



Commercial
Real Estate FL

FREESTANDING OFFICE BUILDING

405 N. Clyde Morris Boulevard
Daytona Beach, Florida 32114

Property Summary

Property: 405 N. Clyde Morris Boulevard
Parcel No: 5238-45-02-0070
Status: For Sale or For Lease
Size: 3,150 SF Building on 0.41+/- Acres
Price:

For Sale \$362,250
For Lease \$12.00 NNN
Estimated CAM, Real Estate Taxes & Insurance \$5.00 per SF

Zoning: HM 'Hospital/Medical District'

Year Built: 1982

Population (est.):	<u>1 MILE</u> 8,877	<u>3 MILES</u> 54,449	<u>5 MILES</u> 115,391
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Average HHI (est.):	<u>1 MILE</u> \$34,096	<u>3 MILES</u> \$35,385	<u>5 MILES</u> \$42,738
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Traffic Count: 18,900 vehicles per day - International Speedway Boulevard

- Property Highlights:
- Freestanding Office Building For Sale or Lease
 - Former Medical Office
 - Reception, Lab, Admin Office, Three Offices, Eight Exam Rooms, and Five Bathrooms
 - Conveniently located just north of International Speedway Boulevard between Interstate 95 and Beaches
 - Just minutes to Halifax Health Medical Center, Daytona Beach International Airport, Daytona International Speedway and approximately 3.1 miles to Interstate 95
 - Ready for Immediate Occupancy!



Rock Solid in Commercial Real Estate

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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PICTURES

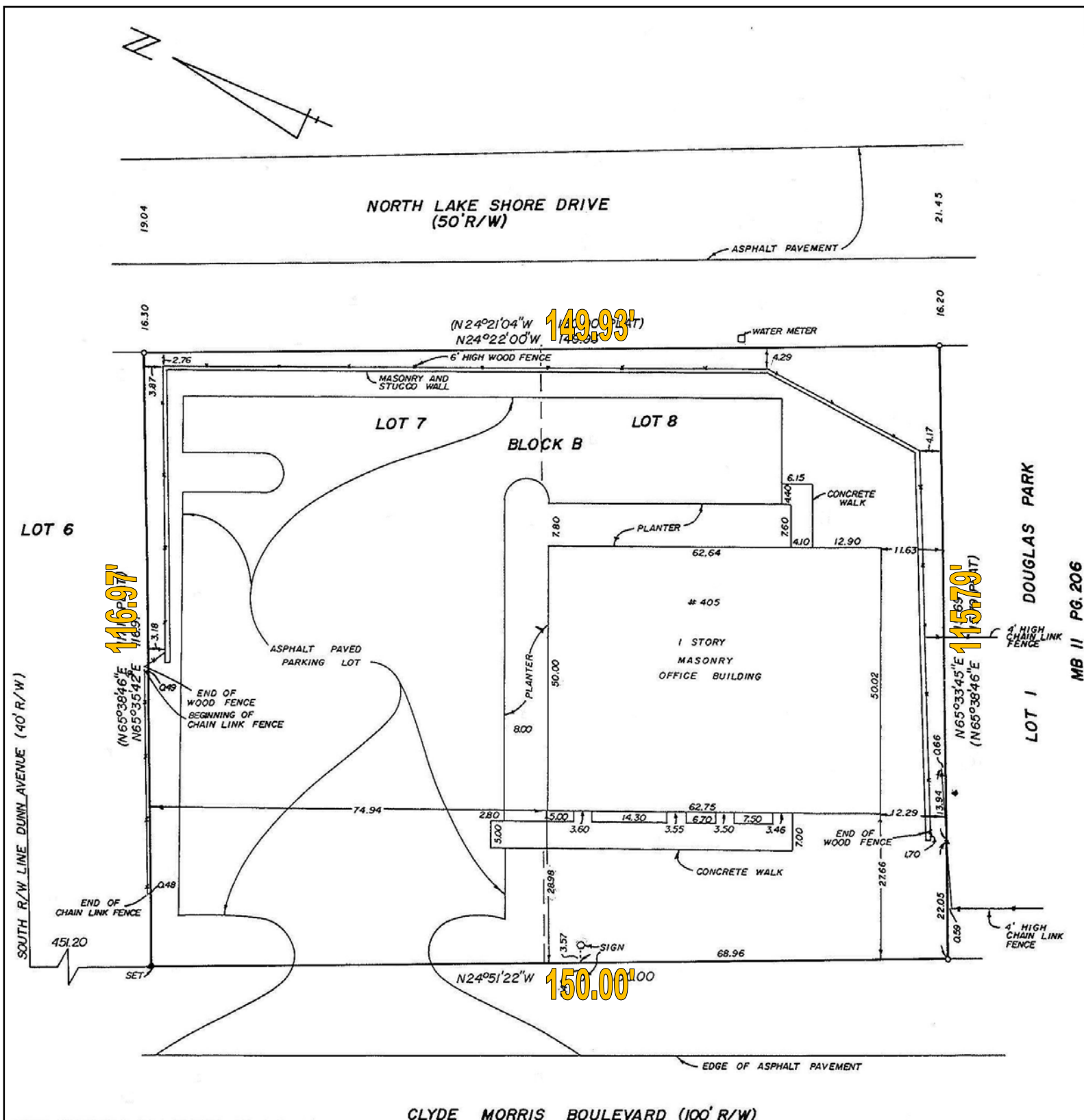
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SURVEY



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