

Clyde Morris Professional Center

325 Clyde Morris Boulevard, Unit 390
Ormond Beach, FL 32174



OFFERING SUMMARY

AVAILABLE SF:	2,864 SF
SALE PRICE:	\$549,900
FOR LEASE:	\$16.50 NNN
CONDO FEES:	\$565.25/Month
2019 RE TAXES:	\$8,228.65
YEAR BUILT:	2003

PARCEL NO:	4229-10-0B-0170
	4229-10-0B-0180
	4229-10-0B-0190
	4229-10-0B-0200
	4229-10-0B-0210
	4229-10-0B-0220

TRAFFIC COUNT: 14,500 AADT

ZONING: B-10, Suburban Boulevard

PROPERTY OVERVIEW

2,864 SF Office Condo For Sale or Lease in Clyde Morris Professional Center. Medical Office end cap unit.
8 exam rooms, waiting room, large reception area, admin area, 1 office, 2 doctor's offices with shared restroom and shower, two restrooms for staff/patient use, breakroom, records room, and storage rooms.
Rear access door.
Hurricane shutters included with the unit.
Building and Monument Signage available.
Estimated CAM, Real Estate Taxes, and Insurance \$5.25 per SF.

LOCATION OVERVIEW

Located on the southeast corner of Clyde Morris Boulevard and Hand Avenue. Approximately 2.4 miles to AdventHealth Daytona Beach, 2.3 miles to Interstate 95, and 5.6 miles to Halifax Health Medical Center.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,086	36,546	75,986
Total Population	4,375	85,399	180,412
Average HH Income	\$49,360	\$54,047	\$53,093

