

MEDICAL OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

5,550 SF Medical Office Building For Sale with a 1,200 SF two story high garage.

Located on a 1.59+/- acre lot that could possibly be subdivided.

Freshly renovated with new VCT, carpet, and paint.

Functional floor plan with a total of 8 exam rooms, Nurse's station, Lab station, and Laundry room, all with hot and cold drain hookups. Additionally, it includes an Admin area, payment station room, large waiting room, 6 flex rooms, 3 ADA bathrooms, and Mechanical/High/Low Voltage room with Fiber to the street and ethernet throughout the building. 50+/- front, side, and rear parking spaces.

Convenient Nova Road location just south of Dunlawton Avenue.

LOCATION DESCRIPTION

Located on the east side of Nova Road approximately 0.3 miles south of Dunlawton Avenue, 2.4 miles to Interstate 95, and 1.1 miles to Halifax Health Medical Center of Port Orange.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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john.trost@svn.com

OFFERING SUMMARY

| | |
|--------------------|-------------|
| SALE PRICE: | \$1,290,000 |
|--------------------|-------------|

| | |
|-----------------------|----------|
| BUILDING SIZE: | 5,550 SF |
|-----------------------|----------|

| | |
|------------------|---------------|
| LOT SIZE: | 1.59+/- Acres |
|------------------|---------------|

| | |
|--------------------|------|
| YEAR BUILT: | 1975 |
|--------------------|------|

| | |
|------------------|-----------------|
| PARCEL NO | 6309-00-06-0022 |
|------------------|-----------------|

| | |
|-----------------------|-------------|
| TRAFFIC COUNT: | 29,000 AADT |
|-----------------------|-------------|

| | |
|----------------|-------------------------|
| ZONING: | PO, Professional Office |
|----------------|-------------------------|

LOCATION ADDRESS

3875 S. Nova Road
Port Orange, FL 32127

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ADDITIONAL PHOTOS



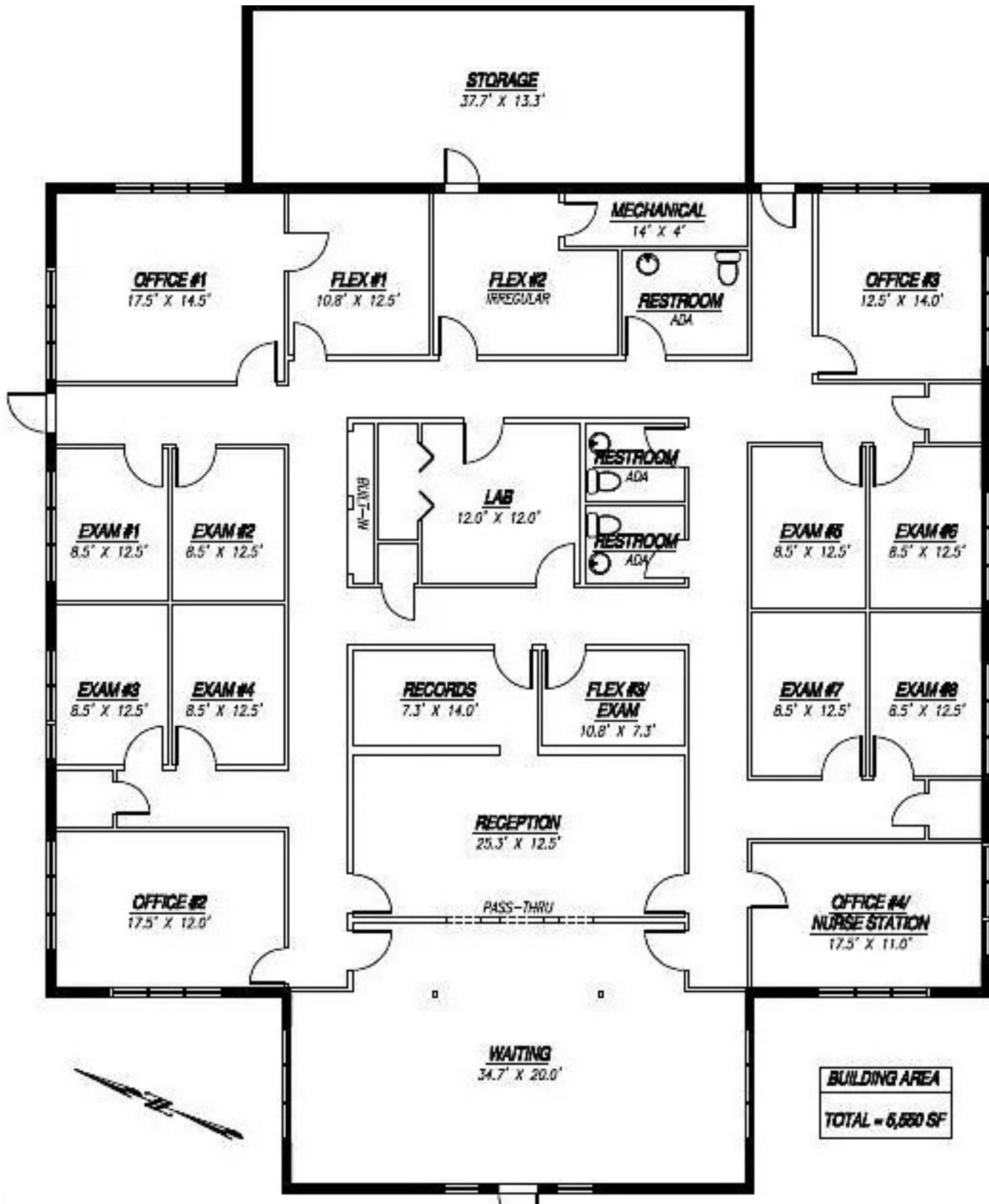
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FLOOR PLAN



