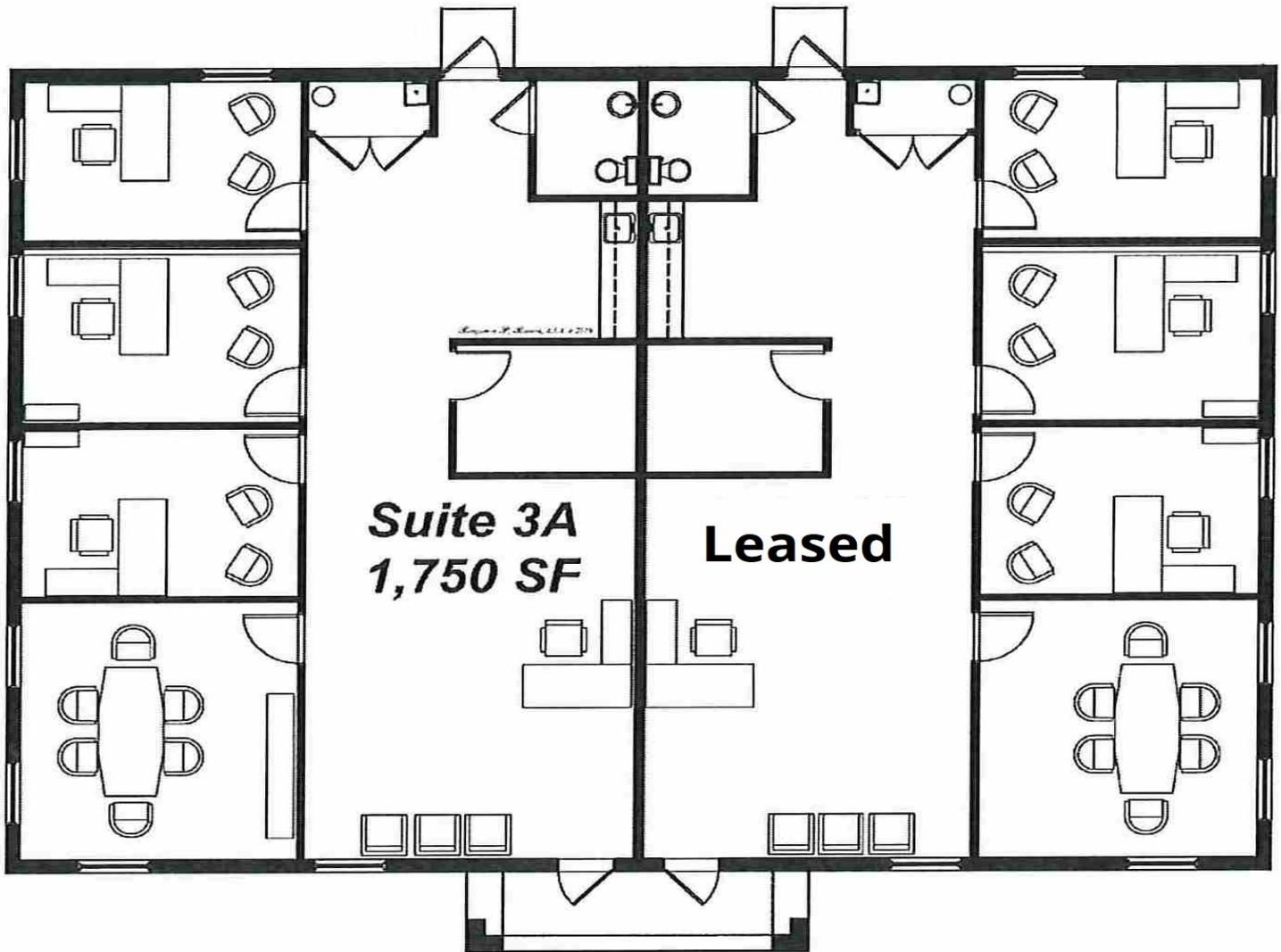
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SUITE 3A FLOOR PLAN



