

TWIN LAKES MEDICAL CENTER



PROPERTY DESCRIPTION

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

Suite 230: 2,111 SF with a waiting room, reception area, nurse's station, procedure room, restroom, 3 offices, 4 exam rooms, and a breakroom.

Suite 255: 1,835 SF with a waiting room, reception area, nurse's station, restroom, 1 office, and 4 exam rooms.

Ideally located on LPGA Boulevard, with easy access to I-95, AdventHealth Daytona Beach, and Halifax Health Medical Center. Available for occupancy in November 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
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 230: 2,111 SF
Suite 255: 1,835 SF

YEAR BUILT: 2004

TRAFFIC COUNT: 25,500 AADT

ZONING: PD-G, Planned
Development General

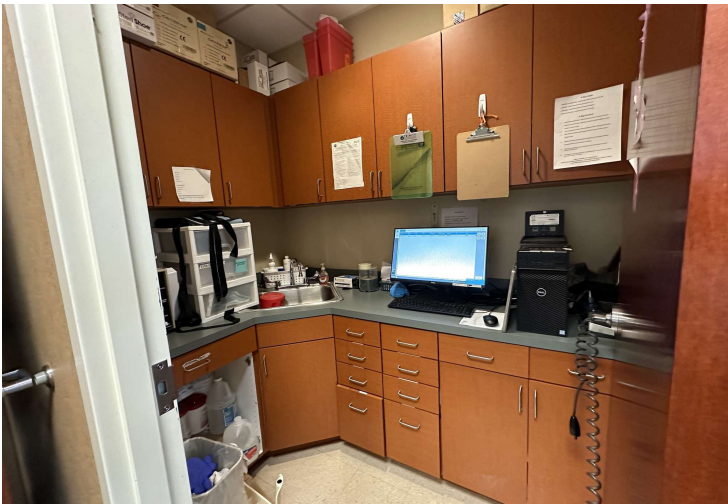
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,236	23,571	50,918
TOTAL POPULATION	2,661	54,440	117,458
AVERAGE HH INCOME	\$73,261	\$65,136	\$70,618

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ADDITIONAL PHOTOS - SUITE 230



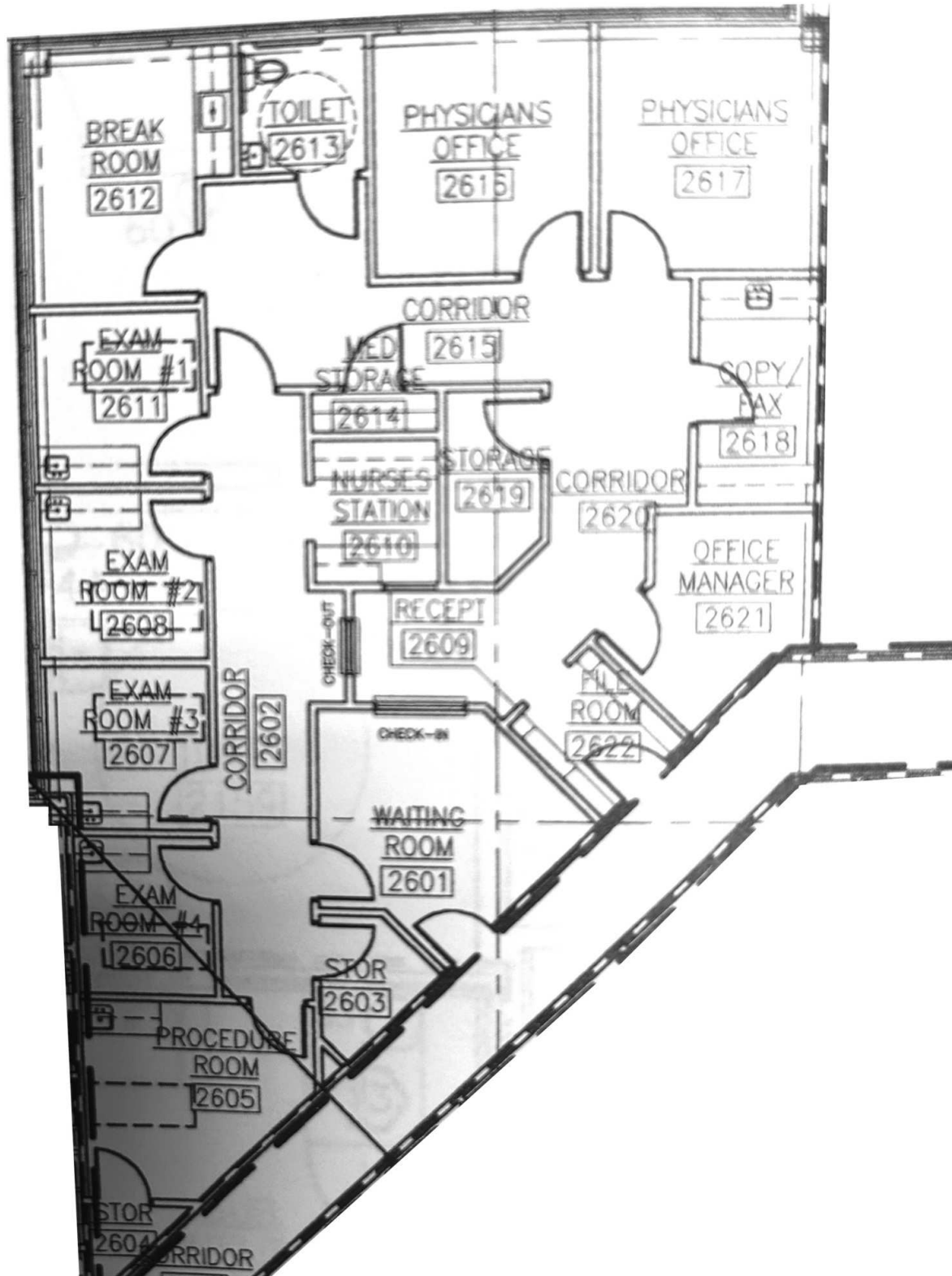
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FLOOR PLAN - SUITE 230