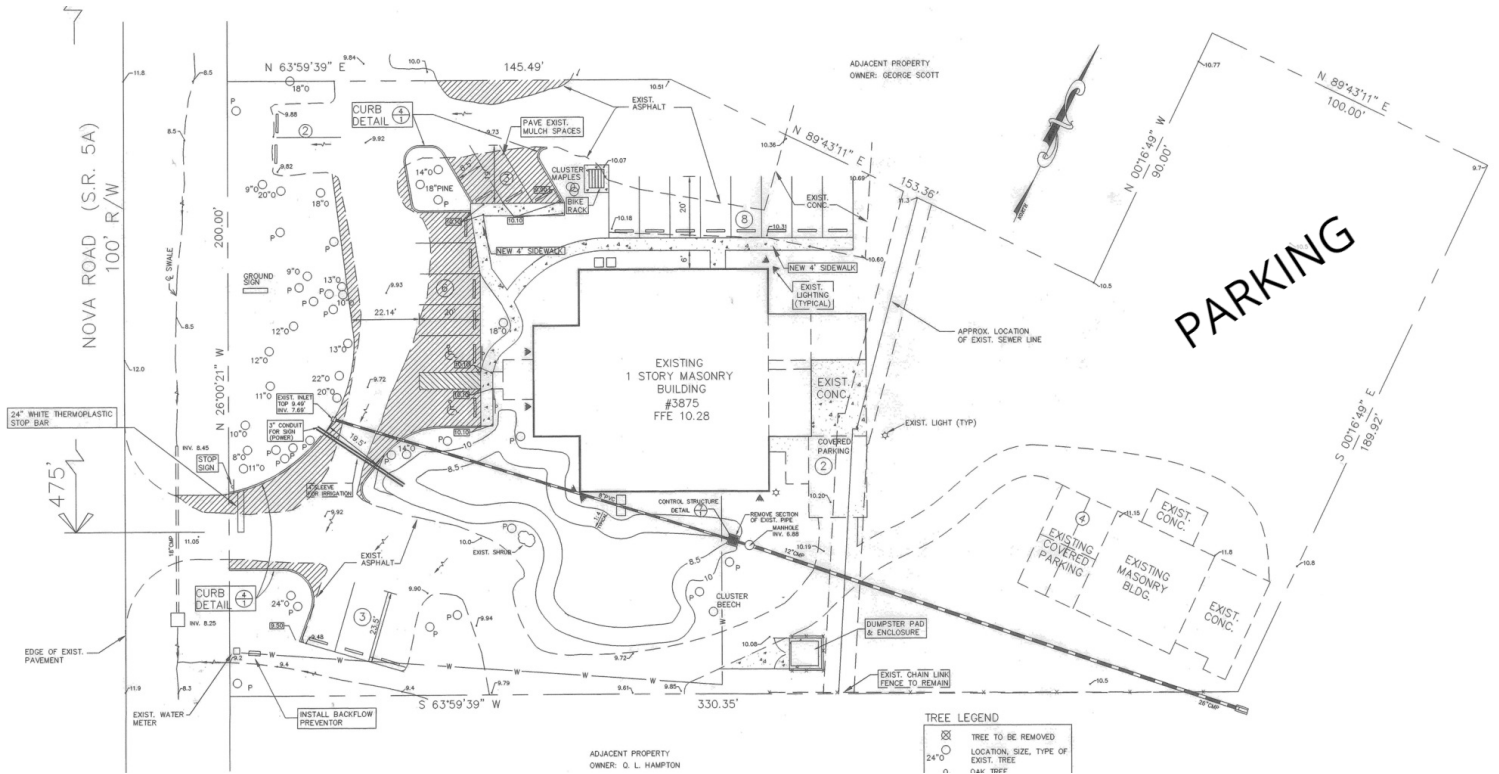
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SITE PLAN



