

OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

For Lease: Office Building with a Lakefront View.
Available Space on the Second Floor Ranges from 1,350 to 2,700 Square Feet.
Freshly painted. New flooring to be chosen.
Currently Undergoing Interior and Exterior Renovations.
Featuring a Prominent Freestanding Sign Facing Clyde Morris Boulevard.
Move-In Ready! Immediate Occupancy Available.

LOCATION DESCRIPTION

Located just south of Beville Road and approximately 2.5 miles to Interstate 95 and Interstate 4.
Easy access to Port Orange and Ormond Beach.

LOCATION ADDRESS

1620 S. Clyde Morris Boulevard
Daytona Beach, FL 32119

JOHN W. TROST, CCIM

Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$21.00 per SF Modified Gross
AVAILABLE SF:	Suite 200 1,050 SF Usable 1,350 SF Rentable Suite 210 1,050 SF Usable 1,350 SF Rentable
YEAR BUILT:	1987
TRAFFIC COUNT:	22,000 AADT
ZONING:	PD-G

LAKEFRONT OFFICE BUILDING FOR LEASE | 1620 S. Clyde Morris Boulevard Daytona Beach, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



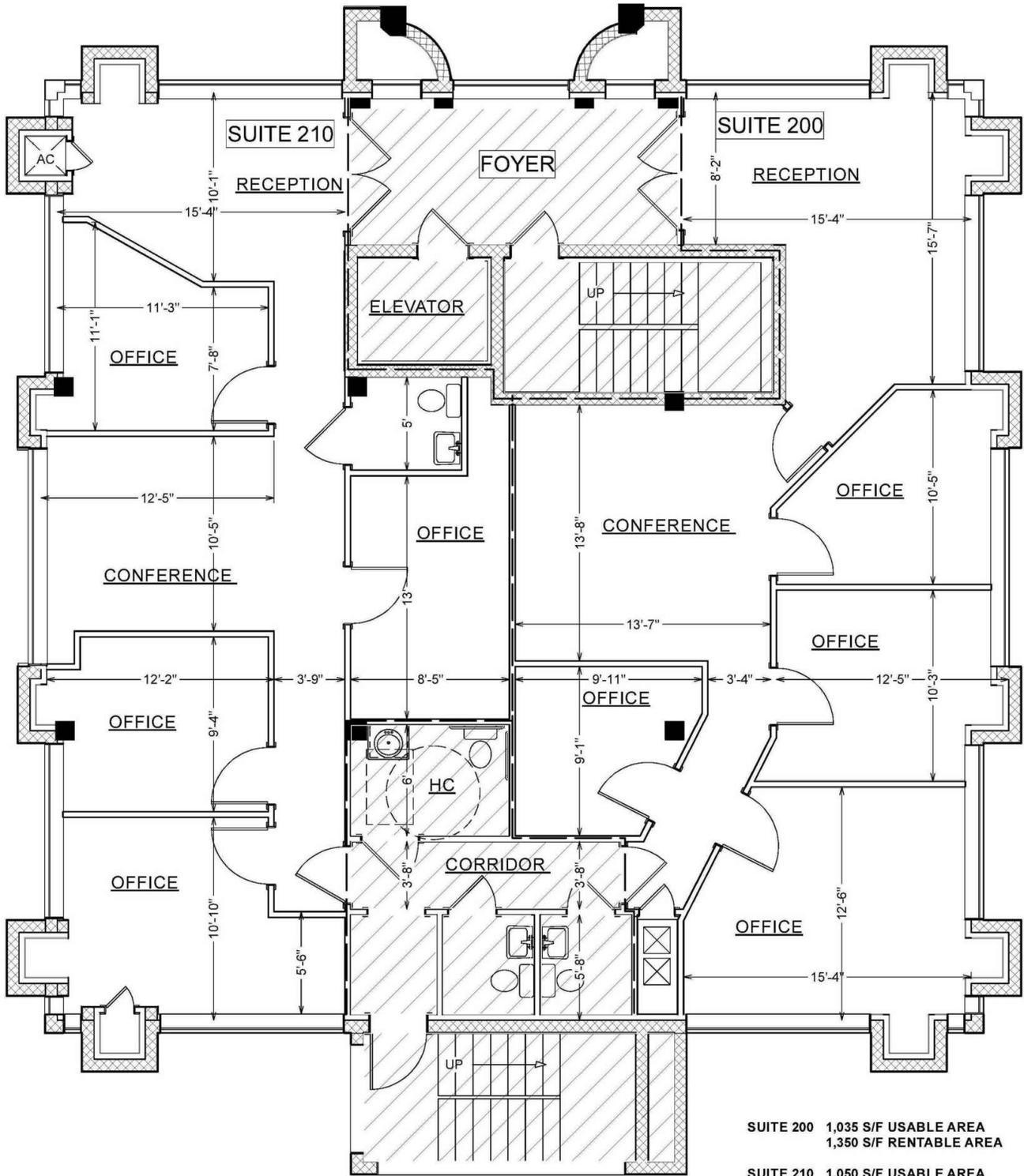
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

LAKEFRONT OFFICE BUILDING FOR LEASE | 1620 S. Clyde Morris Boulevard Daytona Beach, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



