

MEDICAL OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

4,061 SF Medical Office Building For Sale in Volusia Medical Park.

Functional medical layout with travertine flooring. 2 waiting rooms, 8 exam rooms, 1 large procedure room, 2 physician offices, 6 restrooms, record storage, nurses station, and breakroom in the mezzanine.

26 parking spaces including 2 covered spaces.

The separate adjacent 0.61+/- acre lot is included for future expansion of the parking lot and/or building.

Volusia Medical Park Association dues are \$520 per quarter for both lots (\$260 per lot).

LOCATION DESCRIPTION

Located in Volusia Medical Park just north of Dunn Avenue and west of Clyde Morris Boulevard.

Less than 1 mile to Halifax Health Medical Center, 4.6 miles to AdventHealth Daytona Beach Hospital, and approximately 3.2 miles to Interstate 95.

LOCATION ADDRESS

517 Health Boulevard
Daytona Beach, FL 32114

JOHN W. TROST, CCIM

Principal | Senior Advisor

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CHRIS BUTERA

Principal

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OFFERING SUMMARY

SALE PRICE:	\$1,025,000
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LOT SIZE:	Lot 13: 0.61+/- Acres Lot 14: 0.88+/- Acres Total: 1.49+/- Acres
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BUILDING SIZE:	4,061 SF
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YEAR BUILT:	2008
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PARCEL NO:	5338-OB-00-0130 5338-OB-00-0140
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TRAFFIC COUNT:	22,000 AADT Clyde Morris Blvd 6,800 AADT Dunn Avenue
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ZONING:	OP, Office/Professional
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ADDITIONAL PHOTOS



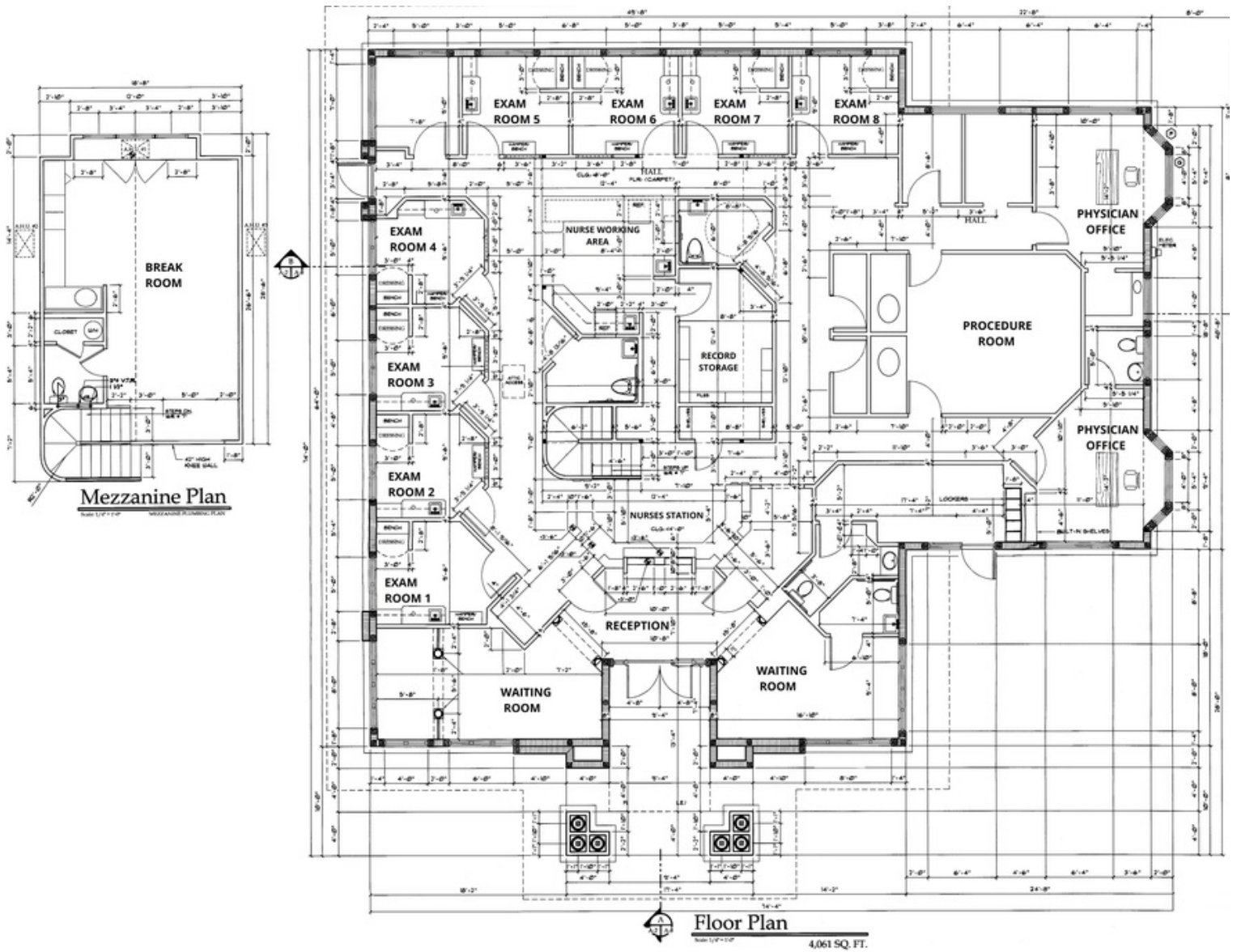
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FLOOR PLAN

