

NNN INVESTMENT PROPERTY FOR SALE

ORANGE CITY, FL 32763

1639 N Volusia Ave



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	8,747 SF +/-
Lot Size:	2.57 Acres +/-
Number of Units:	2
NOI:	\$231,517
Year Built:	2012
Zoning:	CG-1

PROPERTY OVERVIEW

A fully stabilized NNN medical office investment is available for sale in Orange City. The property is currently occupied by SimonMed and Central Florida Rheumatology Consultants. Both tenants are on NNN lease structures with long term leases in place with stable rent escalations. This property is perfect for any investor looking to invest in the rapidly growing Volusia County market.

1639 Volusia Ave has frontage right on N Volusia Ave - SR 17-92 (31,500 Annual Average Daily Traffic) and moments from SR 472 (27,100 AADT). The property is less than 4 miles from UF Halifax Health and AdventHealth Deland campus. The property is also less than 1 mile from Downtown Orange City.

PROPERTY HIGHLIGHTS

- Stabilized - NNN Investment Property For Sale
- National and Regional Credit Tenants in Place
- Frontage on SR 17-92 (31,500 AADT)
- 51 Parking Spaces
- NEW Paint, Driveway, and Landscaping!

PRESENTED BY
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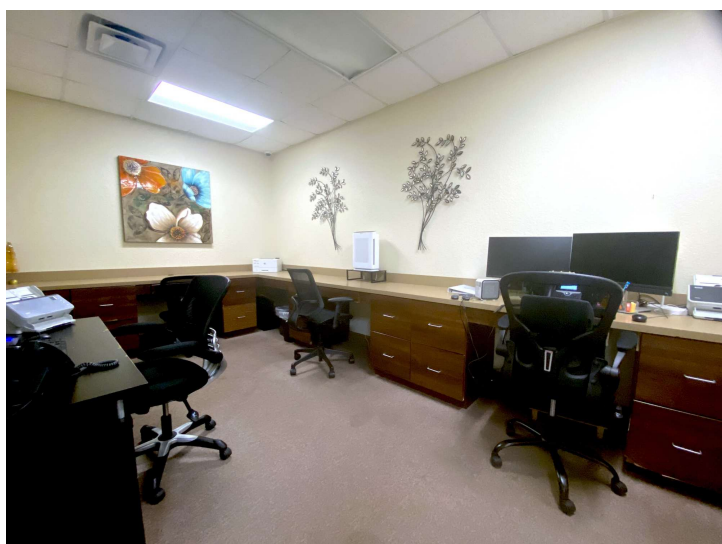
OFFICE BUILDING

For Sale

SIMONMED SUITE

ORANGE CITY, FL 32763

1639 N Volusia Ave



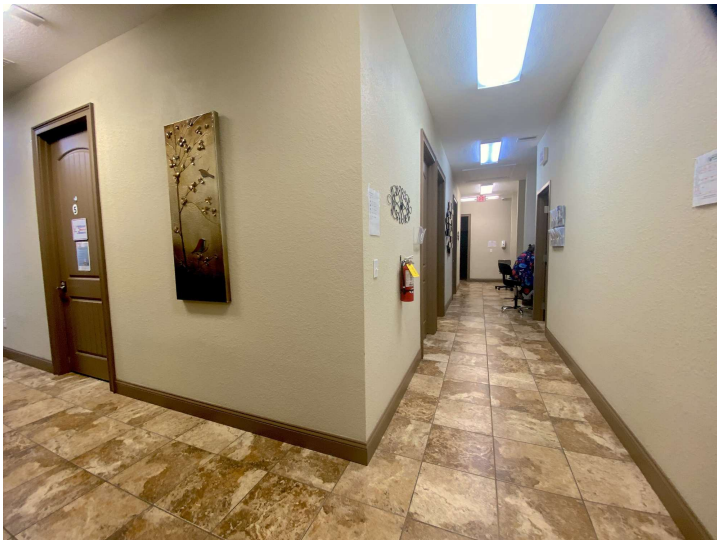
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RHEUMATOLOGY SUITE

