

FREESTANDING OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

6,283 SF Two Unit Freestanding Office Building For Sale on 0.95+/- Acres.

Main Unit 100 - Approx. 4,783 SF with 8 exam rooms, two large offices, large open area gym area, 4 restrooms (one with shower), admin office, business office, waiting room, evaluation room, and Kitchen.

Second Unit 102 - Currently Leased - Approx. 1,500 SF with 4 exam rooms, office, breakroom, reception, waiting room, and storage. Natural light throughout.

Well maintained and renovated.

Roof replaced in April 2022.

Distinctive exterior with Coral Stone accents and Blue Barrel tile mansard roof, covered front entry, and rear entry.

Shared freestanding sign with International Speedway Boulevard visibility.

Great for Medical, Physical Therapy, Gym, and Professional/Corporate offices with income from the second unit.

LOCATION ADDRESS

100-102 Professional Boulevard
Daytona Beach, FL 32114

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$797,500
LOT SIZE:	0.95+/- Acres
BUILDING SIZE:	6,283 SF
YEAR BUILT:	1979
PARCEL NO:	5227-09-00-0010
ZONING:	T-4

LOCATION DESCRIPTION

Located just south of International Speedway Boulevard on Professional Boulevard.

One block east of Interstate 95.

Easy access to Interstate 95, International Speedway Boulevard, and Williamson Boulevard.

Approximately 2.3 miles to Daytona Beach International Airport, 1.5 miles to One Daytona, 2.8 miles to Halifax Health Medical Center, 3.5 miles to Daytona State College, and 3.5 miles to Embry-Riddle Aeronautical University.

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



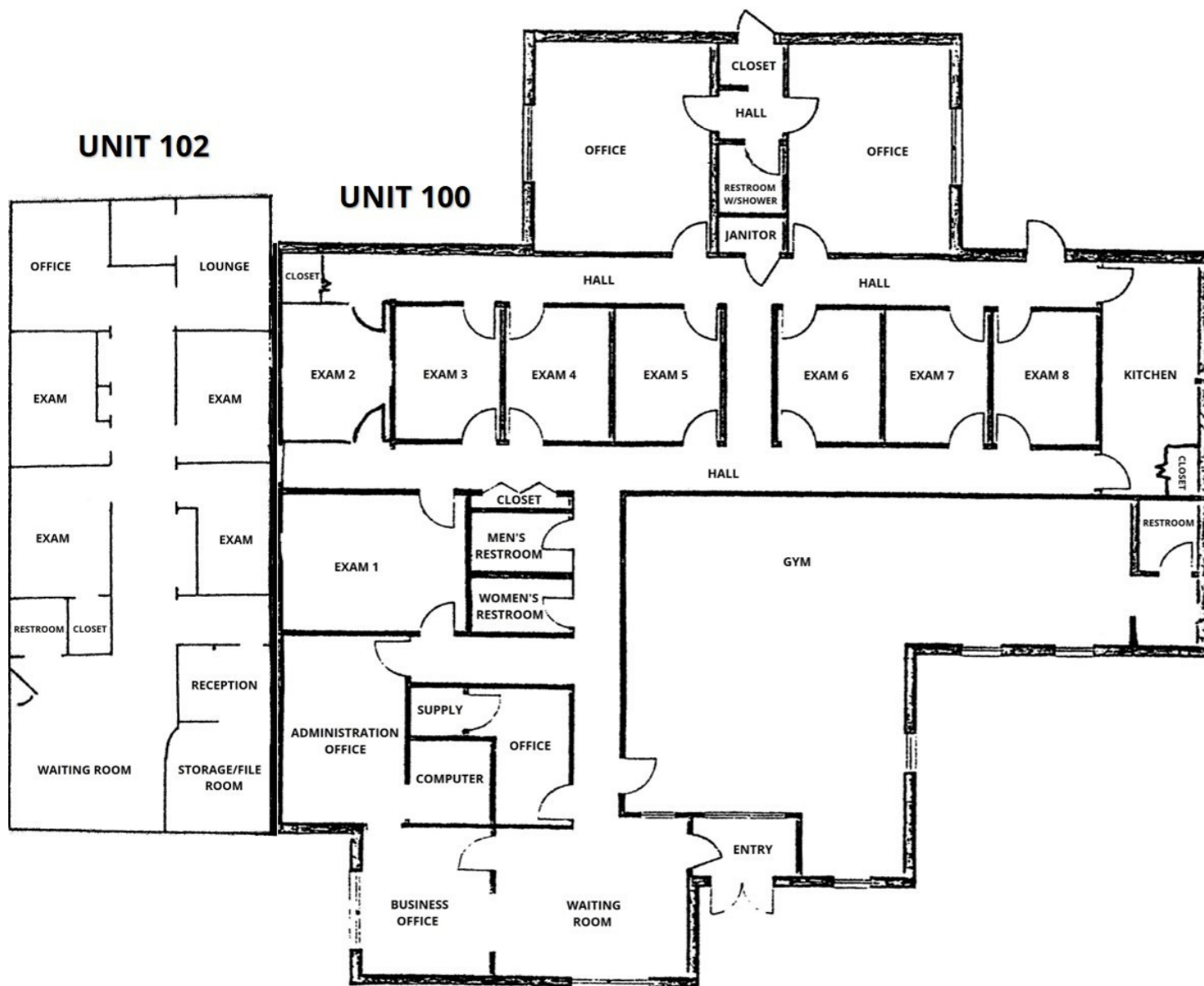
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FLOOR PLAN