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ADDITIONAL PHOTOS - SUITE 255



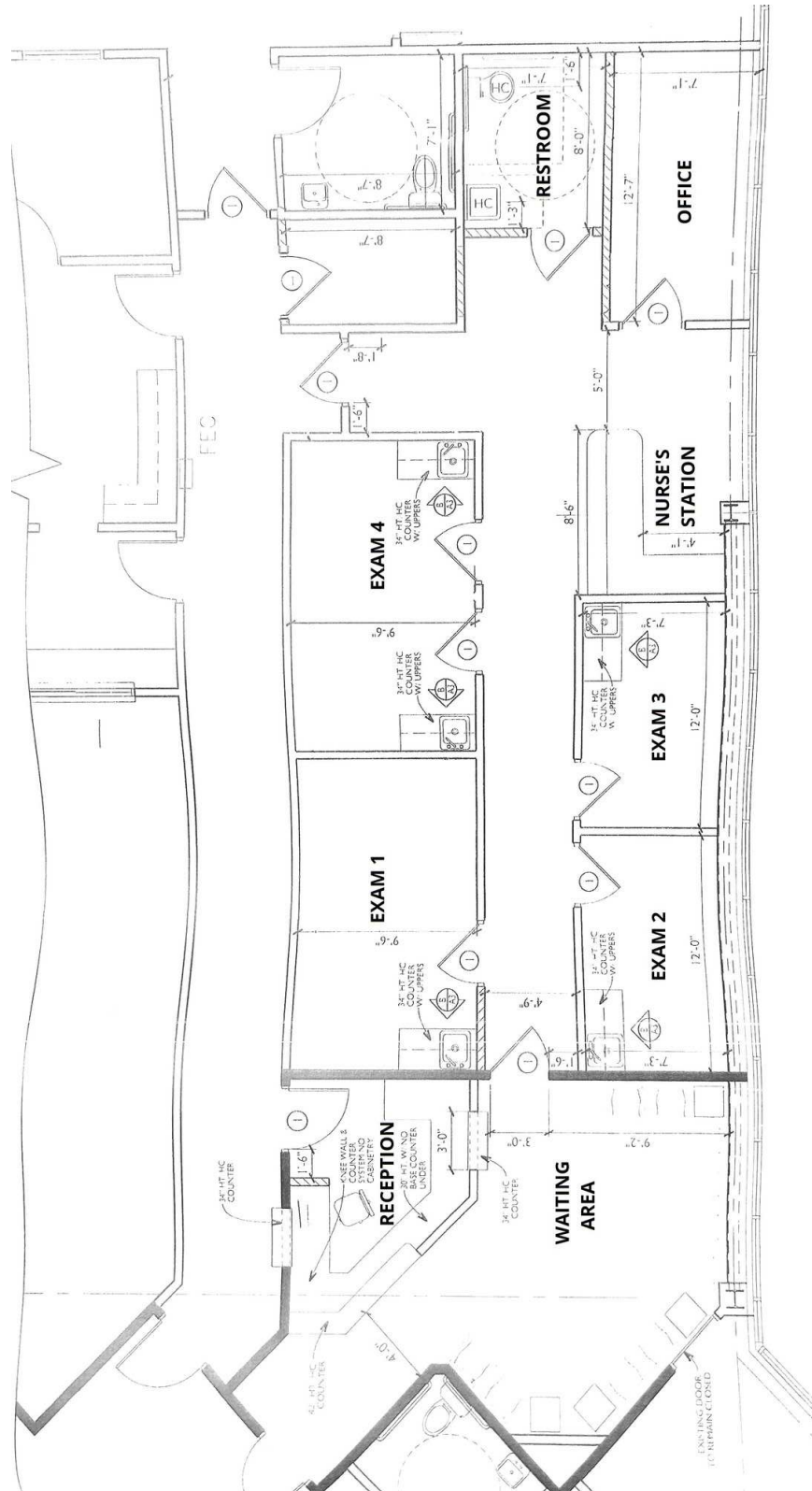
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FLOOR PLAN - SUITE 255



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LOCATION MAPS



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