

MASON COMMERCE PARK | OFFICE-BASED SURGERY CENTER FOR LEASE



PROPERTY DESCRIPTION

3,840 SF Office-Based Surgery Center For Lease in Mason Commerce Park.

Just minutes to Interstate 95 and LPGA Boulevard.

Large waiting room, reception, 3 offices, changing room, nurse's station, prep/post op area, 2 procedure rooms, three restrooms, conference room, and breakroom.

Plenty of parking.

Approximately 53 miles to Orlando, 51 miles to St. Augustine, and 87 miles to Jacksonville.

Estimated CAM, Real Estate Taxes, and Insurance \$5.08 per SF.

LOCATION DESCRIPTION

Conveniently located between Daytona Beach and Ormond Beach on the southwest corner of Williamson Boulevard and Mason Avenue.

LOCATION ADDRESS

1180 N. Williamson Blvd, Unit 100
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: Unit 100: \$23.00 NNN

AVAILABLE SF: 3,840 SF

YEAR BUILT: 2008

TRAFFIC COUNTS: Mason Avenue
15,000 AADT
Williamson Boulevard
21,500 AADT

ZONING: PD-G Planned General Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,212	16,037	45,499
TOTAL POPULATION	2,470	38,001	106,351
AVERAGE HH INCOME	\$64,275	\$66,309	\$67,428

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ADDITIONAL PHOTOS



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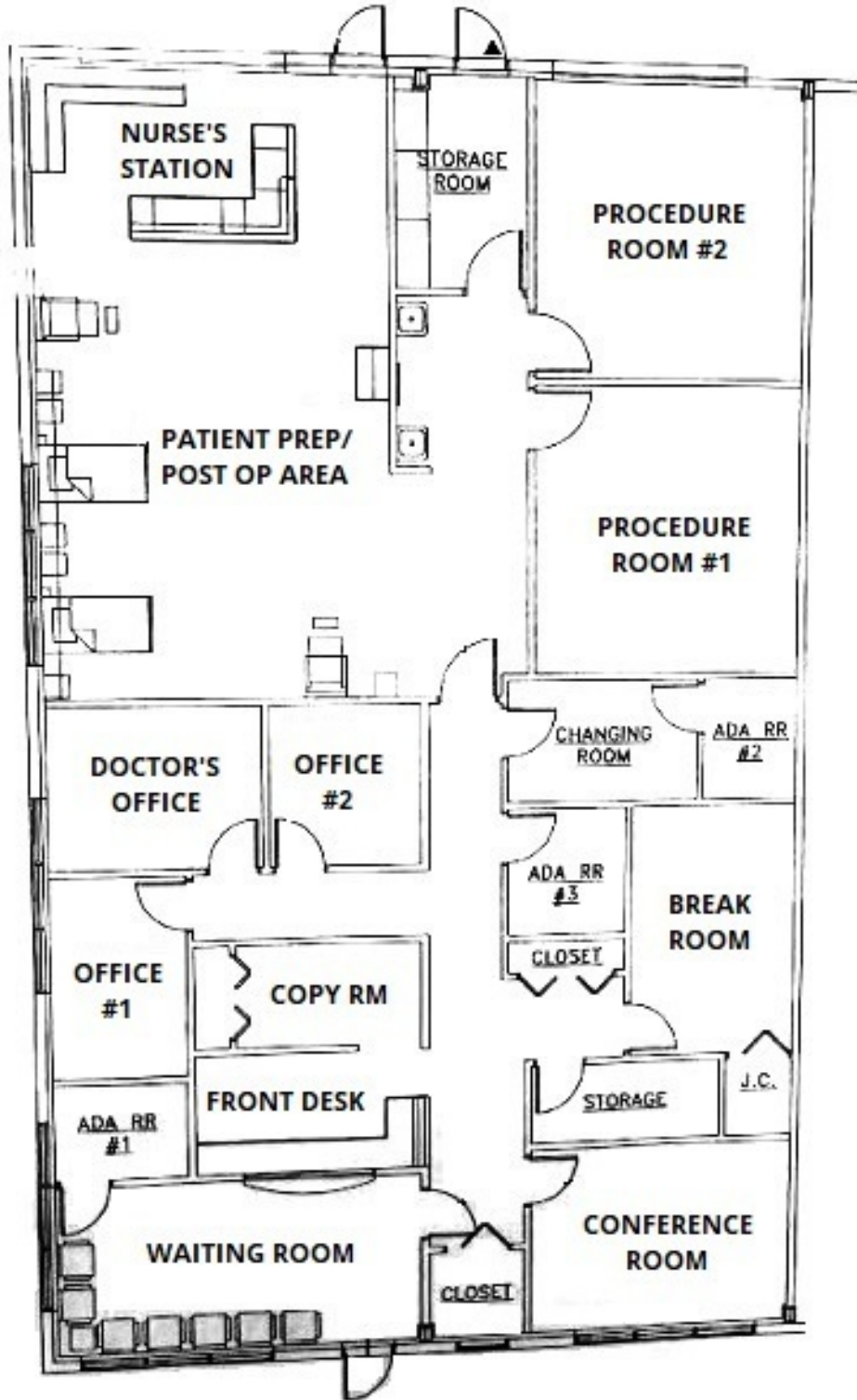
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FLOOR PLAN



