

# TWIN LAKES MEDICAL CENTER



## PROPERTY DESCRIPTION

7,425 SF Second Floor Medical Space For Lease in Twin Lakes Medical Center, a premier 95,000 SF multispecialty medical complex.

Large waiting area, reception, 7 exam rooms, 5 office/exam rooms, 3 physician offices, 3 procedure rooms, 3 scheduler offices, 2 nurse's stations, manager's office, 2 restrooms in the suite, and a common area restroom.

Ideally located on LPGA Boulevard with easy access to I-95, AdventHealth Daytona Beach, and Halifax Health Medical Center.

Available for occupancy July 2024.

Estimated CAM, Real Estate Taxes, and Insurance \$13.76 per SF.

## LOCATION DESCRIPTION

Located on the NE corner of LPGA Boulevard and Clyde Morris Boulevard.

Approximately 1.3 miles to Interstate 95.

## LOCATION ADDRESS

1890 LPGA Boulevard, Suite 250  
Daytona Beach, FL 32117

## JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

**LEASE RATE:** \$24.00 NNN

**AVAILABLE SF:** Suite 250: 7,425 SF

**YEAR BUILT:** 2004

**TRAFFIC COUNT:** 24,500 AADT

**ZONING:** PD-G, Planned Development General

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,512	22,951	54,839
<b>TOTAL POPULATION</b>	3,332	49,468	109,744
<b>AVERAGE HH INCOME</b>	\$61,899	\$49,068	\$49,434

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## ADDITIONAL PHOTOS



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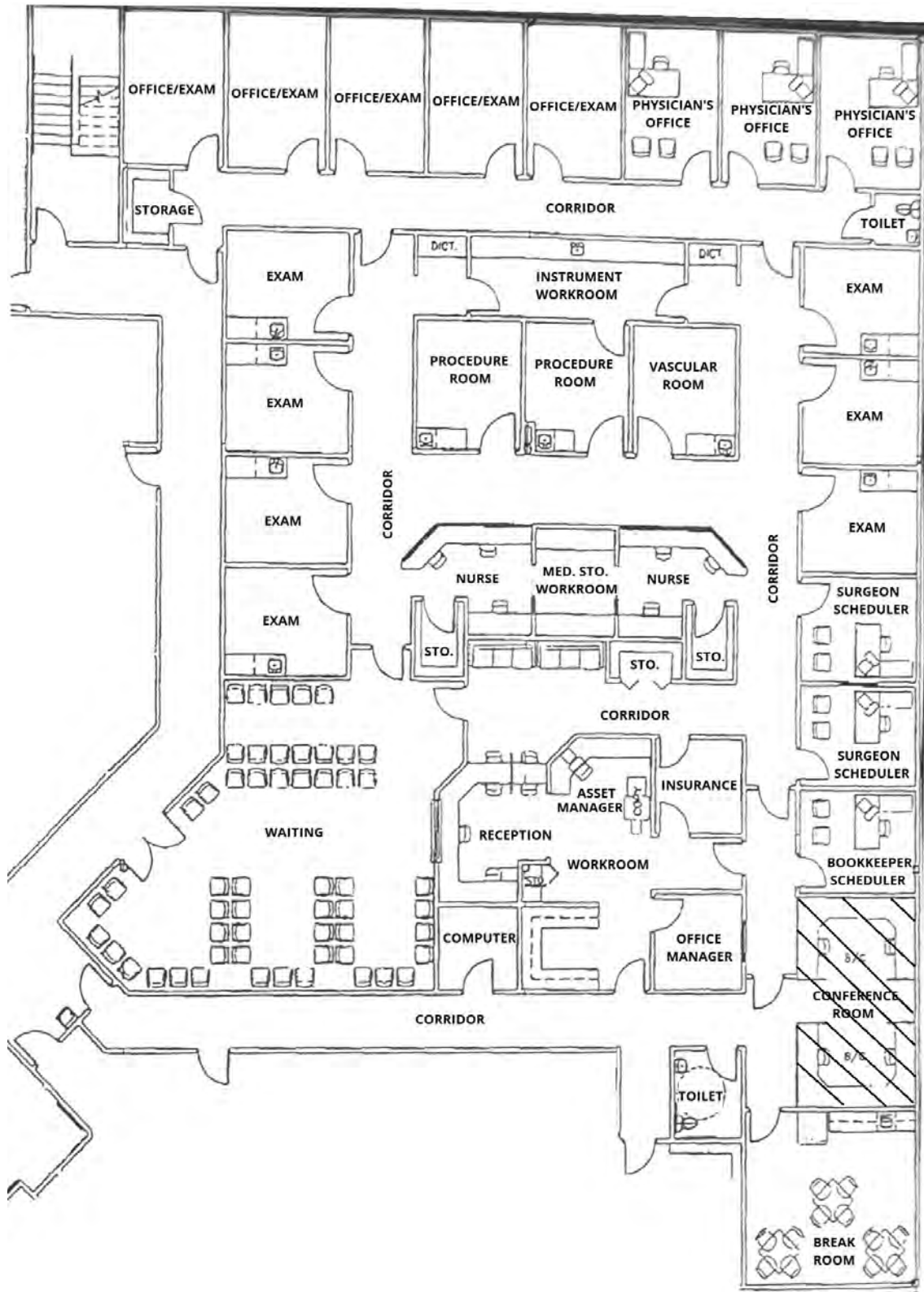
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# FLOOR PLAN



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# LOCATION MAPS



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