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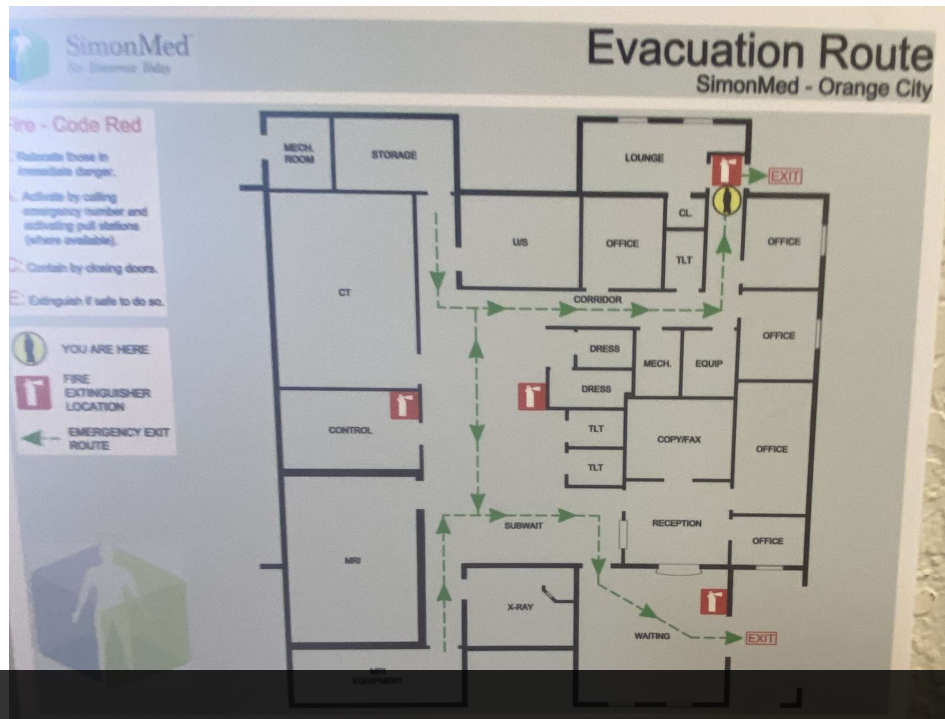
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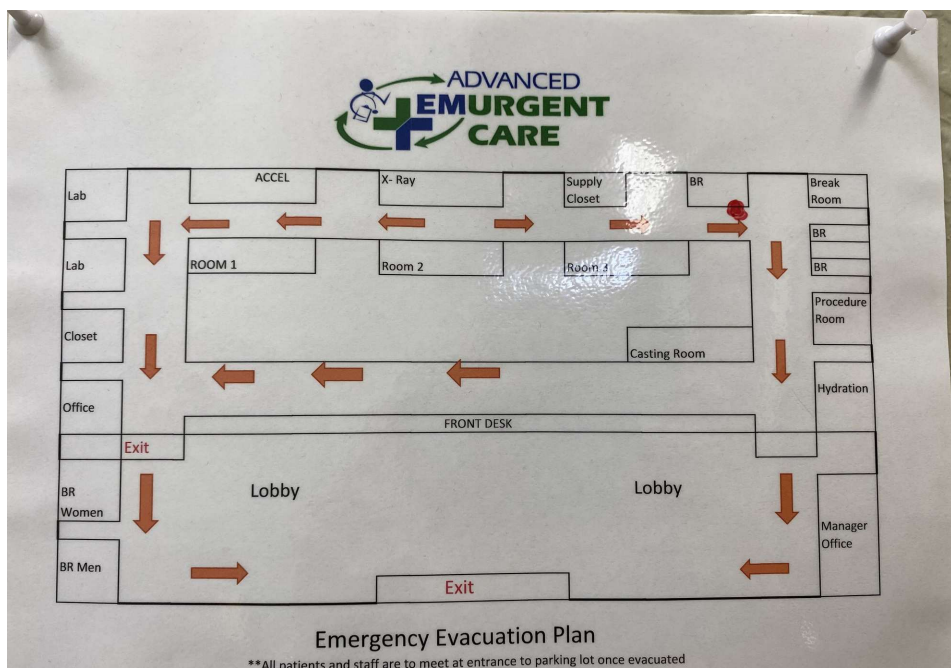
FLOOR PLANS