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

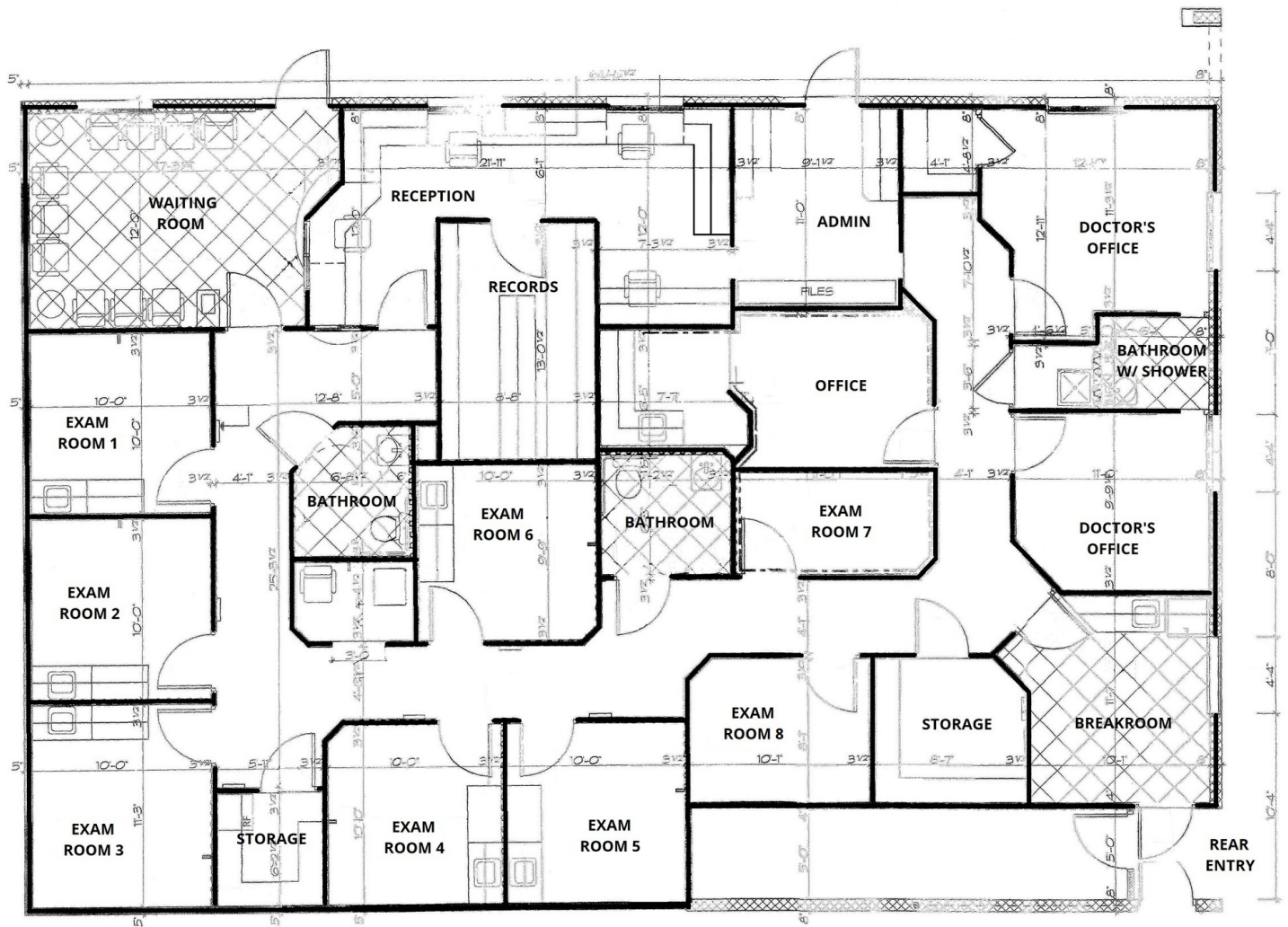


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Floor Plan

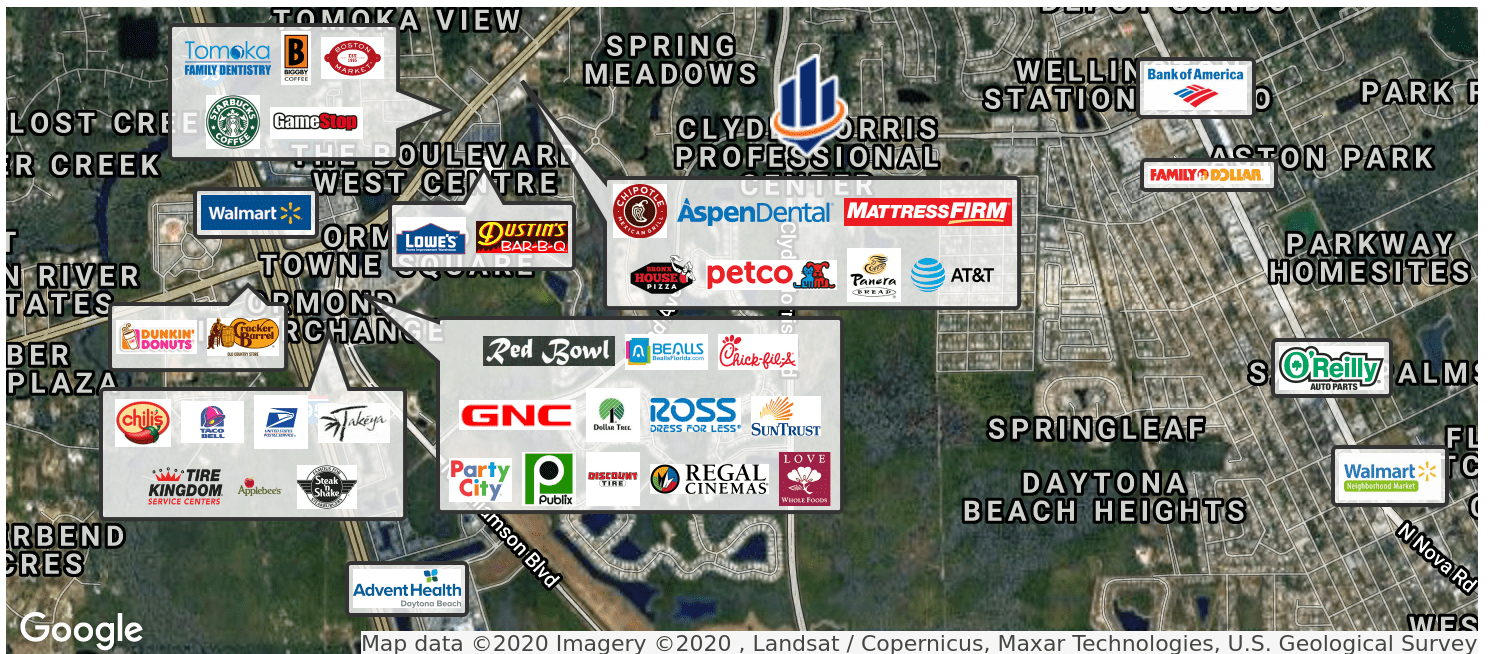
