

THE BOULEVARD WEST CENTRE | OFFICE CONDO FOR LEASE



PROPERTY DESCRIPTION

1,000 SF Office Condo For Lease located in The Boulevard West Centre.
2 offices, conference room, lobby, admin area, and breakroom.
High exposure Granada Boulevard location.
Panel on freestanding sign.
Great location for Attorney, Insurance, Real Estate, Title Company, Financial Planner, etc.
Approximately 0.7 miles to Interstate 95 and 2 miles to AdventHealth Daytona Beach.
On main business corridor near Publix, Lowe's, Peach Valley Café, Petco, Panera Bread, Chipotle Mexican Grill, Starbucks, and more.
Available May 1, 2024.
Estimated CAM, Real Estate Taxes, and Insurance \$6.25 per SF.

LOCATION DESCRIPTION

Located in The Boulevard West Centre on the south side of Granada Boulevard just east of Interstate 95.

LOCATION ADDRESS

1414 W. Granada Boulevard, Suite 5
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

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

OFFERING SUMMARY

LEASE RATE:	\$20.00 NNN
AVAILABLE SF:	Suite 5: 1,000 SF
YEAR BUILT:	1989
TRAFFIC COUNT:	36,000 AADT
ZONING:	B-10, Suburban Boulevard

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,781	8,939	16,597
TOTAL POPULATION	3,890	18,047	34,720
AVERAGE HH INCOME	\$91,452	\$68,098	\$65,625

ADDITIONAL PHOTOS

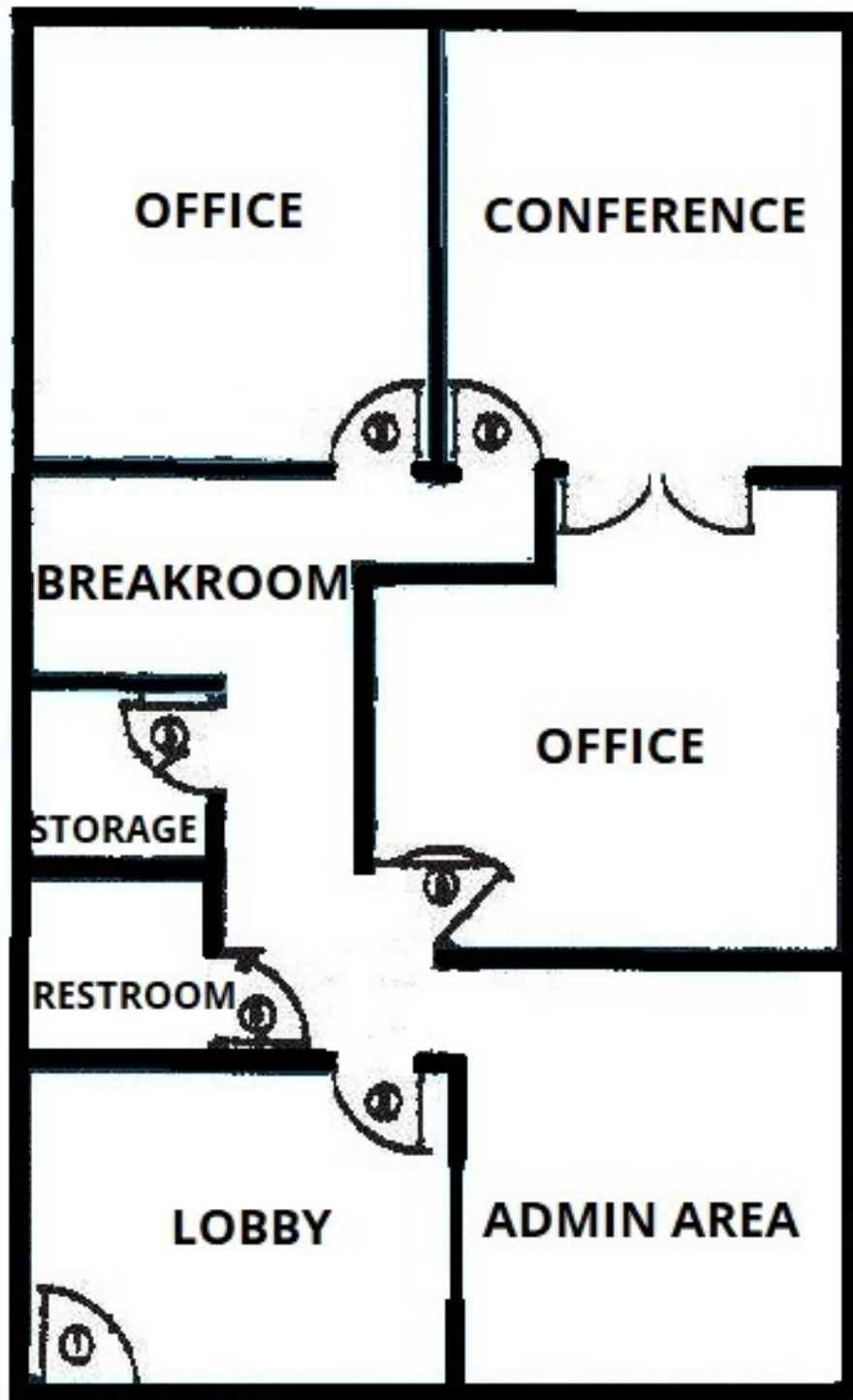


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FLOOR PLAN



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