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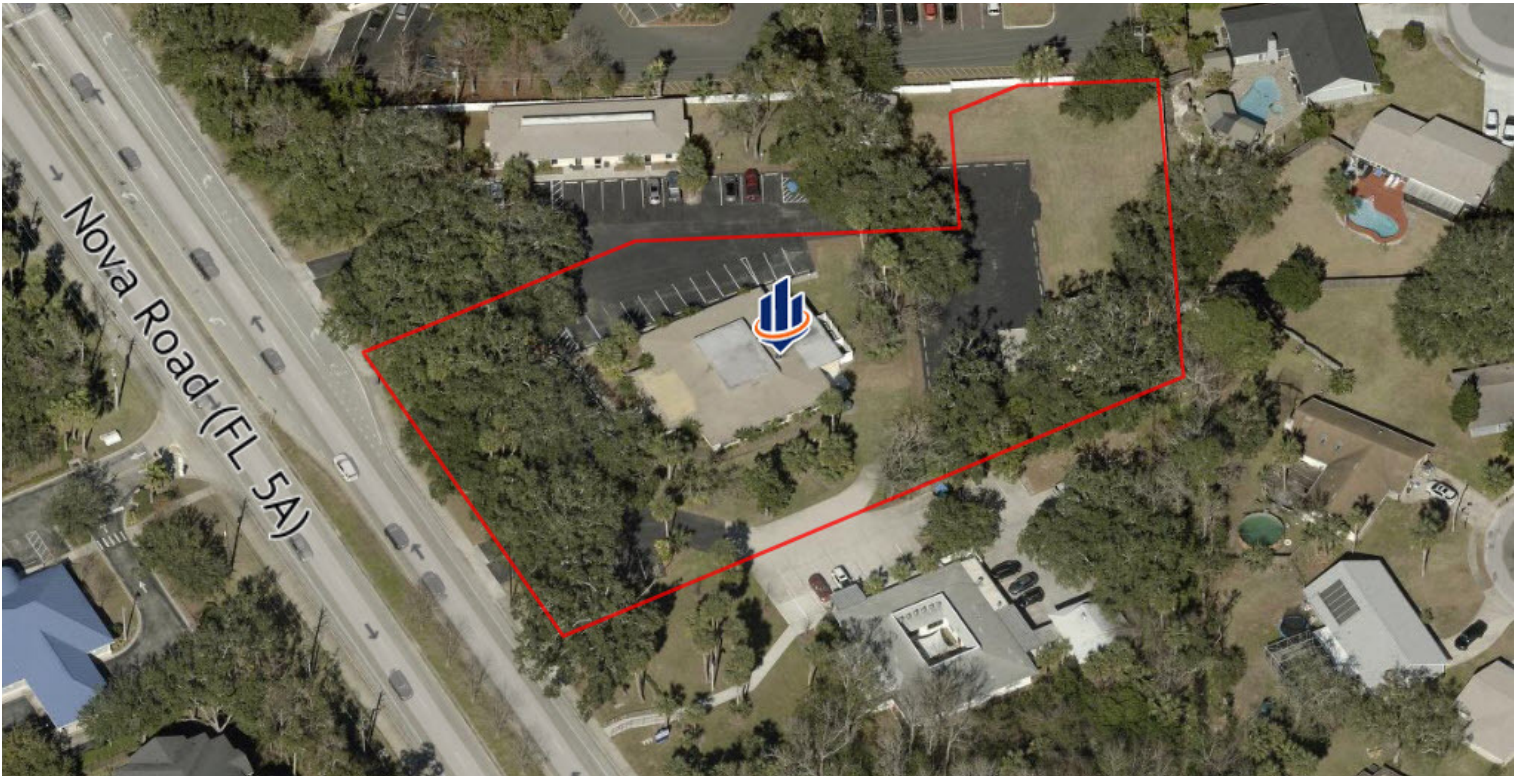
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LOCATION MAPS