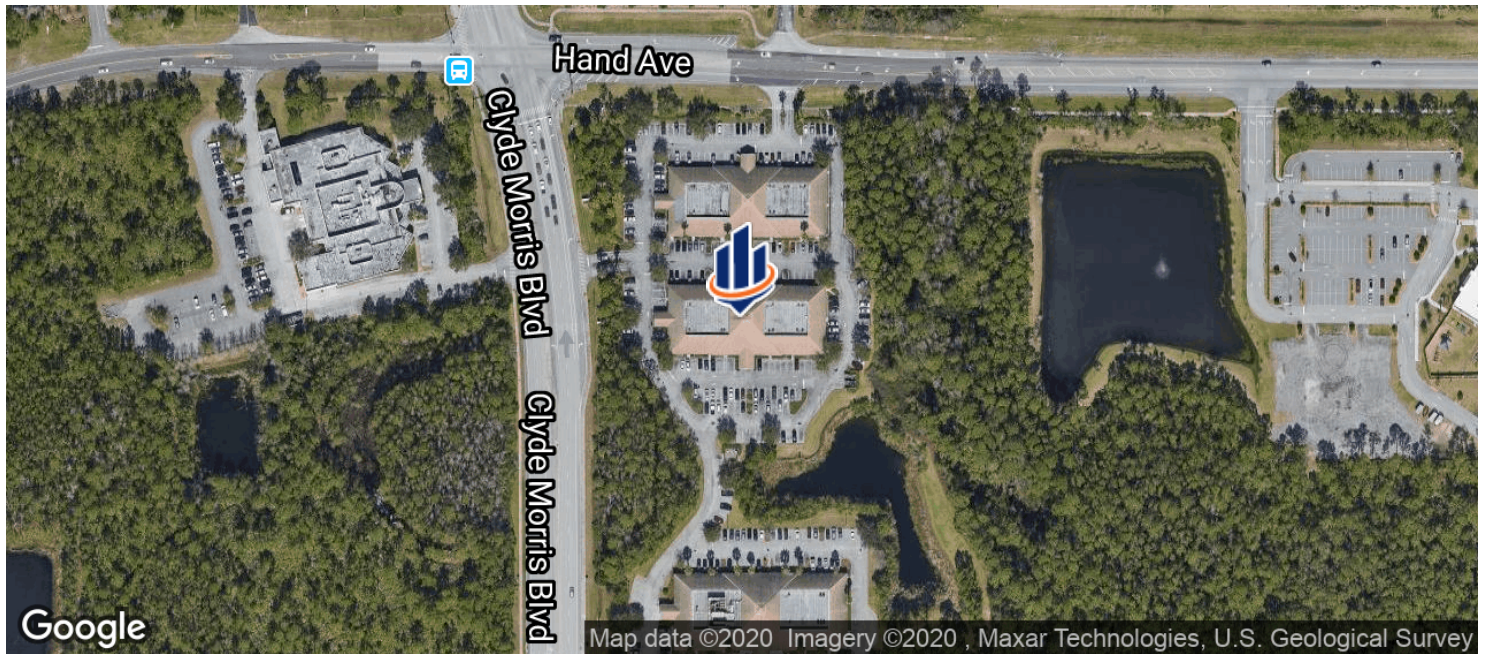


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Location Maps



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