



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

1620 MASON AVE

Daytona Beach, FL 32117



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**COLDWELL BANKER COMMERCIAL
AI GROUP**
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FOR LEASE

CBCWORLDWIDE.COM



1620 MASON AVE

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LEASE



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Building Size: 10,000 SF

Build Out Design: Modern
Office/Medical

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PROPERTY OVERVIEW

Very attractive medical or office building located down the street from the Halifax Hospital and among multiple medical practices. The building is two floors for a total of 10,000 SF. Available unit is on the 2nd floor and approximately 5,000 S. Space currently offers a mix of large office space, open floor and 4 restroom and showers. Current floor plan is ideal for a sleep lab or medical research office. TI options are available for qualified tenants to convert space to tenant specific requirements.

LOCATION OVERVIEW

The city of Daytona is a vibrant and diverse community. Whether attracted to the water and surfing at the, " World's Most Famous Beach", or following the Nascar racing curcuit at the newly expanded and remodeled raceway, the City of Daytona is a city like no other which is reflected in its healthy ecomony and strong community.



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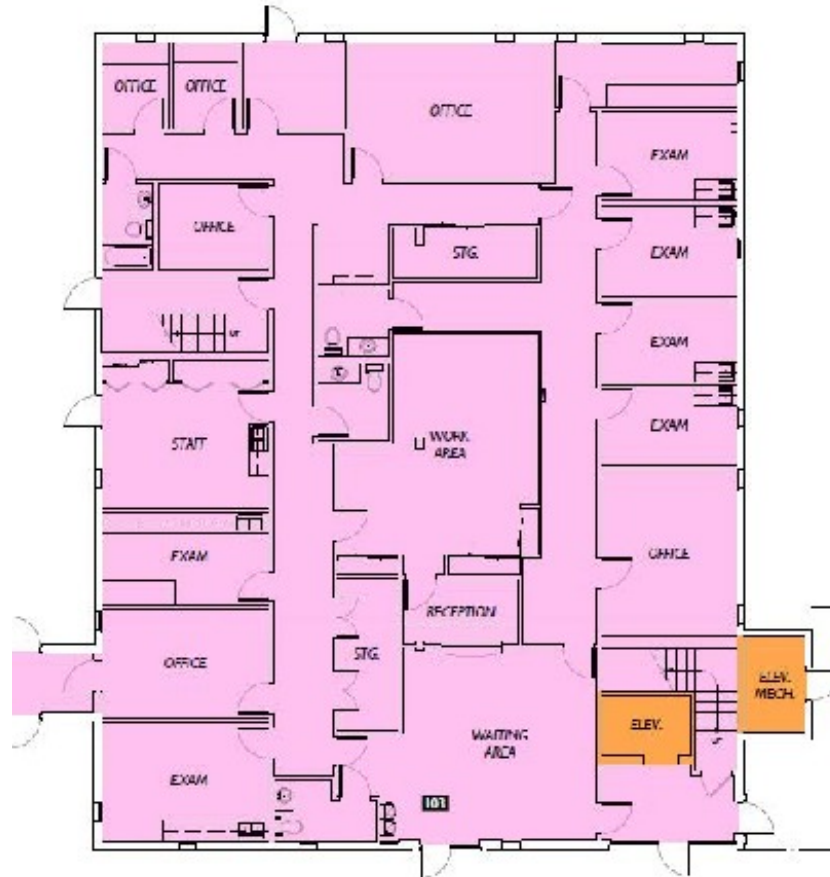


