

TWIN LAKES MEDICAL CENTER



PROPERTY DESCRIPTION

Two Medical Suites for Lease in Twin Lakes Medical Center, a premier 95,000 SF multispecialty medical complex.

Suite 140: 1,672 SF with imported tile and custom cabinetry throughout featuring a waiting room, reception area, 5 exam rooms, 2 restrooms, breakroom, and an office.

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.

Ideally located on LPGA Boulevard, with easy access to I-95, AdventHealth Daytona Beach, and Halifax Health Medical Center.

Estimated CAM, real estate taxes, and insurance: \$11.07 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
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AVAILABLE SF:	Suite 140: 1,672 SF Suite 230: 2,111 SF
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YEAR BUILT:	2004
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TRAFFIC COUNT:	26,500 AADT
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ZONING:	PD-G, Planned Development General
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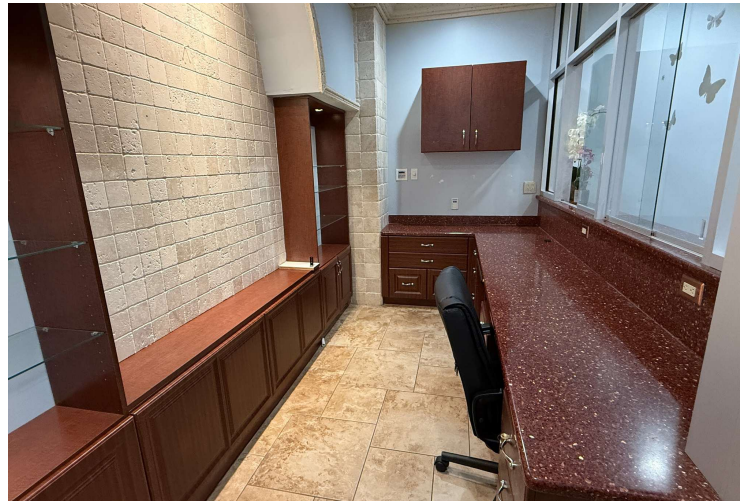
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,236	23,571	50,918
TOTAL POPULATION	2,661	54,440	117,458
AVERAGE HH INCOME	\$73,261	\$65,136	\$70,618

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ADDITIONAL PHOTOS - SUITE 140



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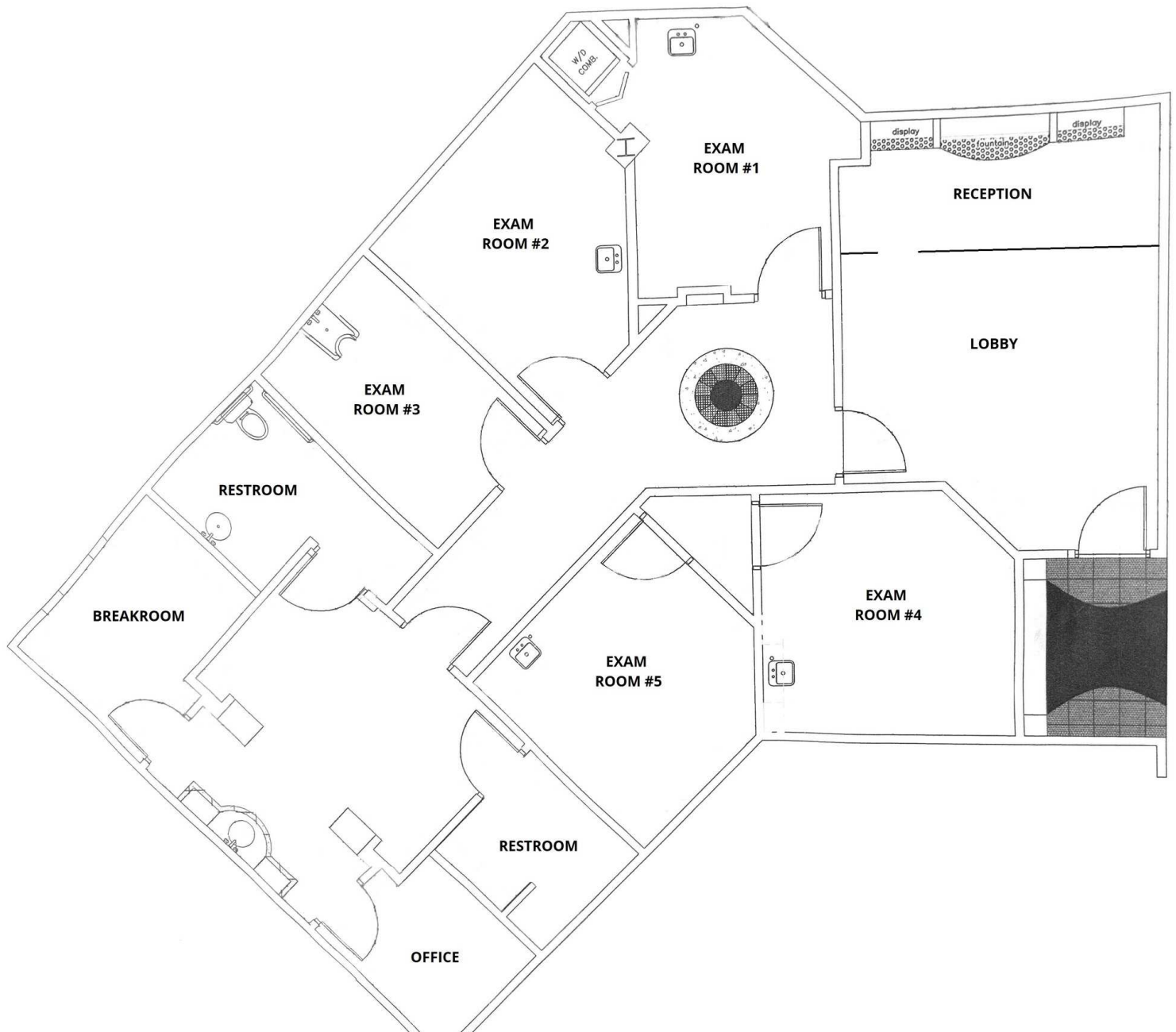
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FLOOR PLAN - SUITE 140



