



MEDICAL OFFICE FOR LEASE

80 Pinnacles Drive, Palm Coast, FL 32164

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For Lease: \$20.00 / RSF, NNN

Suite 900: ± 2,232 RSF | Parking Ratio: 5.88 / 1,000

Former pharmacy located directly across the street from AdventHealth Palm Coast Hospital

Co-tenants include Davita Medical Group, CORA Physical Therapy and Cancer Specialists of North Florida




Shared restrooms and patient waiting area in central lobby maximizes useable space within the suite

Located in Pinnacles Medical Park, less than 1 minute (0.4 miles) from I-95 access

Space features an open layout with 3 private offices or exam rooms & a secured pharmacy compounding area

Comes equipped with a private video surveillance system as well as an ADT video surveillance and alarm system

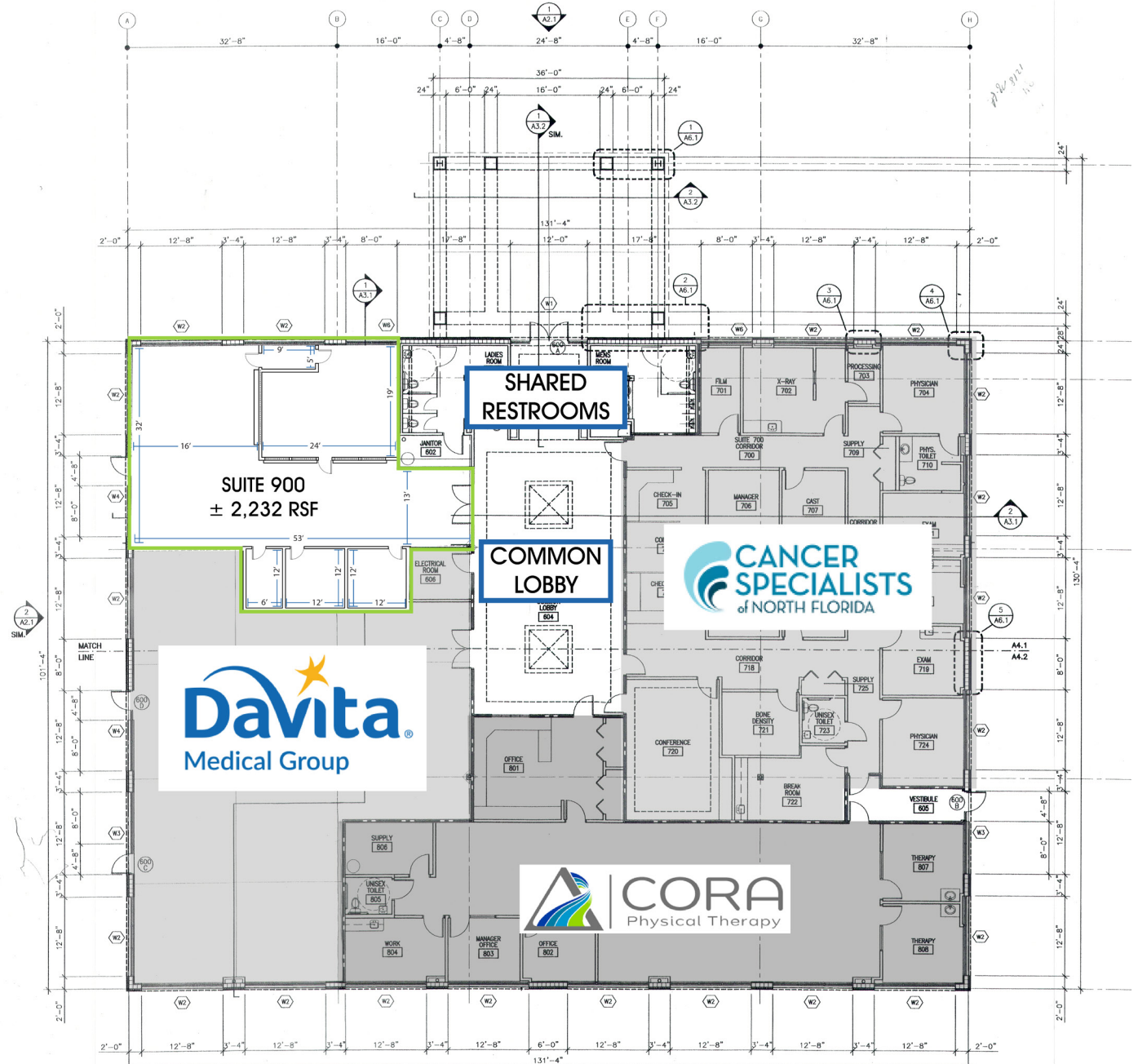
2024 DEMOGRAPHICS

	 Total Population	 Total Households	 Average HH Income
5 Min	2,683	1,651	\$81,623
10 Mins	23,340	9,765	\$99,201
15 Mins	97,099	41,215	\$105,221

