



OFFERING SUMMARY

LEASE RATE:

Suite B: \$27.05 per SF
Suite C: \$26.52 per SF
Modified Gross

AVAILABLE SF:

Suite B: 4,354 SF
Suite C: 6,549 SF

YEAR BUILT:

2000

TRAFFIC COUNT:

38,500 AADT

ZONING:

B-10, Suburban Boulevard

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,245	20,442	43,405
TOTAL POPULATION	6,983	46,691	98,092
AVERAGE HH INCOME	\$90,370	\$83,501	\$80,362

PROPERTY DESCRIPTION

Two Medical Office Spaces Available For Sublease or possible long-term lease along Granada Boulevard. The location provides strong visibility, ample on-site parking, and convenient access for both patients and staff.

Suite B: 4,354 SF - Ideal for office or medical use. Includes 9 exam rooms, clinical support areas, storage, and efficient internal circulation. Can operate independently or in conjunction with Suite C, if desired. Suite C: 6,549 SF - Well-suited for office or medical use with updated interior finishes. Features 10 exam rooms, shared provider workrooms, procedure and consult rooms, dedicated reception and patient waiting area, private offices, staff lounge, and storage. Designed to support coordinated care and scalable operations. Both suites offer flexible medical infrastructure.

LOCATION DESCRIPTION

Located on the south side of Granada Boulevard east of I-95 and west of Clyde Morris Boulevard. Approximately 1.3 miles to I-95 and 4.2 miles to the beach.

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Additional Photos - Suite B

Medical Offices For Sublease

1180 W. Granada Boulevard, Ormond Beach, FL 32174



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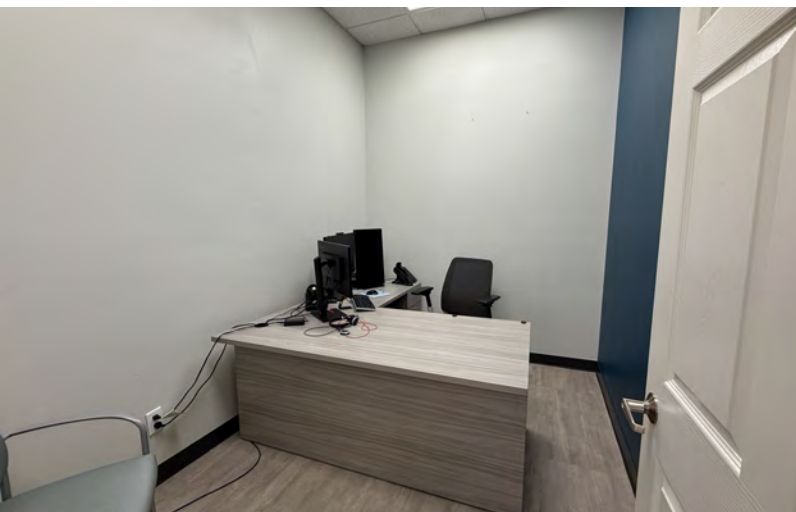




Additional Photos - Suite C (Lab)

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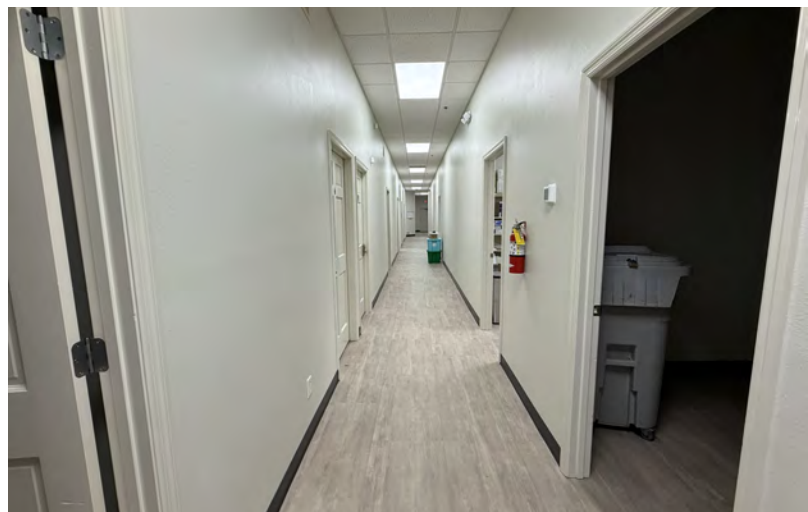