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ADDITIONAL PHOTOS - SUITE 230



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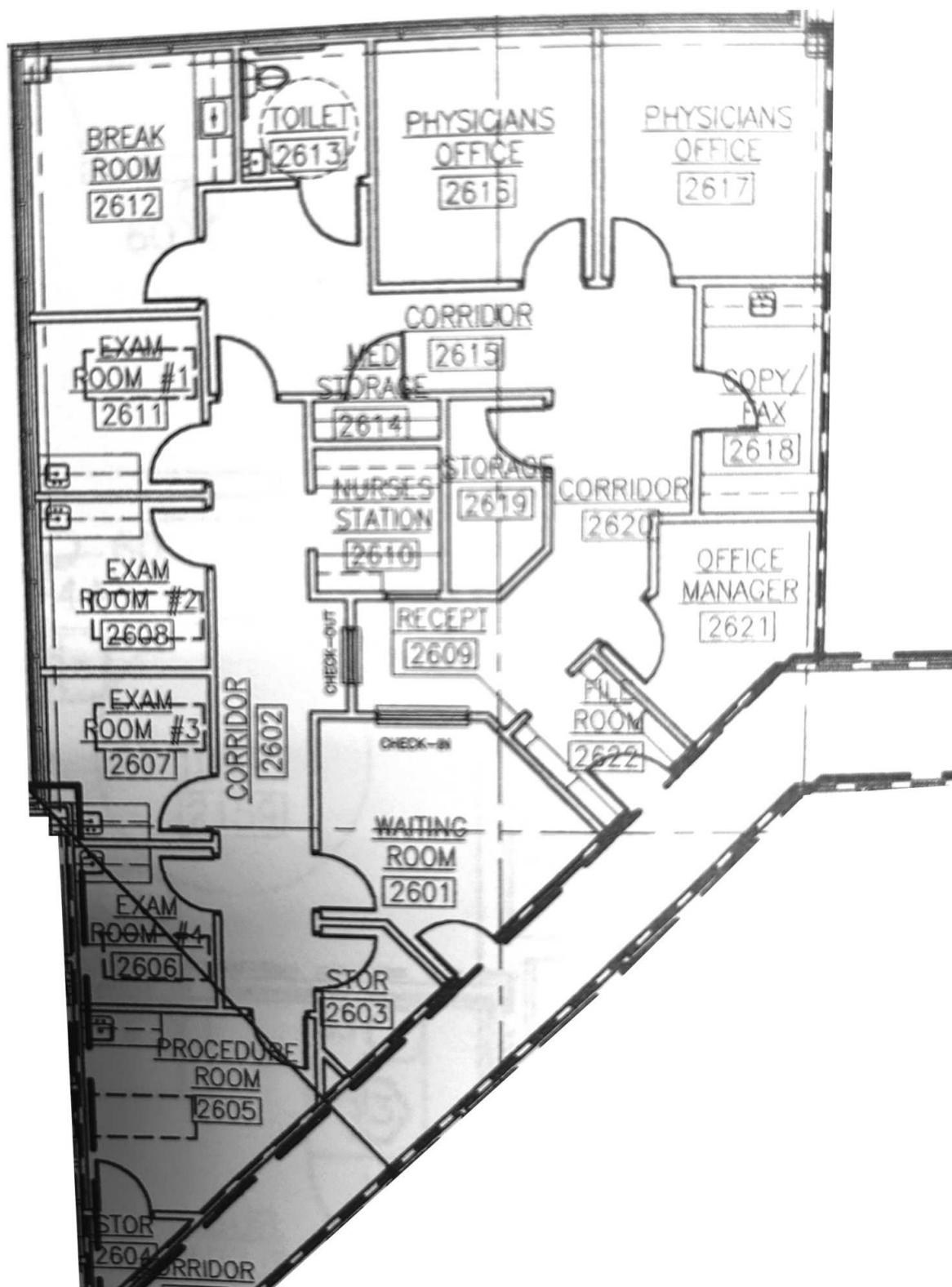
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FLOOR PLAN - SUITE 230



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LOCATION MAPS



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