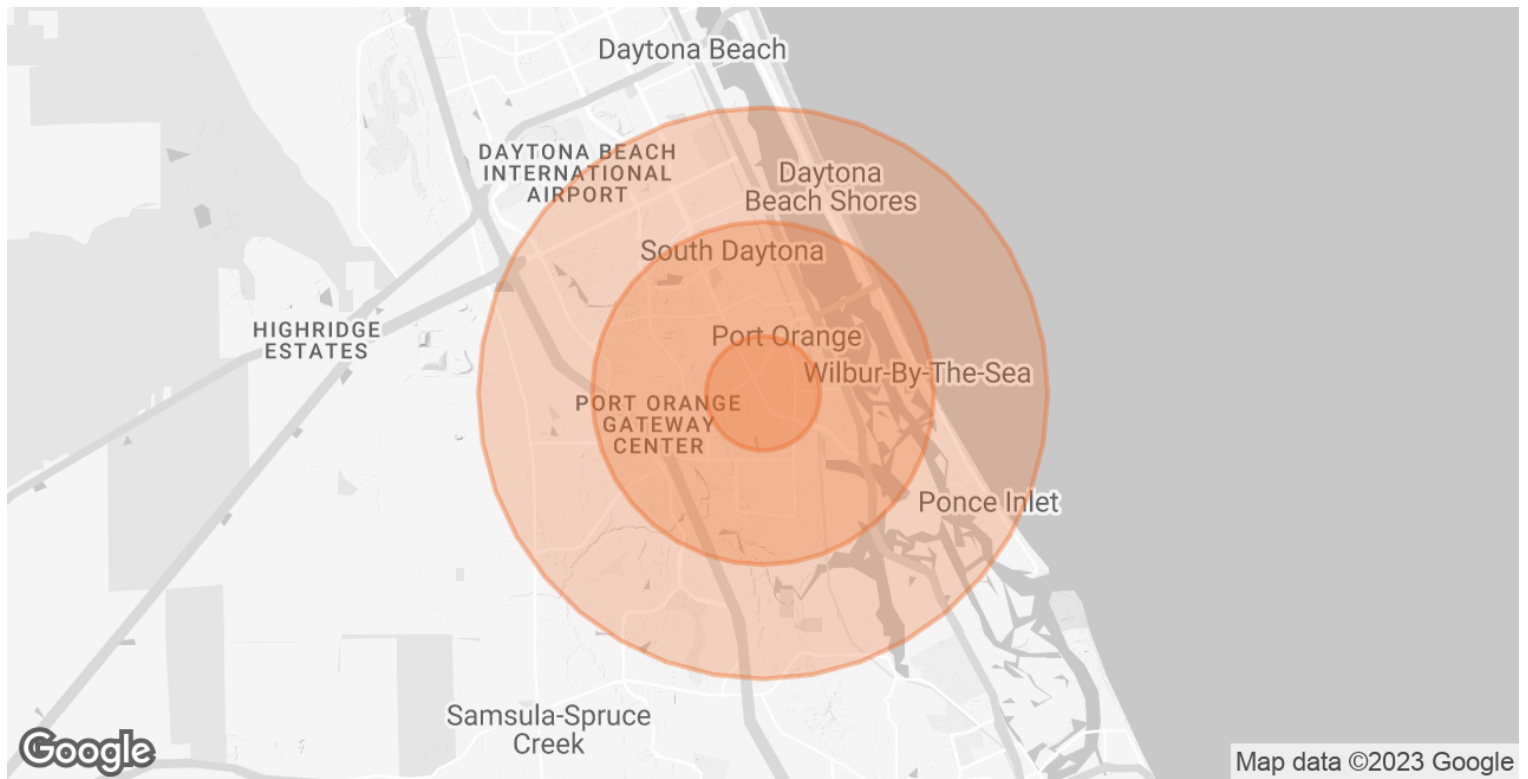
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 8,148 | 60,184 | 109,716 |
| AVERAGE AGE | 49.0 | 47.6 | 48.5 |
| AVERAGE AGE (MALE) | 49.3 | 45.7 | 46.9 |
| AVERAGE AGE (FEMALE) | 48.4 | 48.8 | 49.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 4,230 | 31,060 | 59,058 |
| # OF PERSONS PER HH | 1.9 | 1.9 | 1.9 |
| AVERAGE HH INCOME | \$49,534 | \$54,379 | \$55,196 |
| AVERAGE HOUSE VALUE | \$194,223 | \$183,566 | \$202,348 |

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

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