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MAIN FLOOR



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UPPER FLOOR



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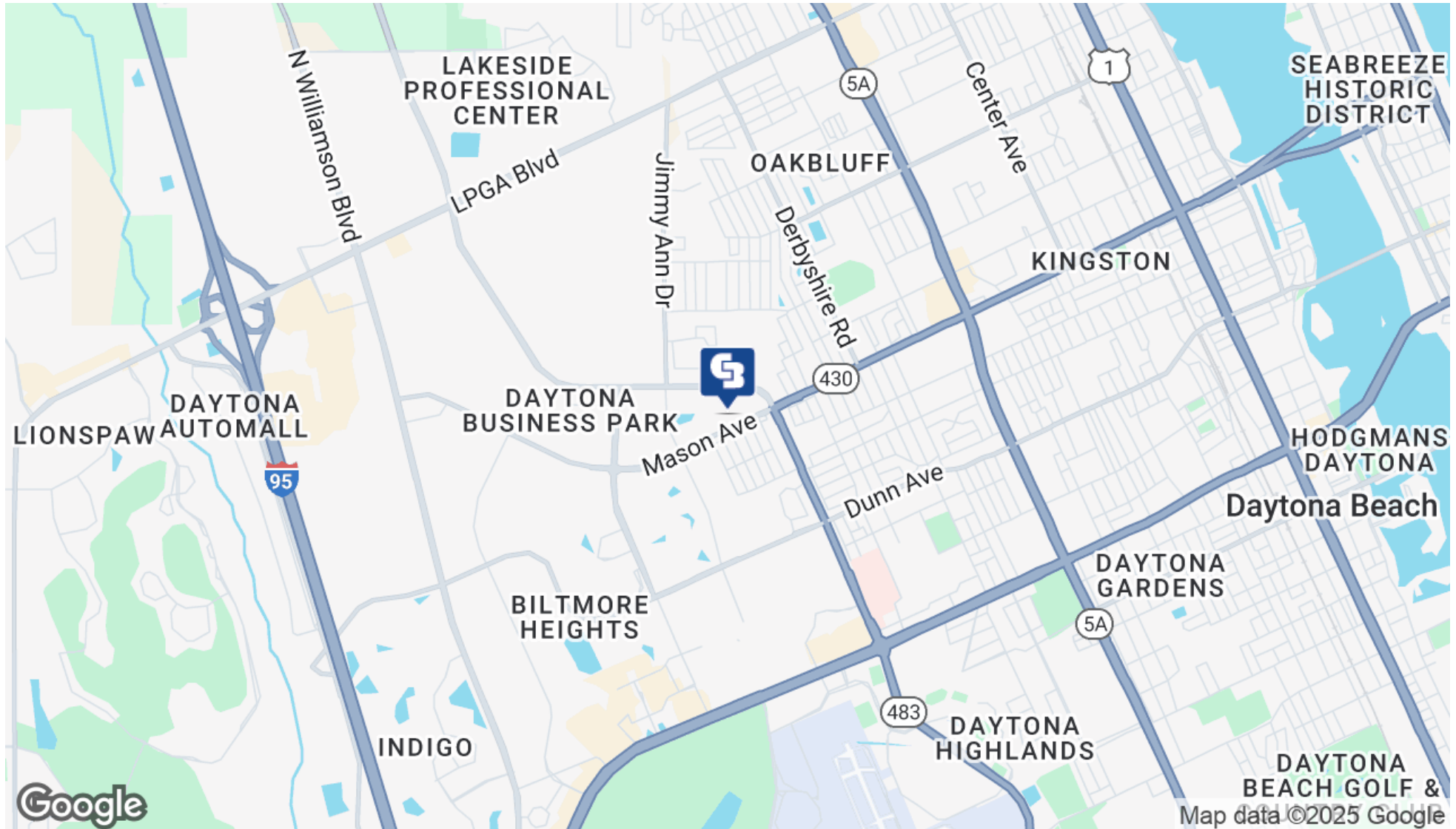
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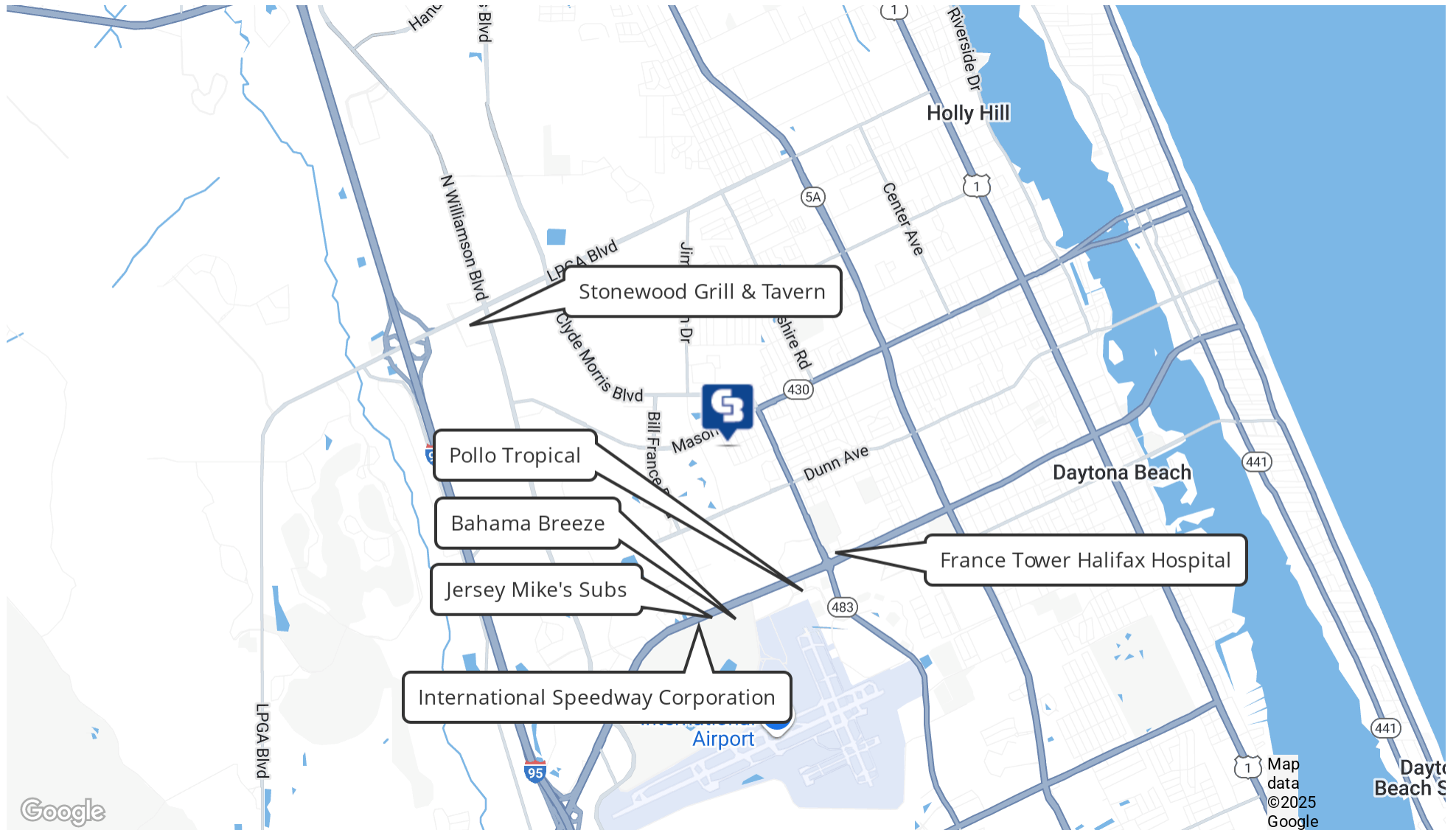
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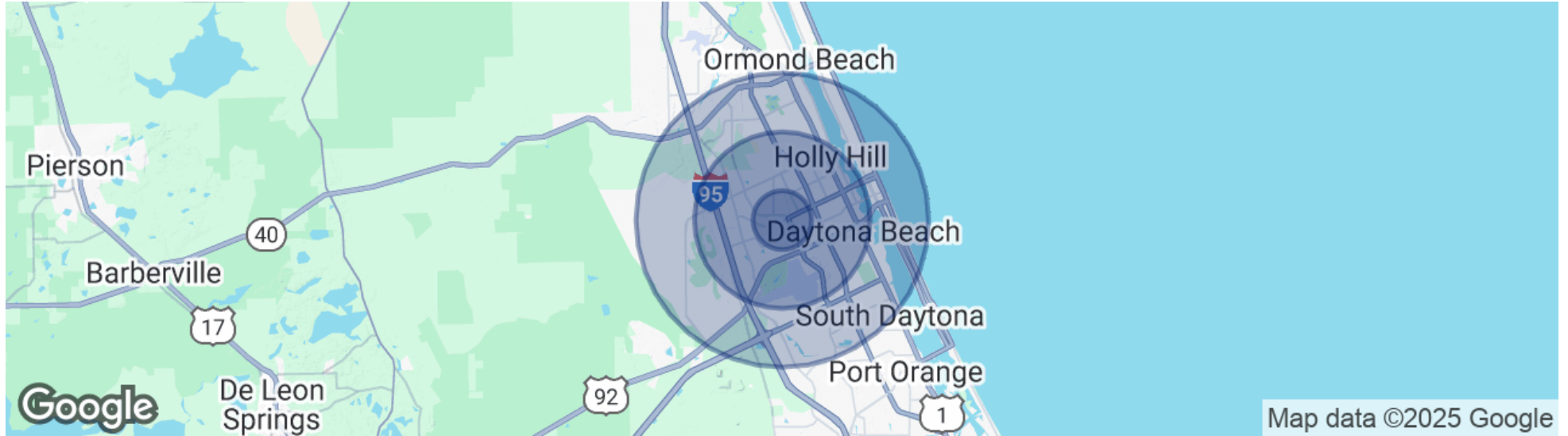
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,293	55,713	120,446
Median age	34.9	34.6	40.3
Median age (Male)	34.3	33.3	38.5
Median age (Female)	35.4	36.9	42.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,724	20,866	49,767
# of persons per HH	2.7	2.7	2.4
Average HH income	\$34,904	\$36,818	\$44,114
Average house value		\$149,560	\$177,649

* Demographic data derived from 2020 ACS - US Census

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