

MEDICAL OFFICE FOR LEASE



PROPERTY DESCRIPTION

3,200 SF Medical Office Space For Lease in Volusia Medical Park.

Currently configured with 2 physician's offices, each with bath and shower, 1 procedure room, 6 exam rooms, 2 ADA bathrooms, and 2 lab areas with sinks.

Proposed floor plan changes include up to 8 exam rooms, reception area, and an enlarged waiting room.

47 parking spaces. Parking ratio 5.4/1,000.

Ready for immediate occupancy.

Estimated CAM, Real Estate Taxes, and Insurance \$6.00 per SF.

LOCATION DESCRIPTION

Located in Volusia Medical Park just north of Dunn Avenue and west of Clyde Morris Boulevard.

Less than 1 mile to Halifax Health Medical Center, 4.6 miles to AdventHealth Daytona Beach Hospital and International Speedway Blvd, and approximately 3.2 miles to Interstate 95.

LOCATION ADDRESS

500 Health Boulevard, Suite 200, Daytona Beach, FL 32114

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE: Suite 200: \$24.00 NNN

AVAILABLE SF: 3,200 SF

YEAR BUILT: 2004

TRAFFIC COUNT: 20,800 AADT
Clyde Morris Blvd
11,600 AADT
Dunn Avenue

ZONING: OP, Office/Professional

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,529	27,243	65,621
TOTAL POPULATION	7,705	58,539	124,457
AVERAGE HH INCOME	\$35,564	\$41,456	\$45,334

ADDITIONAL PHOTOS



JOHN W. TROST, CCIM
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EXISTING FLOOR PLAN



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PROPOSED FLOOR PLAN



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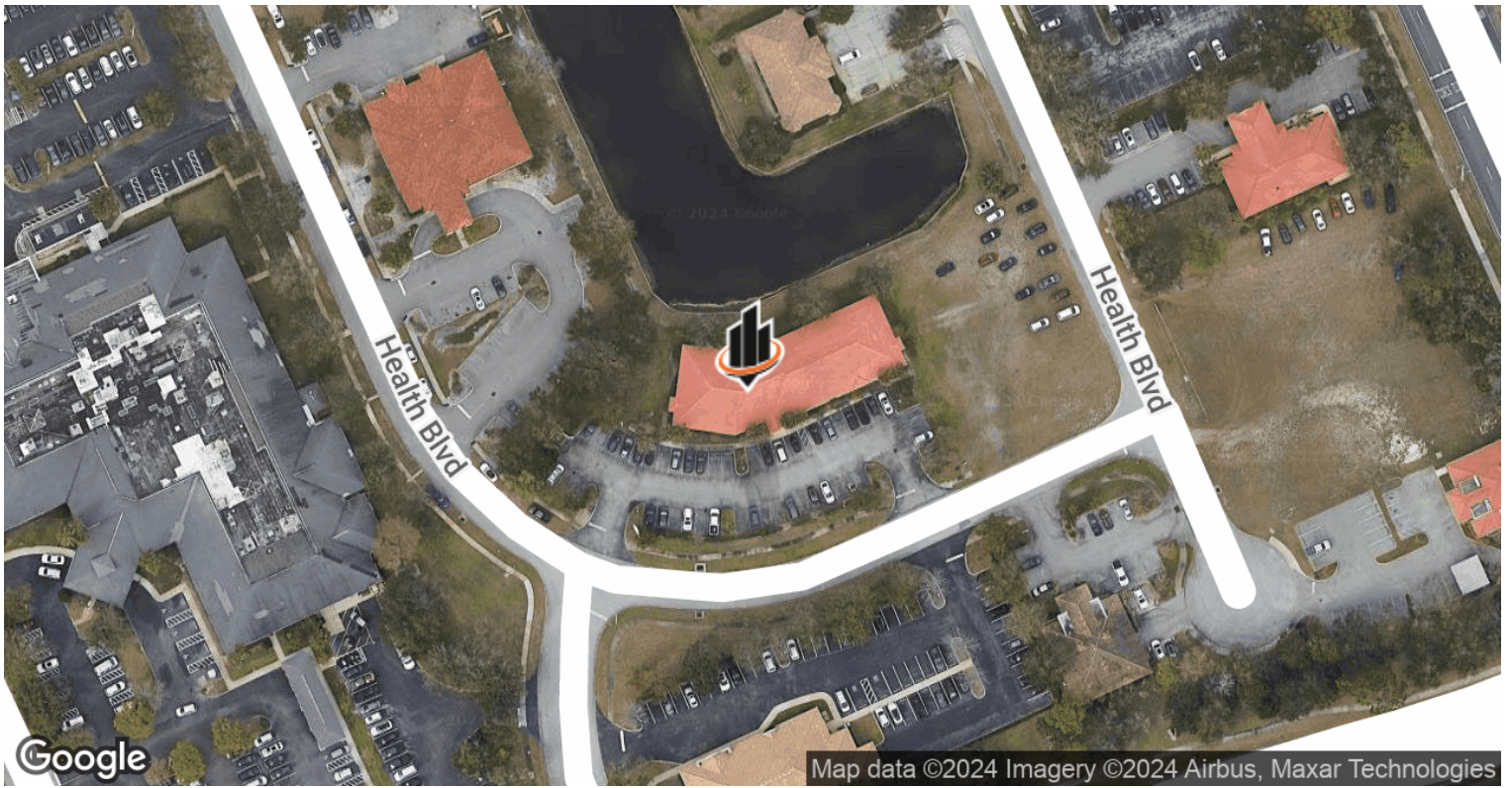
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LOCATION MAPS



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