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LOCATION MAPS



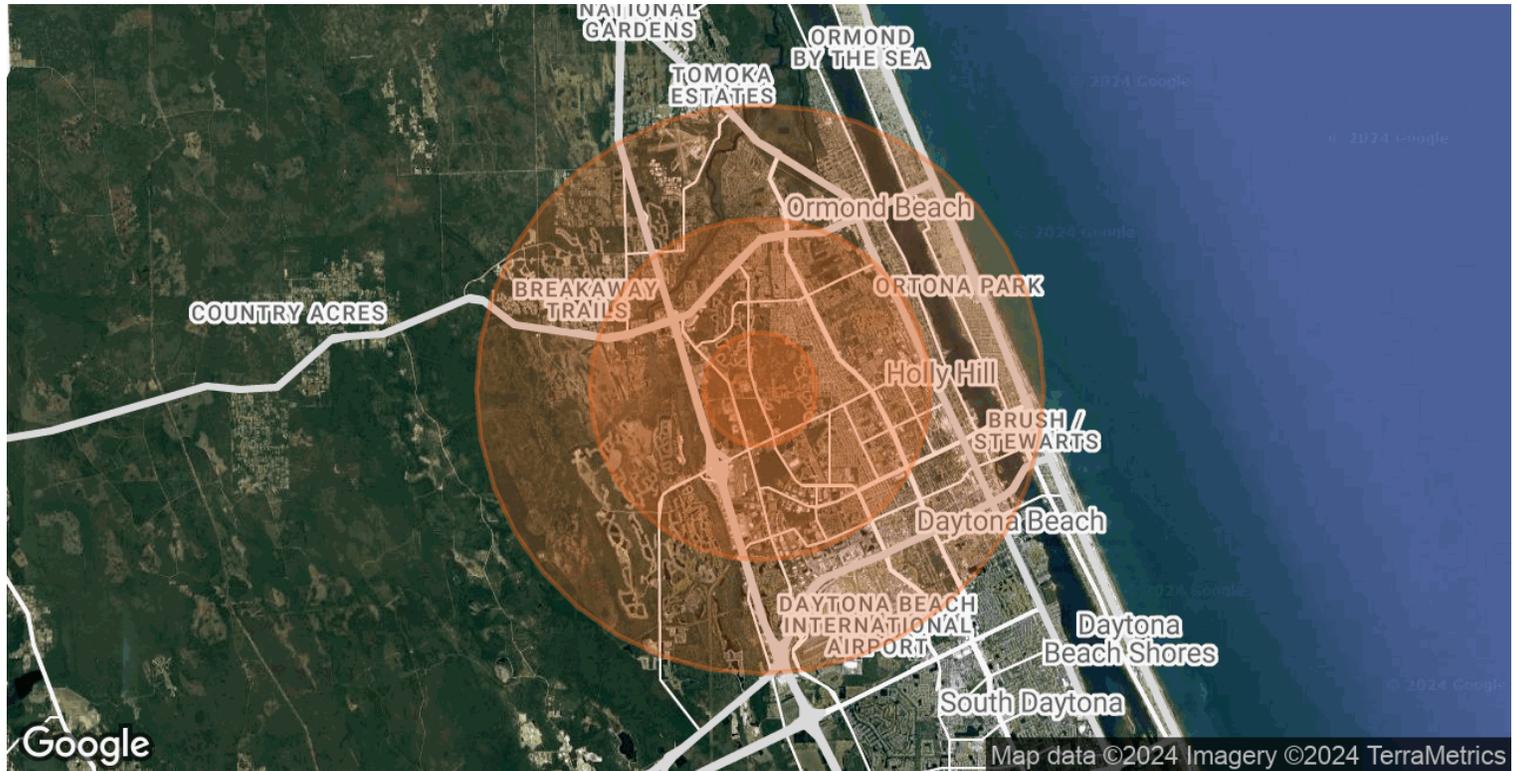
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 4,386 | 48,245 | 105,264 |
| AVERAGE AGE | 47.6 | 46.0 | 43.9 |
| AVERAGE AGE (MALE) | 42.6 | 45.1 | 43.2 |
| AVERAGE AGE (FEMALE) | 52.2 | 47.4 | 45.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 2,095 | 22,747 | 51,526 |
| # OF PERSONS PER HH | 2.1 | 2.1 | 2.0 |
| AVERAGE HH INCOME | \$66,794 | \$54,321 | \$51,697 |
| AVERAGE HOUSE VALUE | \$167,288 | \$142,224 | \$164,983 |

** Demographic data derived from 2020 ACS - US Census*

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