



TYMBER CREEK PLAZA-3,000 SF OFFICE OR RETAIL

1930 WEST GRANADA BOULEVARD, SUITE 9 & 10
ORMOND BEACH, FL 32174

Carl W. Lentz IV, MBA, CCIM
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Property Summary



OFFERING SUMMARY

Available SF:	1,500 - 3,000 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	3,000 SF
Year Built:	2006
Building Size:	3,000 SF
Zoning:	B-8 City of Ormond Beach
Market:	Daytona Beach
Submarket:	Ormond Beach
Traffic Count:	28,000

PROPERTY OVERVIEW

Located in the Tymber Creek Plaza at the Southeast corner of West Granada and Tymber Creek Road, the space is 3,000 square feet and can be used for office, professional services or retail. The space has 3 private offices, a large open space, reception area, break room and two restrooms. Plenty of parking is available for the center and NNN Expenses are +/- \$4/SF.

PROPERTY HIGHLIGHTS

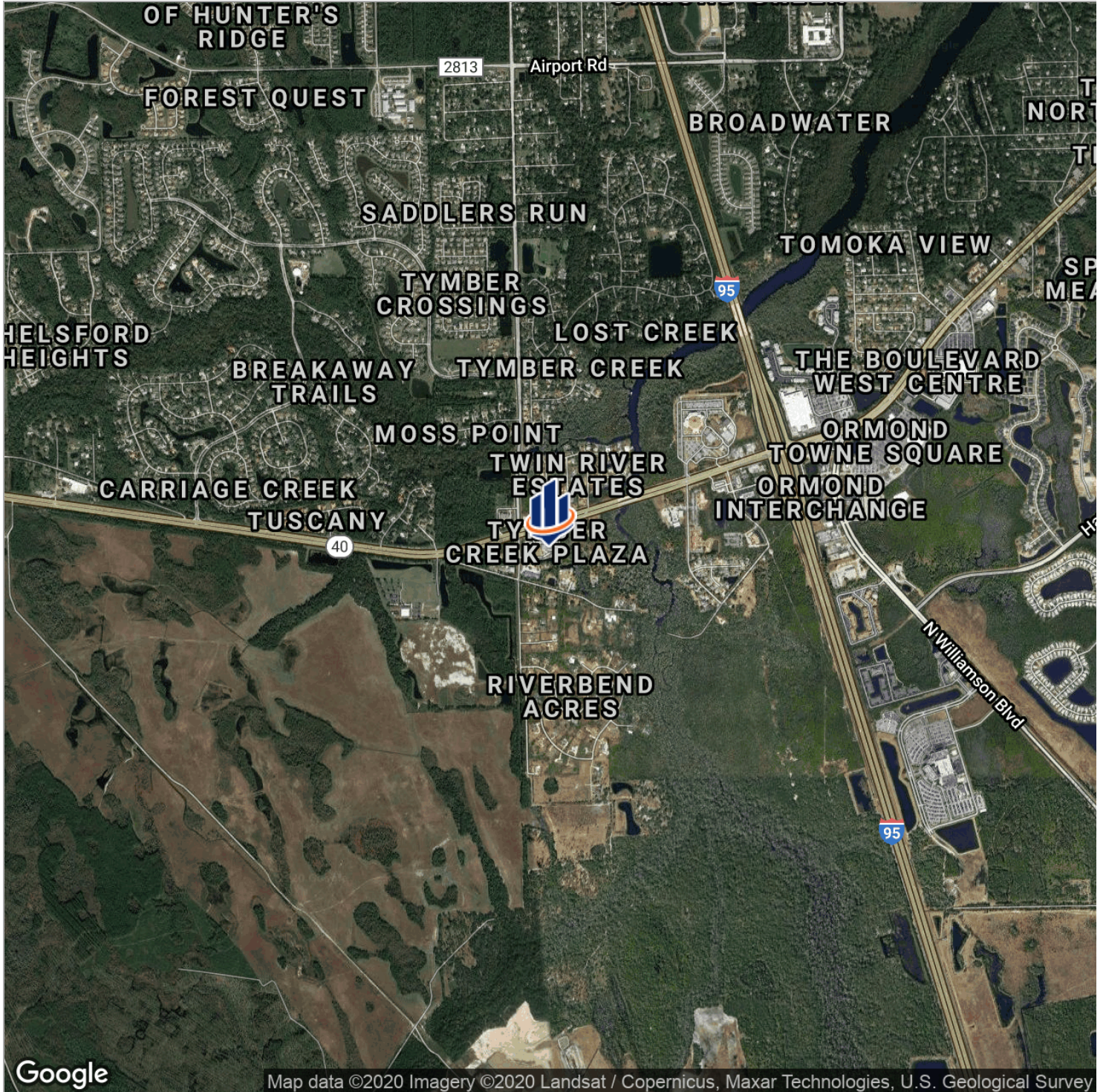
- 3,000 SF-Office, Professional Services or Retail
- Tymber Creek Plaza-SE Corner of W Granada and Tymber Creek
- Reception Area, 3 Private Offices, Large Open Space, Break Room, 2 Restrooms
- New Construction in 2006
- Great Access and Traffic Count
- Ample Parking
- NNN Expenses = \$4/SF