Additional Photos - Suite C (Offices)

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Additional Photos - Exterior

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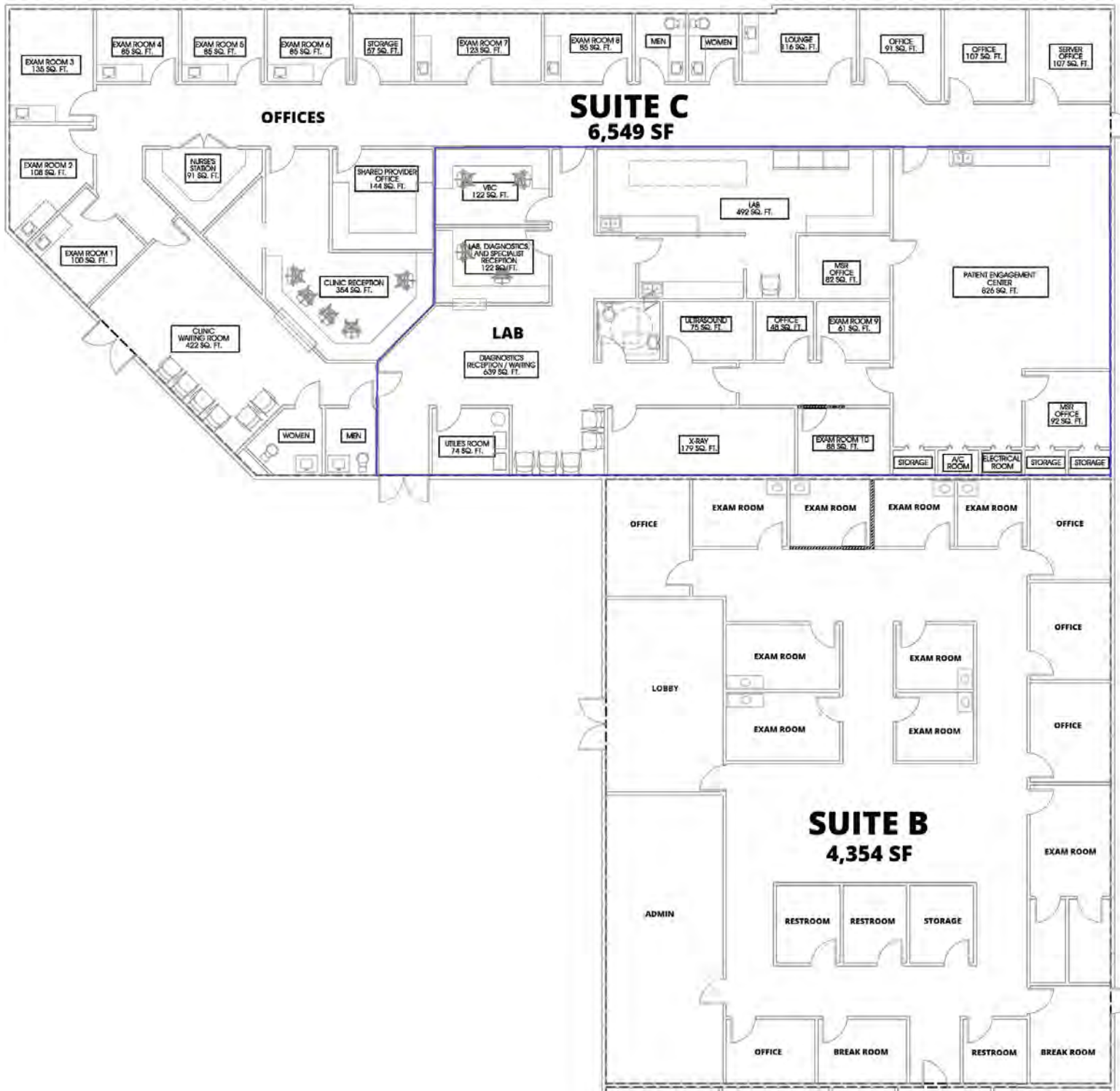
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



Location Maps

Medical Offices For Sublease

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