

TWIN LAKES MEDICAL CENTER



PROPERTY DESCRIPTION

Second Floor Medical Space for Lease in Twin Lakes Medical Center, a premier 95,000 SF multispecialty medical complex.

Suite 230: 2,111 SF with a waiting room, reception area, nurse's station, procedure room, restroom, 3 offices, 4 exam rooms, and a breakroom.

Ideally located on LPGA Boulevard, with easy access to I-95, AdventHealth Daytona Beach, and Halifax Health Medical Center.

Available for occupancy in November 2024.

Estimated CAM, real estate taxes, and insurance: \$13.76 per SF.

LOCATION DESCRIPTION

Located on the NE corner of LPGA Boulevard and Clyde Morris Boulevard.

Approximately 1.3 miles to Interstate 95.

LOCATION ADDRESS

1890 LPGA Boulevard
Daytona Beach, FL 32117

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE: \$24.00 NNN

AVAILABLE SF: Suite 230: 2,111 SF

YEAR BUILT: 2004

TRAFFIC COUNT: 25,500 AADT

ZONING: PD-G, Planned Development General

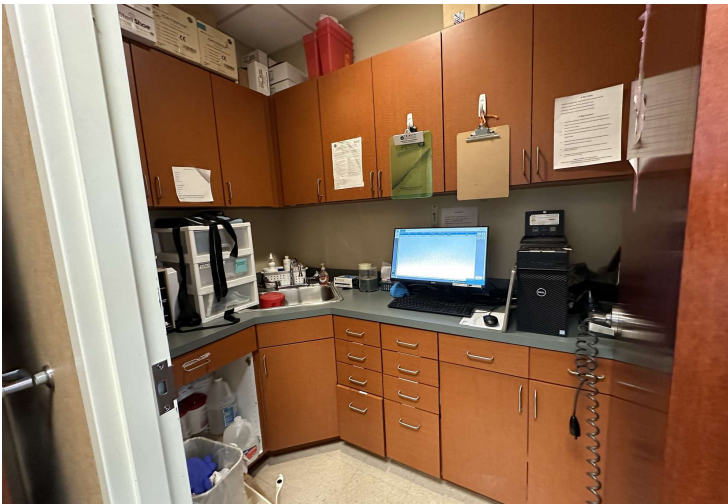
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,236	23,571	50,918
TOTAL POPULATION	2,661	54,440	117,458
AVERAGE HH INCOME	\$73,261	\$65,136	\$70,618

TWIN LAKES MEDICAL CENTER | 1890 LPGA Boulevard Daytona Beach, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS - SUITE 230



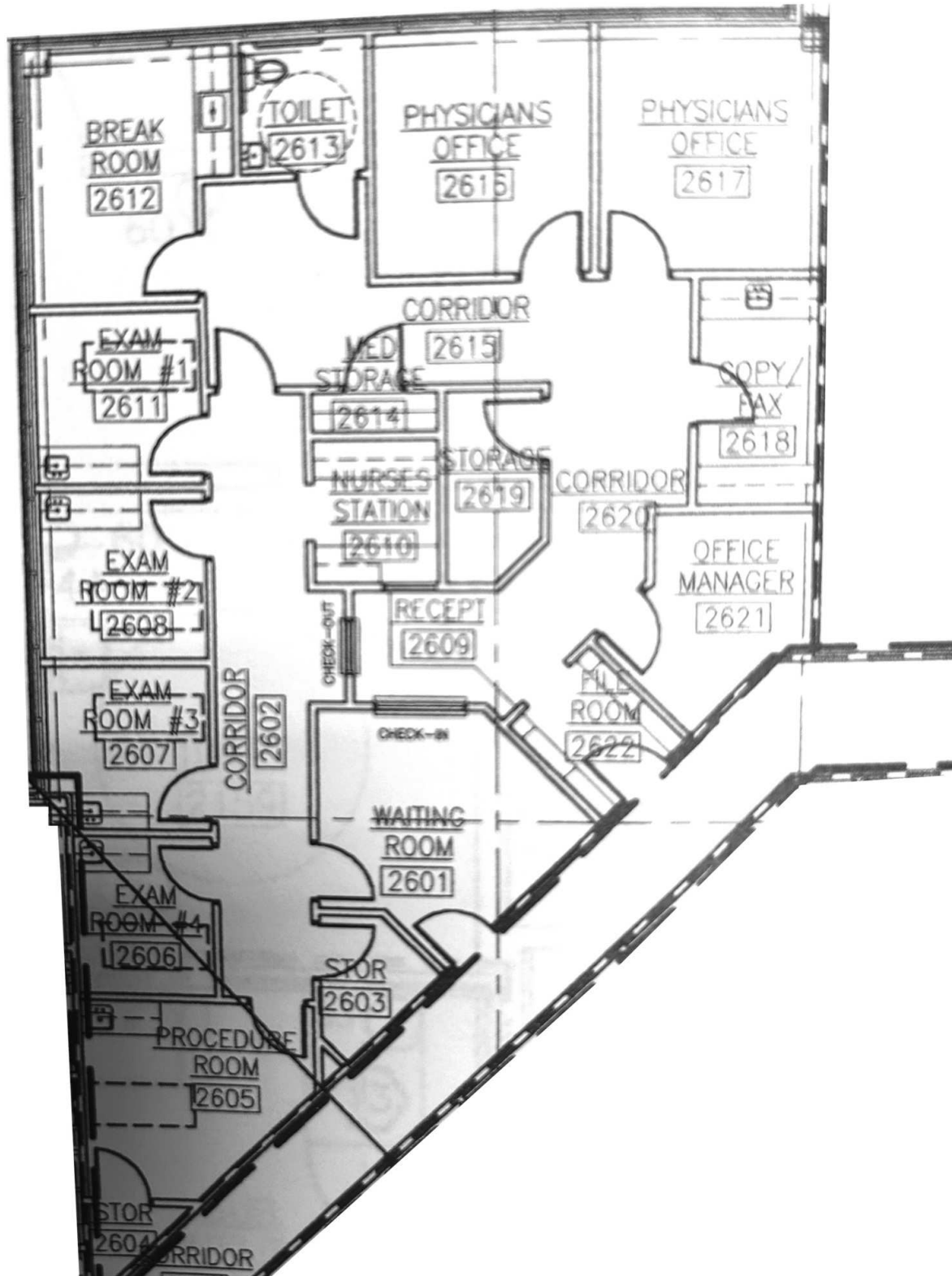
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

TWIN LAKES MEDICAL CENTER | 1890 LPGA Boulevard Daytona Beach, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



FLOOR PLAN - SUITE 230



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

TWIN LAKES MEDICAL CENTER | 1890 LPGA Boulevard Daytona Beach, FL 32117



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAPS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

TWIN LAKES MEDICAL CENTER | 1890 LPGA Boulevard Daytona Beach, FL 32117



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.