



For Lease

2,047 SF Medical Office For Lease

2501 S. Volusia Avenue, Suite 100, Orange City, FL 32763



OFFERING SUMMARY

LEASE RATE:	\$20.00 NNN
AVAILABLE SF:	Suite 100: 2,047 SF
YEAR BUILT:	2007
TRAFFIC COUNT:	22,500 AADT
ZONING:	PUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,035	18,155	38,298
TOTAL POPULATION	4,499	44,000	97,638
AVERAGE HH INCOME	\$85,287	\$91,363	\$90,840

PROPERTY DESCRIPTION

2,047 SF Medical Office For Lease in Orange City. The floor plan includes a waiting room, reception, open work area, 2 offices, 7 exam rooms, a break area, and 2 restrooms. A move-in-ready layout ideal for a wide range of healthcare users. The space benefits from strong visibility and traffic along S. Volusia Avenue, with abundant parking. Estimated CAM, Real Estate Taxes and Insurance \$3.84 per SF.

LOCATION DESCRIPTION

Located at the corner of S. Volusia Avenue and Shady Lane, between Saxon Boulevard and Enterprise Road.

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Additional Photos

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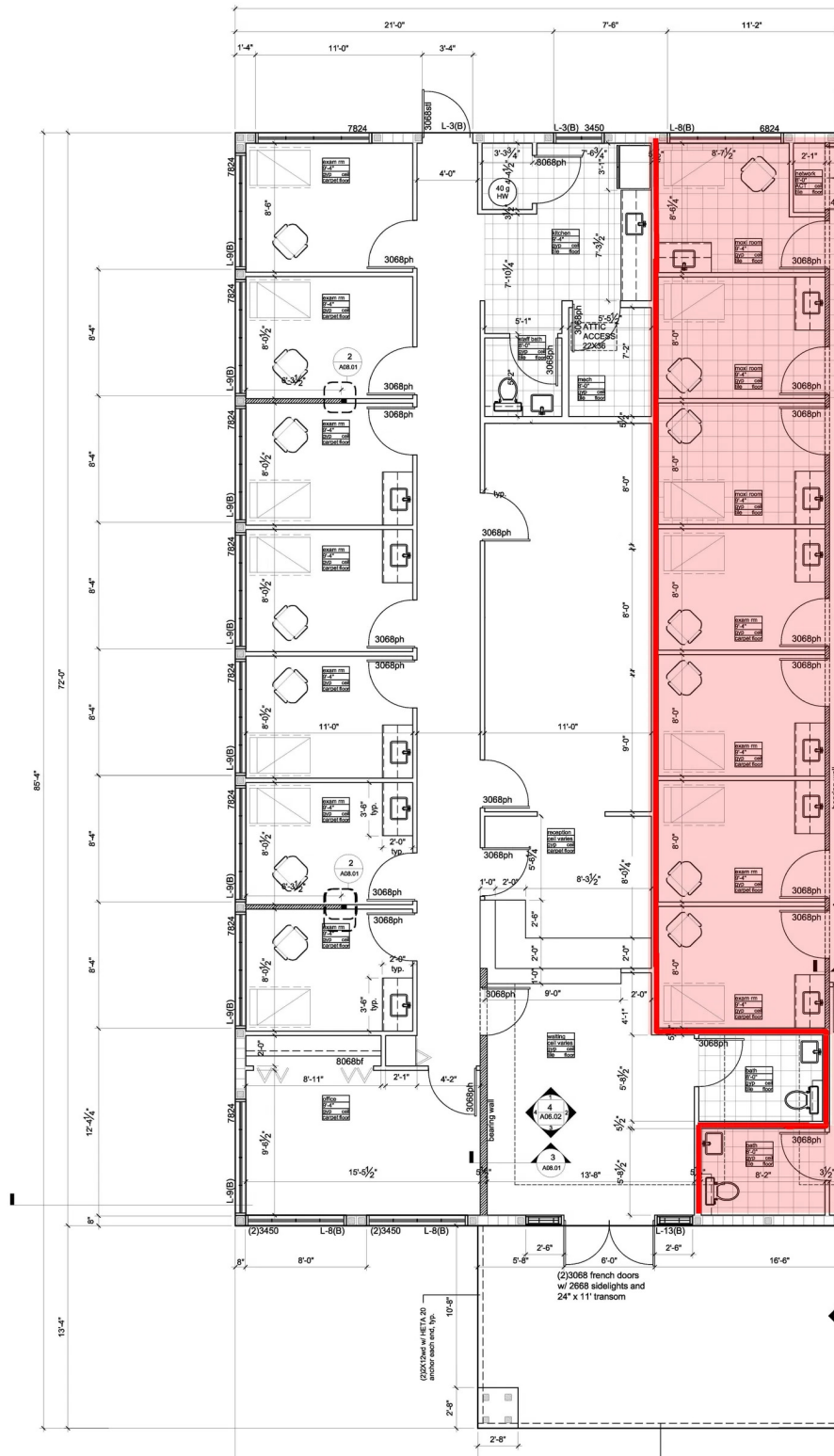


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