Interior Photos

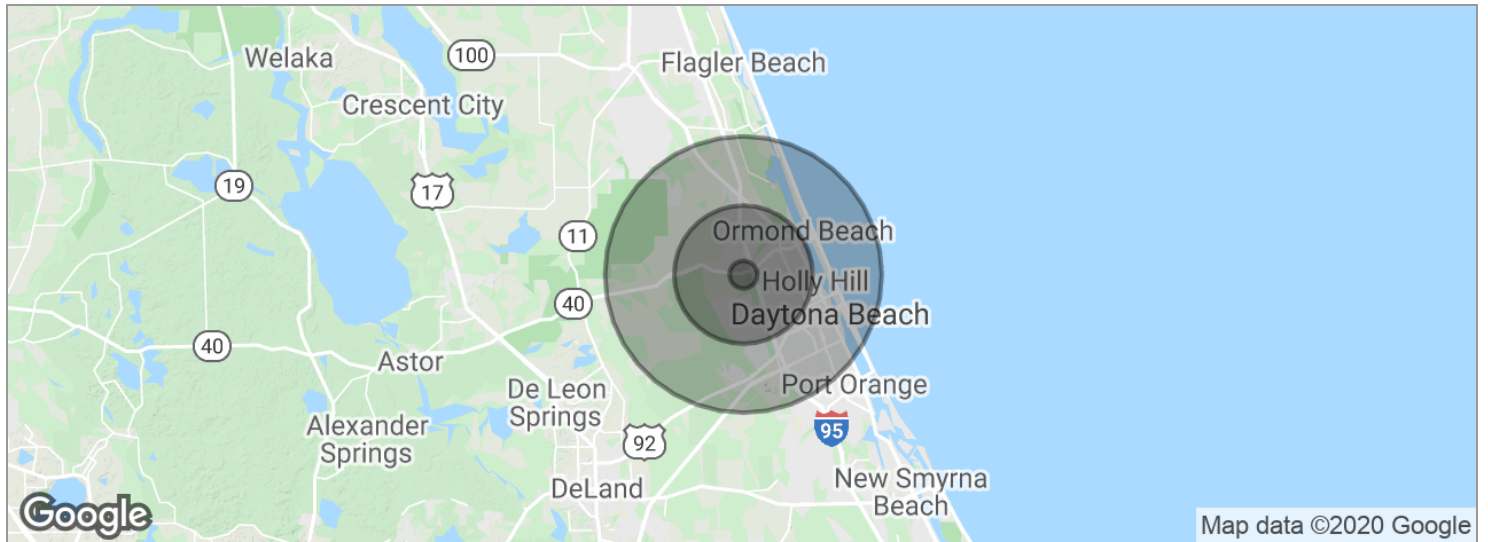


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	720	46,762	165,158
Median age	41.5	44.7	42.6
Median age (Male)	41.4	43.3	41.1
Median age (Female)	41.7	45.4	44.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	264	19,916	68,443
# of persons per HH	2.7	2.3	2.4
Average HH income	\$99,208	\$55,719	\$53,365
Average house value	\$334,033	\$221,182	\$205,310

* Demographic data derived from 2010 US Census

Advisor Bio



CARL W. LENTZ IV, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20 years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

MEMBERSHIPS

CCIM- Certified Commercial Investment Member

ICSC- International Council of Shopping Centers