



For Sublease

Office Suites For Sublease | DeBary Professional Plaza

110 Pond Court, DeBary, FL 32713



OFFERING SUMMARY

LEASE RATE: \$19.00 NNN

AVAILABLE SF: Suite 201: 1,827 SF
Suite 202: 1,816 SF

YEAR BUILT: 2009

TRAFFIC COUNT: 14,600 AADT

ZONING: B-4

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,499	23,019	41,018
TOTAL POPULATION	6,635	57,831	105,415
AVERAGE HH INCOME	\$109,724	\$88,665	\$88,788

PROPERTY DESCRIPTION

Two Second Floor Office Suites available for sublease in DeBary Professional Plaza.

Suite 201: 1,827 SF with a reception area, a waiting room, four offices, two restrooms, nurse's office, and a break area - a functional layout for professional and clinical support uses.

Suite 202: 1,816 SF with a reception area, a waiting room, a nurse station, storage room, four exam rooms, one physician's office, and two restrooms - offering an efficient, move-in-ready layout for a variety of medical and healthcare uses.

Located within a professional medical environment, the property features ample on-site parking for patients and staff and convenient access to I-4.

Estimated CAM, Real Estate Taxes, and Insurance \$5.50 per SF.

LOCATION DESCRIPTION

Located on Pond Court, behind the Village at DeBary shopping center, with easy access to I-4 and less than 2 miles to AdventHealth Fish Memorial Hospital.

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Suite 201 - Additional Photos

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Suite 202 - Additional Photos

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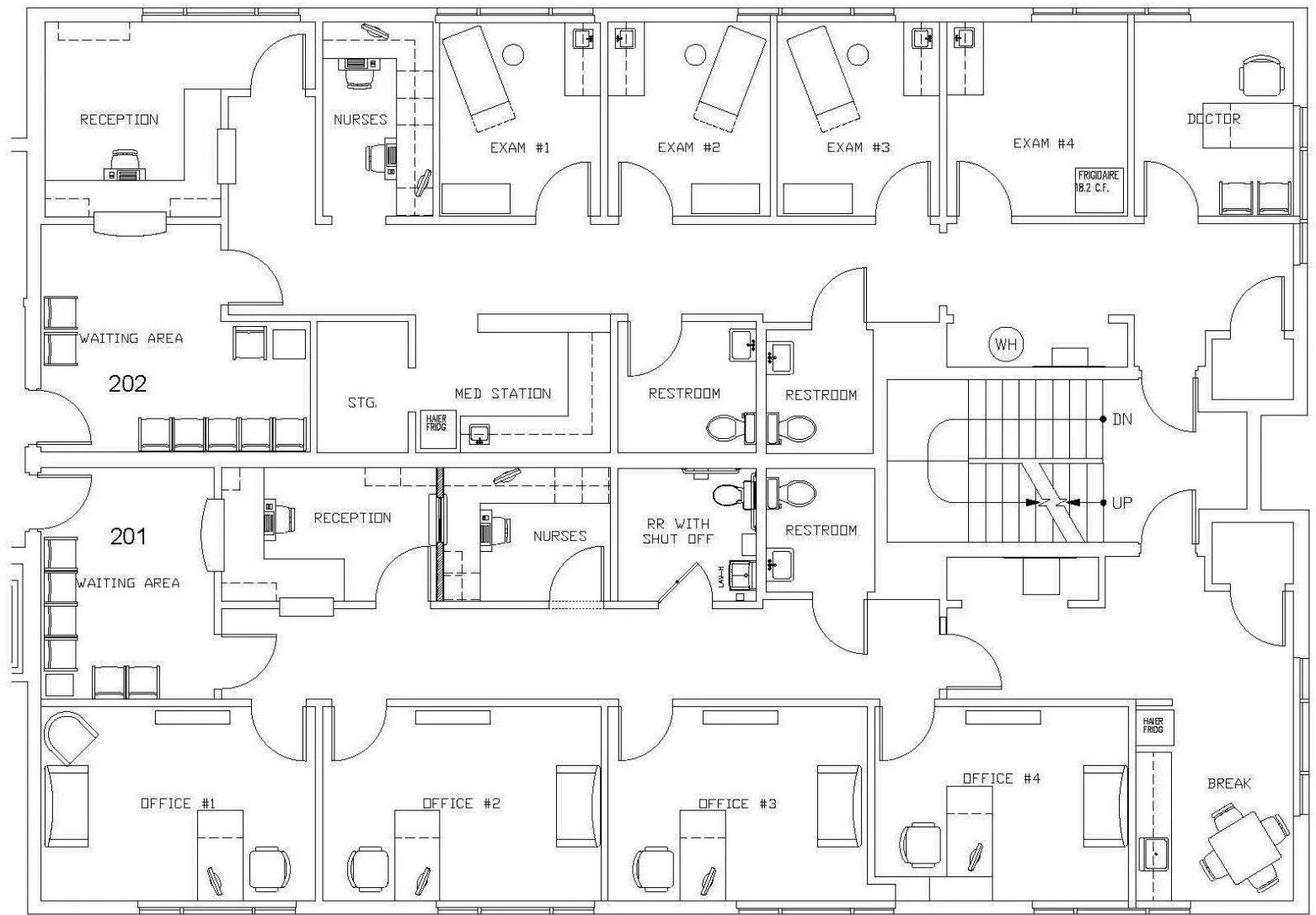
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Floor Plan