615 E. Colonial Dr., Orlando, FL 32803 | Phone: 407.872.0209 | www.FCPG.com

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FLOORPLAN



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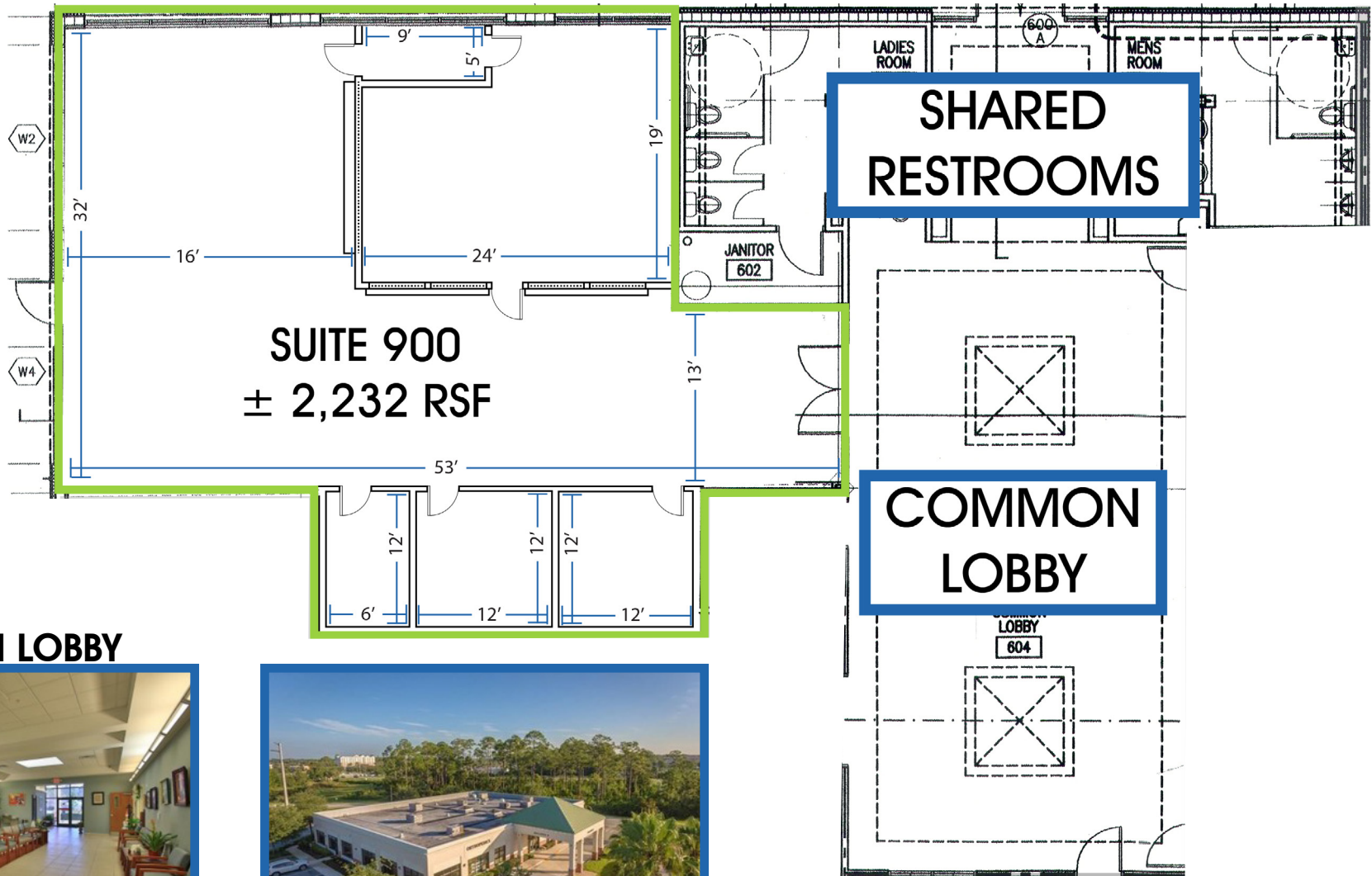
FLOORPLAN



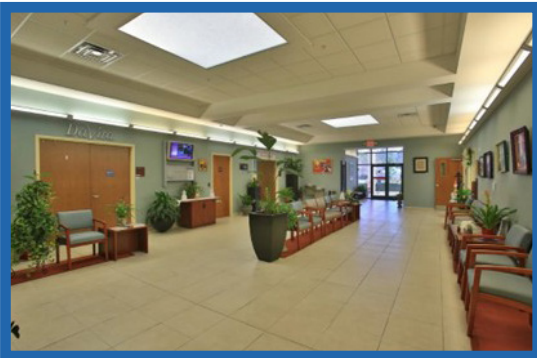
2ND GEN
PHARMACY



AVAILABLE
IMMEDIATELY



COMMON LOBBY



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