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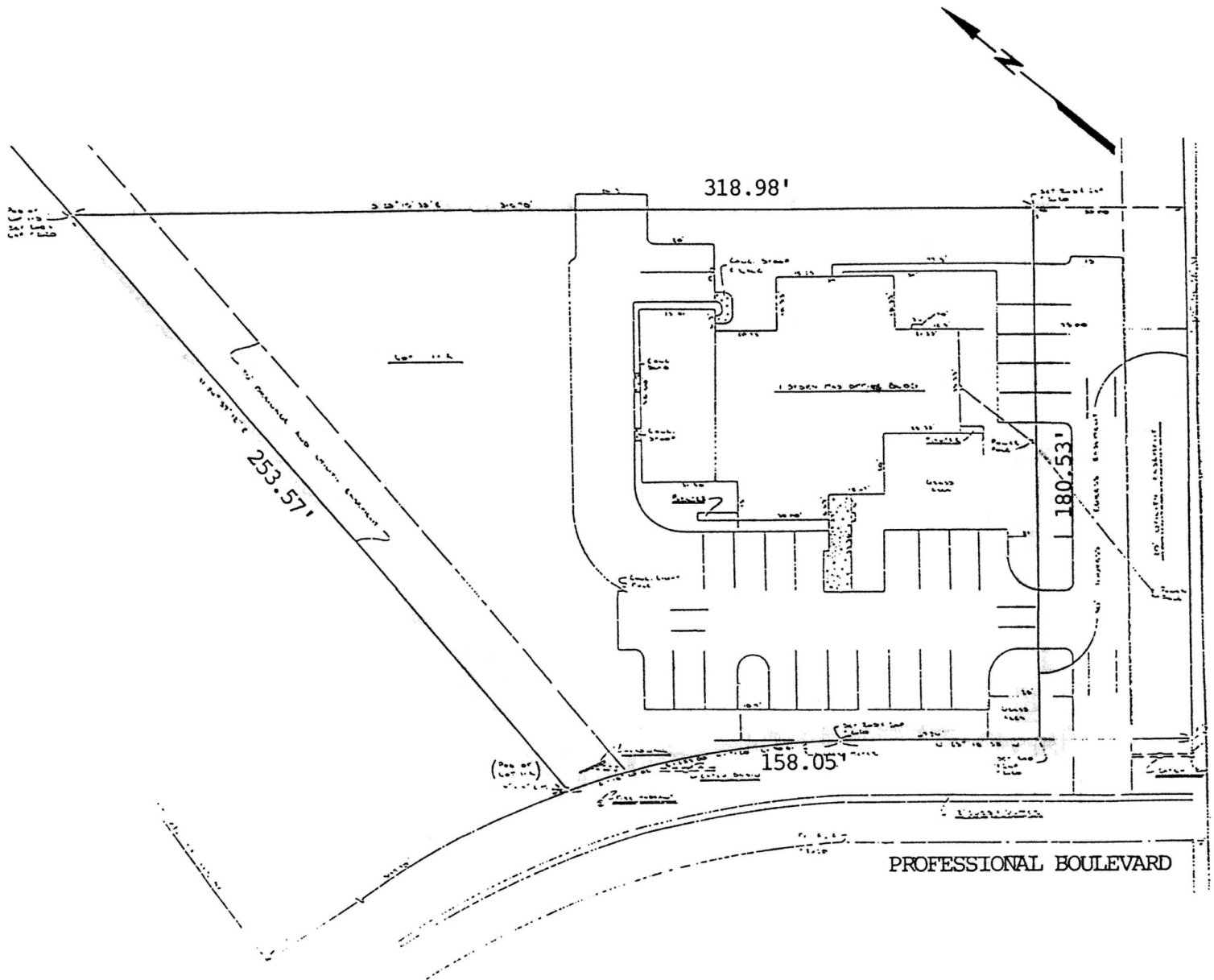
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PLOT PLAN SKETCH