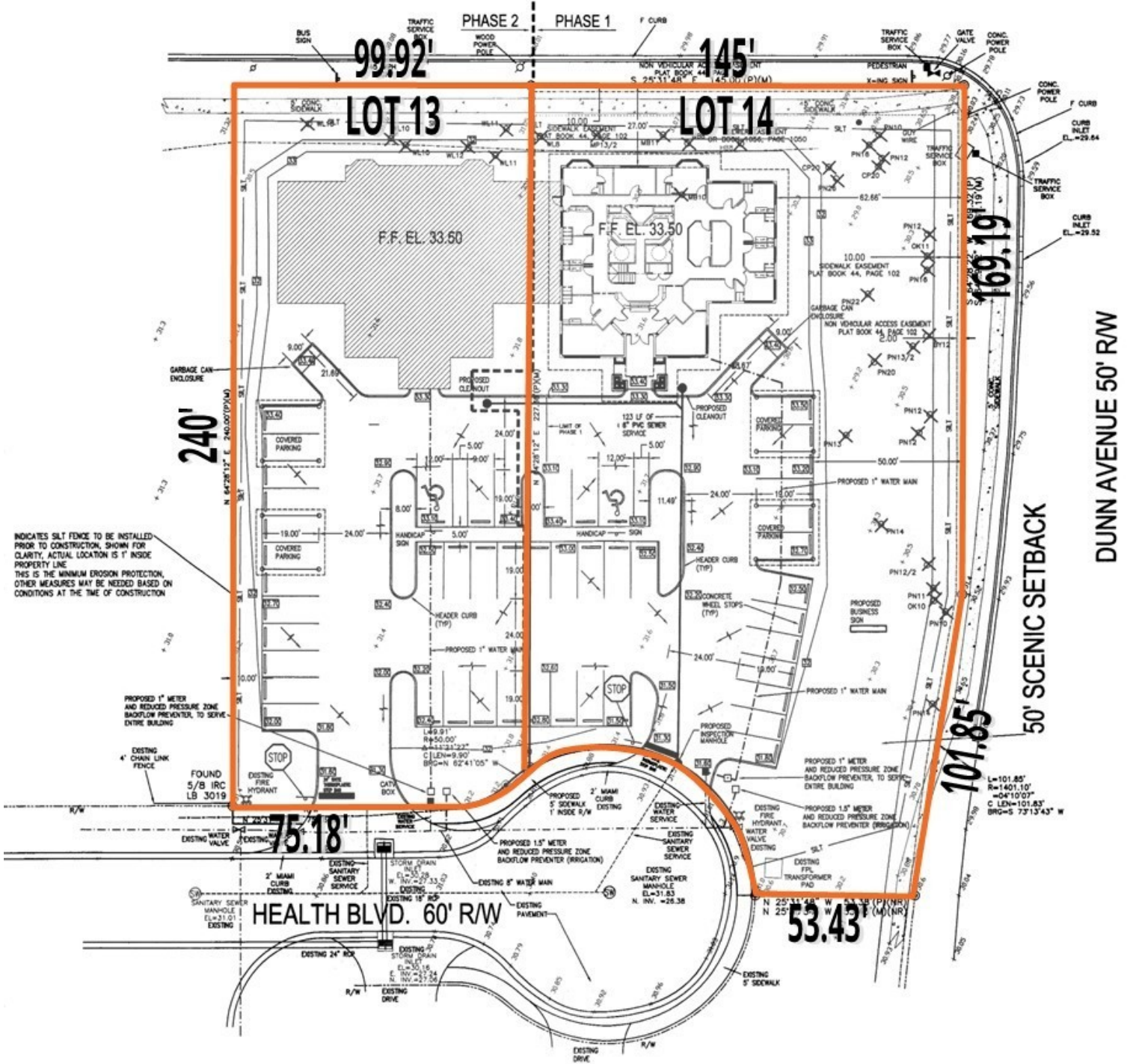


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SITE PLAN

CLYDE MORRIS BOULEVARD 80' RW



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LOCATION MAPS



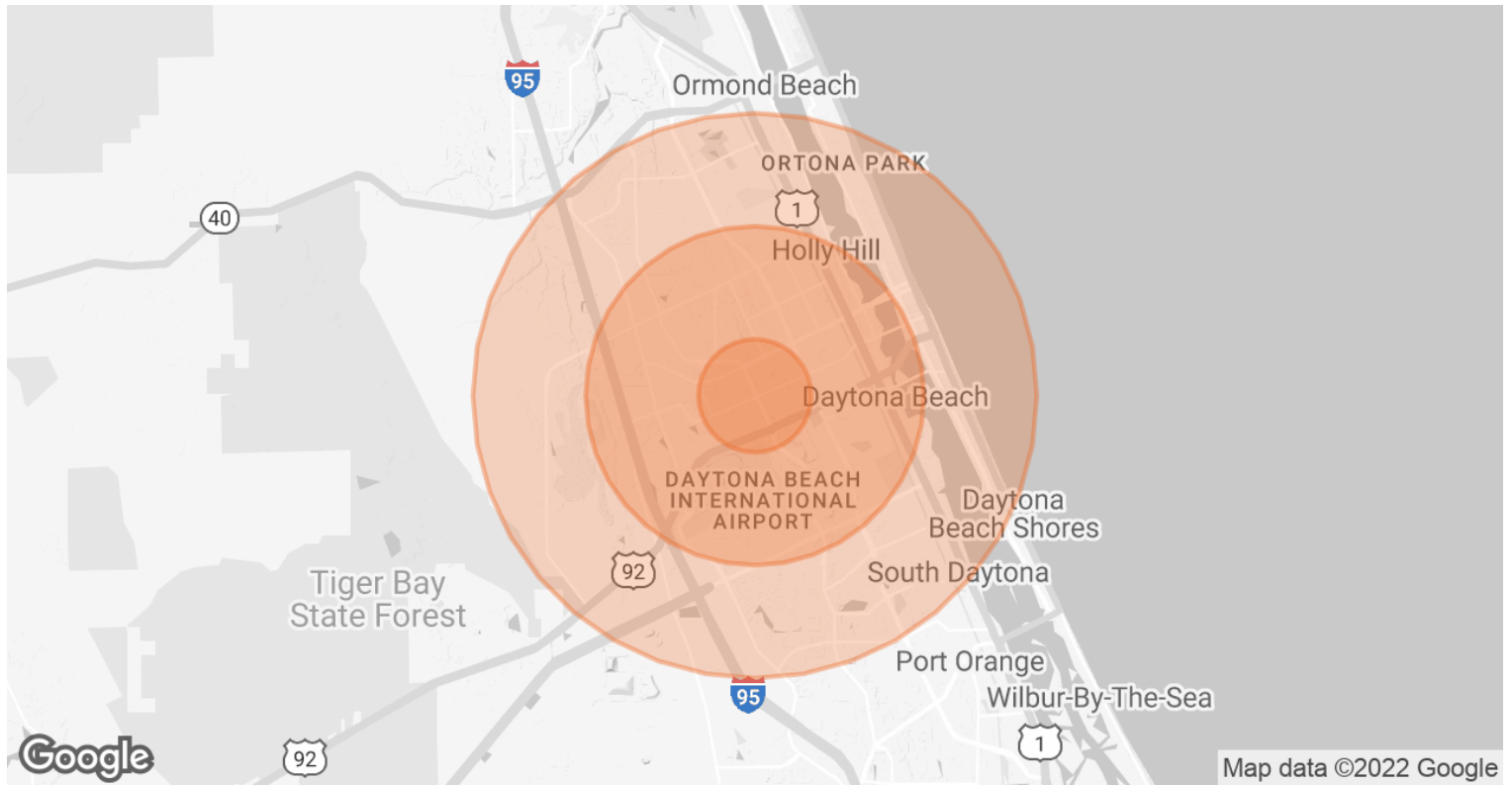
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,465	60,201	131,483
AVERAGE AGE	32.5	33.3	40.5
AVERAGE AGE (MALE)	32.9	32.4	38.4
AVERAGE AGE (FEMALE)	33.3	35.8	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,566	25,268	59,039
# OF PERSONS PER HH	2.9	2.7	2.4
AVERAGE HH INCOME	\$40,744	\$47,383	\$57,641
AVERAGE HOUSE VALUE		\$145,235	\$180,274

* Demographic data derived from 2010 US Census

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