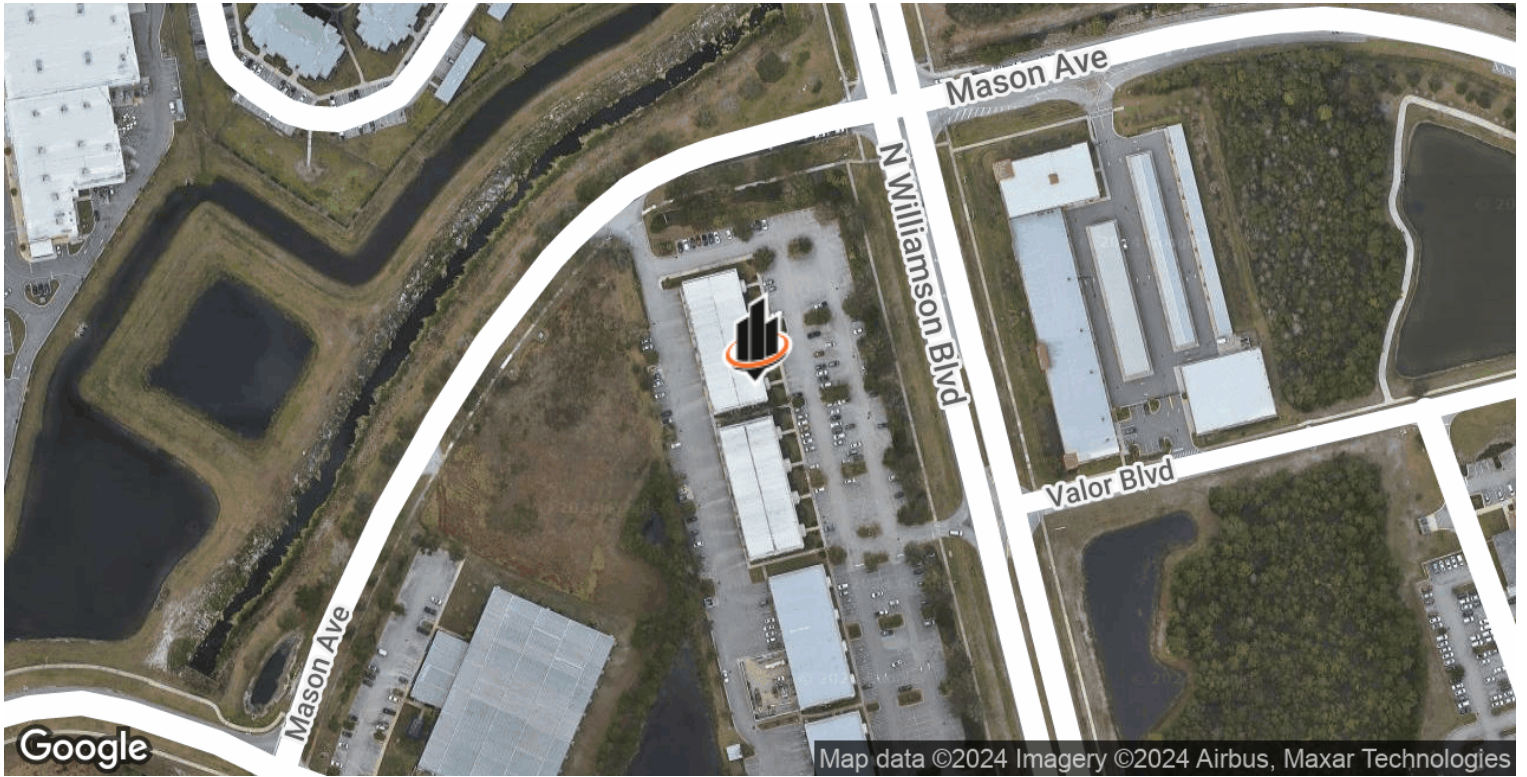
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LOCATION MAPS



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