



SELBY REALTY

Brokers ♦ Managers ♦ Developers

Shops at Ormond by the Sea—Retail Space For Lease

1272 Ocean Shore Blvd. * Ormond Beach, Florida

Property Details:

Address: 1272 Ocean Shore Blvd.
Ormond Beach, FL 32176

Location: Ocean Shore Boulevard (A1A)
2.4 miles north of Granada Blvd.
at the corner of Lynnhurst Drive

Zoned: B-3 Shopping Center
County of Volusia

Description:

- Recently renovated Publix center
- Available immediately retail & office space
- Spaces range from 900sf to 5,095sf
- Only grocery on beachside in Ormond Beach
- Warehouse & storage space available
- Competitive rental rates
- CAM, real estate taxes & insurance \$4.90
- Join Publix, Family Dollar, Bealls Outlet and more



Lease Rates:

Unit 1224	Retail	900sf	\$7.00 NNN
Unit 1234	Retail	1,300sf	\$7.00 NNN
Unit 1236	Office	2,800sf	\$4.00 NNN
Unit 1270	Restaurant	2,800sf	\$12.00 NNN
Unit 1274	Retail	1,585sf	\$7.00 NNN
Unit 1276	Retail	1,623sf	\$7.00 NNN
Unit 1278	Storage	5,095sf	\$4.00 NNN

Demographics:

Drive Time	5 minutes	10 minutes	15 minutes
Total Population	6,379	19,437	60,910
Average Household Income	\$74,087	\$66,542	\$58,152

Additional Documentation Attached:

- Site Plan

Owned and Managed by:



FOR MORE INFORMATION CALL:

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Shops at
ORMOND BY THE SEA



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Available

Atlantic Ocean

OCEAN SHORE BOULEVARD (AIA)

Outparcel 1
0.98 Acres
(Under Contract)
Not Included

LONGWOOD DRIVE

LYNNHURST DRIVE

PINTA STREET

Enclosed Walkway

Enclosed Walkway

5,095 SF
1,623 SF
1,585 SF
McClain Insurance
2,800 SF

Publix

Tony's Pizzeria

BEALLS
Outlet

Public Liquors

Bar/Beer

K's House of Charm
Happy Nails
China Taste
Edward Jones

2,800 SF

FAMILY DOLLAR

900 SF