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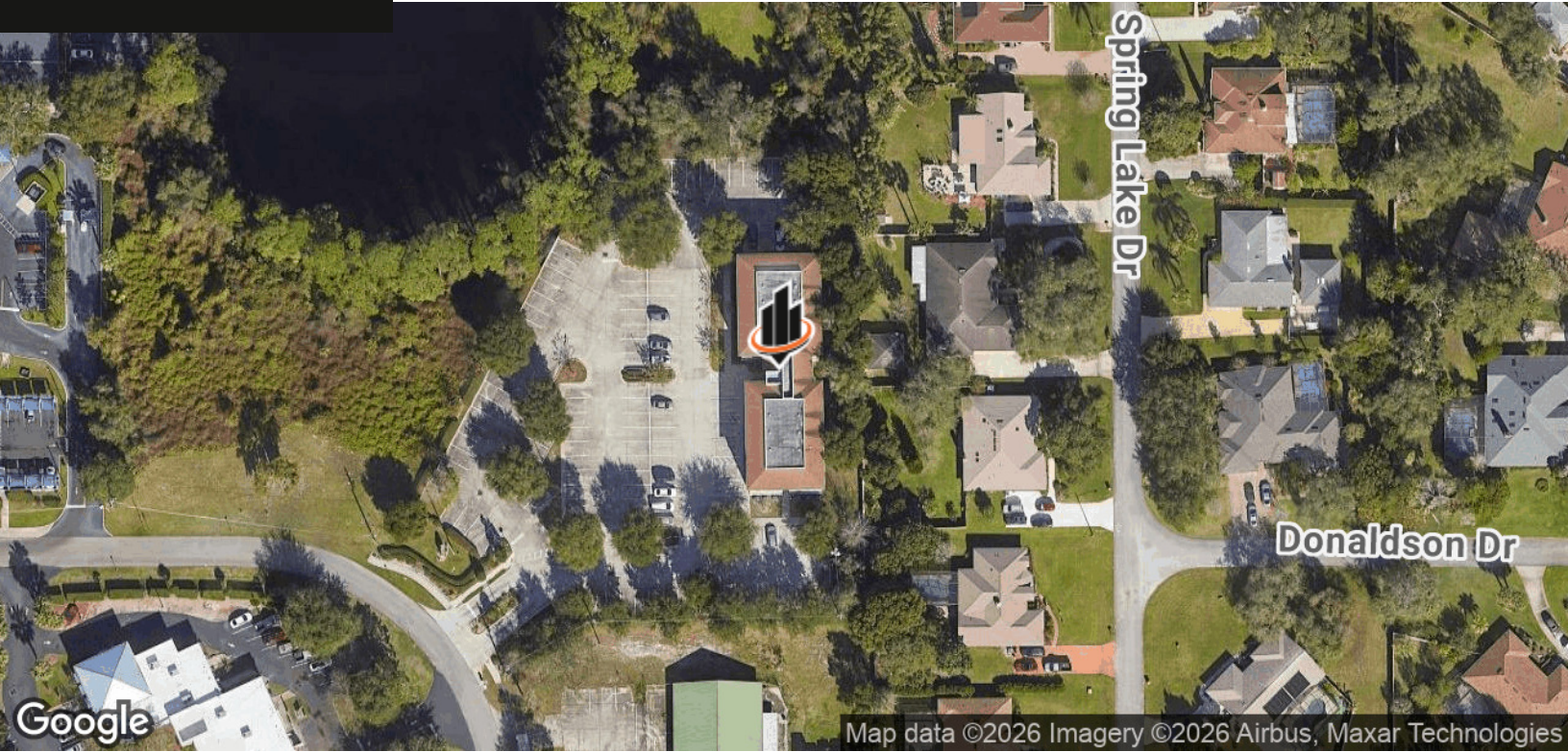
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