

# For Lease

## Professional/Medical Space For Lease

1200 W. Granada Boulevard, Suite 1, Ormond Beach, FL 32174



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.50 NNN
<b>AVAILABLE SF:</b>	Suite 1: 5,442 SF
<b>YEAR BUILT:</b>	2002
<b>TRAFFIC COUNT:</b>	38,500 AADT
<b>ZONING:</b>	B-10, Suburban Boulevard

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,113	19,691	43,405
<b>TOTAL POPULATION</b>	6,713	44,976	98,092
<b>AVERAGE HH INCOME</b>	\$91,332	\$83,467	\$80,362

### PROPERTY DESCRIPTION

5,442 SF Medical Office For Lease.  
Freshly painted with new flooring!  
High exposure Granada Boulevard location.  
Monument signage on Granada Boulevard.  
Previously operated as an Oncology office.  
The space features 8 exam rooms, 6 bathrooms, and 5 offices, along with a reception area, lobby, waiting room, library, nurse station, chemo area, mixing room, and breakroom.  
Just one mile to Interstate 95 and approximately 3 miles to AdventHealth Daytona Beach.  
Positioned along a main business corridor near Publix, Lowe's, Peach Valley Cafe, PetSmart, Panera Bread, Chipotle Mexican Grill, Starbucks, and more.  
Ready for Immediate Occupancy!  
Estimated CAM, Real Estate Taxes, and Insurance \$6.25 per SF.

### LOCATION DESCRIPTION

Located just west of Clyde Morris Boulevard on the south side of Granada Boulevard.

**John W. Trost, CCIM**  
Principal | Senior Advisor  
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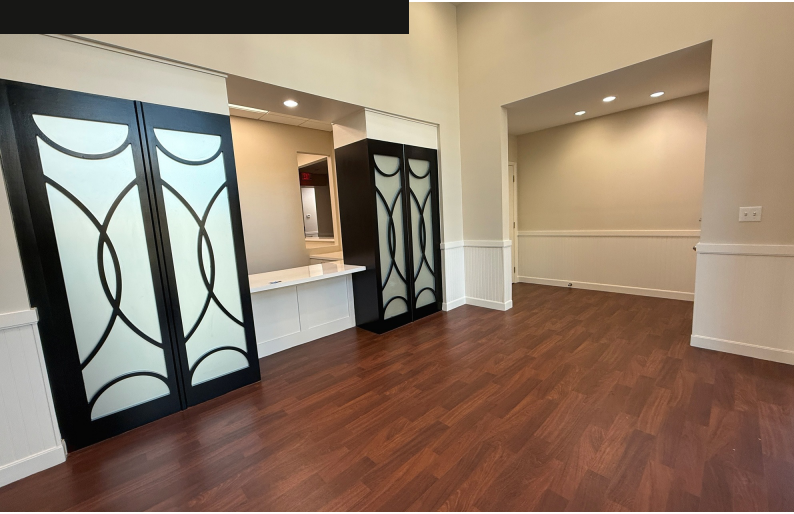




# Additional Photos

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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





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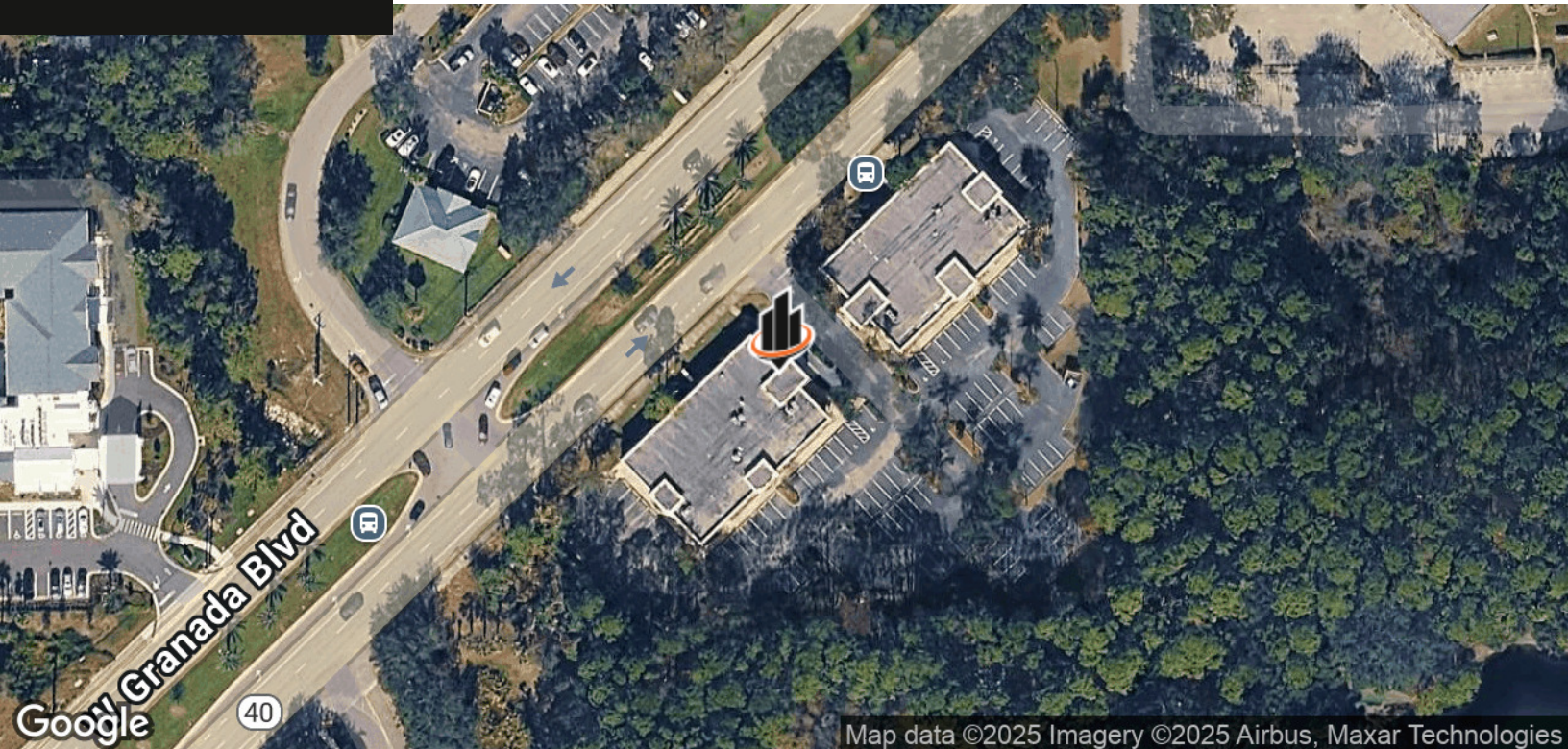




# Location Maps

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