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SimonMed Floor Plan



Rheumatology Floor Plan

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LOCATION MAP

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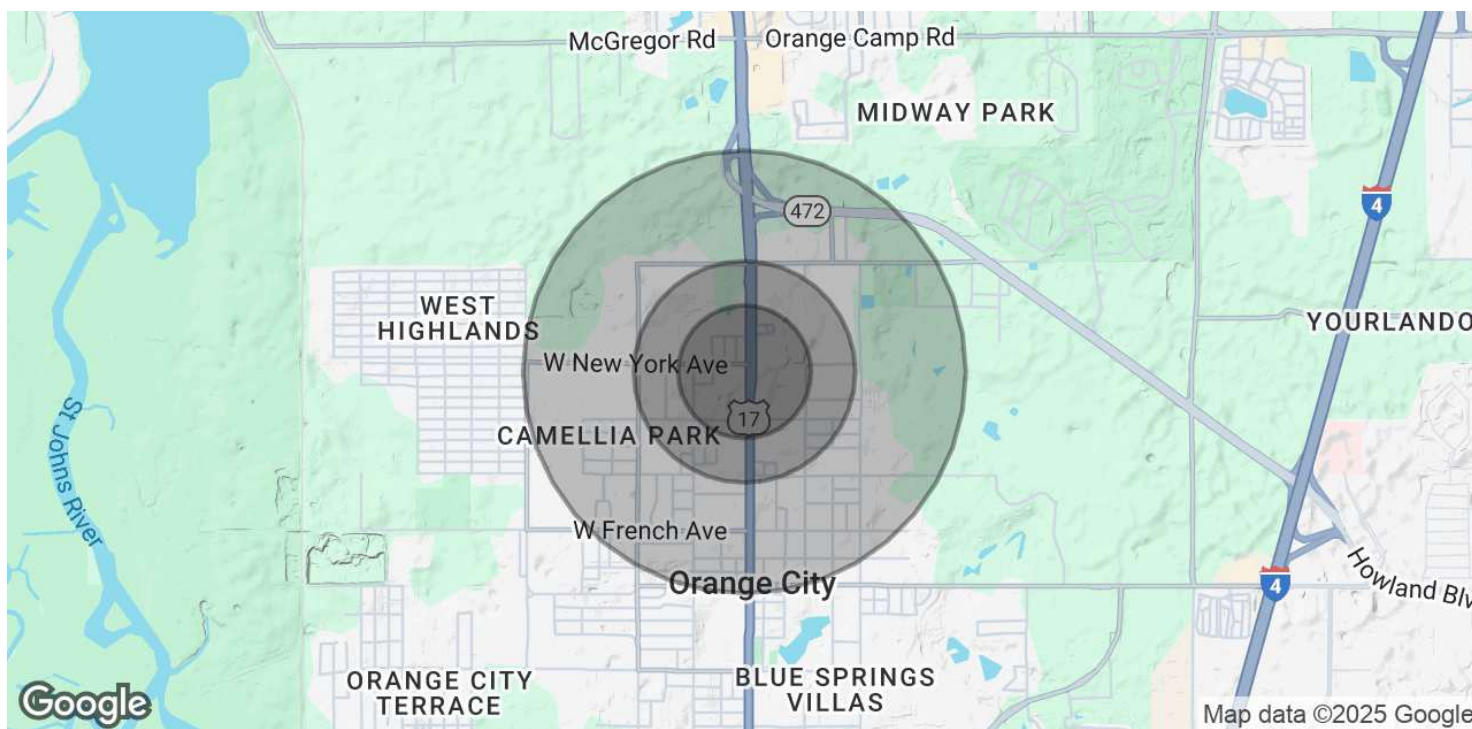
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	526	1,318	4,881
Average Age	43	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	209	529	1,981
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,022	\$93,929	\$92,223
Average House Value	\$265,608	\$268,825	\$269,550

Demographics data derived from AlphaMap

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