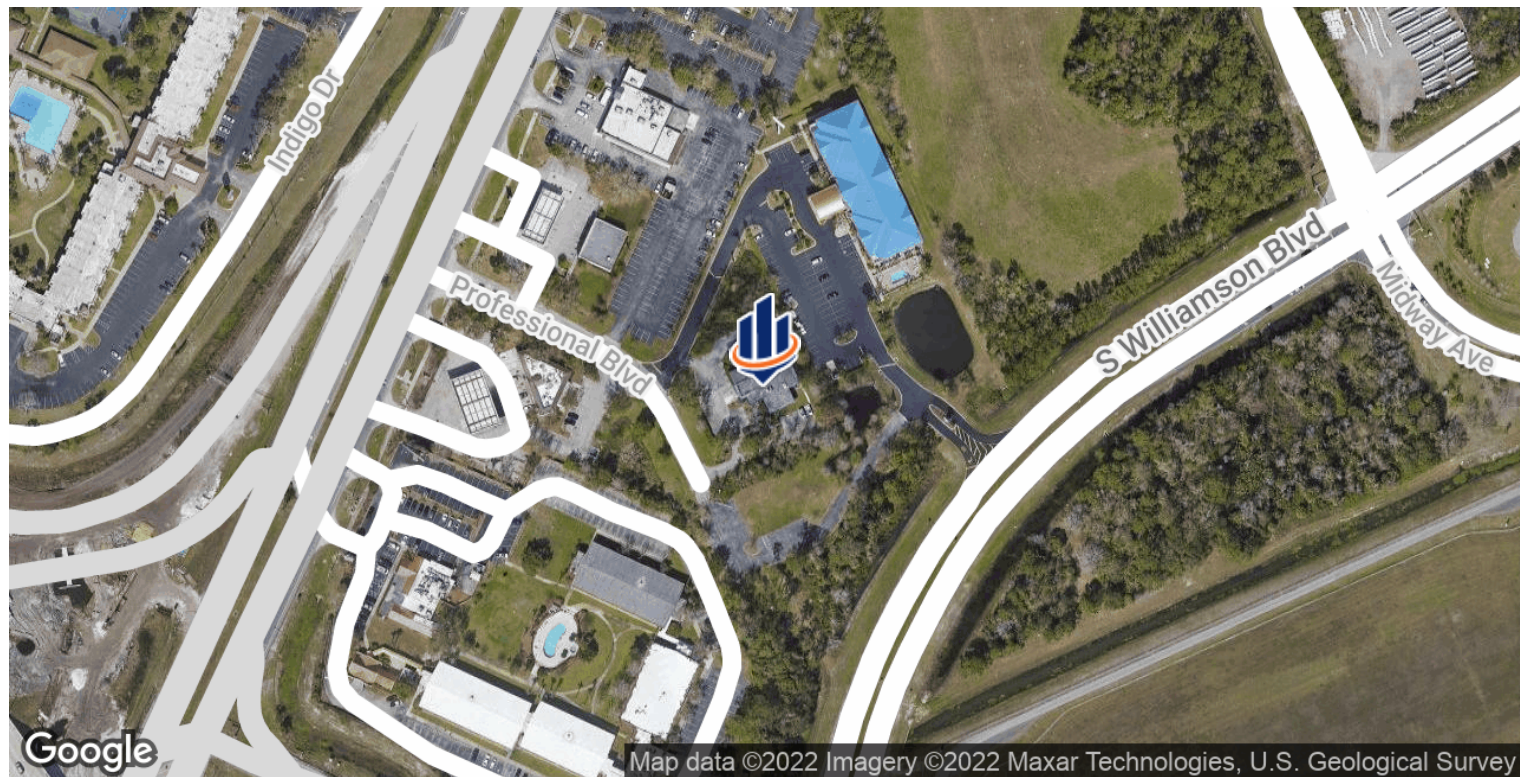
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	365	25,268	105,401
AVERAGE AGE	22.4	30.7	38.4
AVERAGE AGE (MALE)	22.9	29.9	36.5
AVERAGE AGE (FEMALE)	30.6	36.1	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	199	11,516	44,762
# OF PERSONS PER HH	3.8	2.9	2.5
AVERAGE HH INCOME	\$72,515	\$58,708	\$55,908
AVERAGE HOUSE VALUE	\$333,444	\$316,895	\$191,226

* Demographic data derived from 2010 US Census

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