FLOOR PLAN



SUITE 200	1,035 S/F USABLE AREA
	1,350 S/F RENTABLE AREA
SUITE 210	1,050 S/F USABLE AREA
	1,350 S/F RENTABLE AREA

2nd Floor

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

LAKEFRONT OFFICE BUILDING FOR LEASE | 1620 S. Clyde Morris Boulevard Daytona Beach, FL 32119



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAPS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

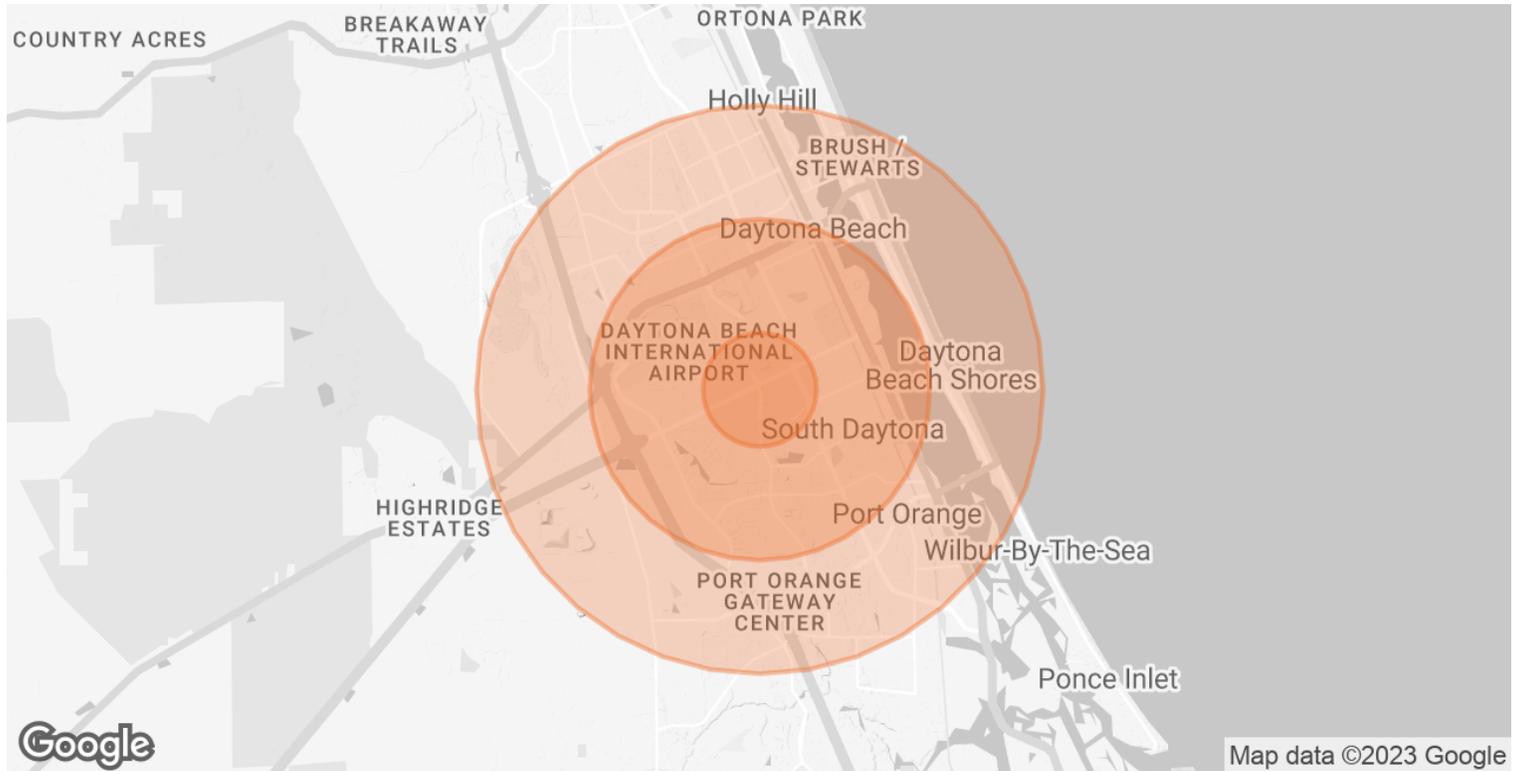
john.trost@svn.com

LAKEFRONT OFFICE BUILDING FOR LEASE | 1620 S. Clyde Morris Boulevard Daytona Beach, FL 32119



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,721	62,452	129,651
AVERAGE AGE	46.1	42.6	43.3
AVERAGE AGE (MALE)	42.8	41.1	42.1
AVERAGE AGE (FEMALE)	48.8	44.2	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,864	31,847	68,301
# OF PERSONS PER HH	1.8	2.0	1.9
AVERAGE HH INCOME	\$41,045	\$44,516	\$45,298
AVERAGE HOUSE VALUE	\$111,201	\$125,055	\$158,562

* Demographic data derived from 2020 ACS - US Census

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

LAKEFRONT OFFICE BUILDING FOR LEASE | 1620 S. Clyde Morris Boulevard Daytona Beach, FL 32119



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.