

## 1620 MASON AVE

Daytona Beach, FL 32117



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### OFFICE

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### 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 circuit at the newly expanded and remodeled raceway, the City of Daytona is a city like no other which is reflected in its healthy economy and strong community.



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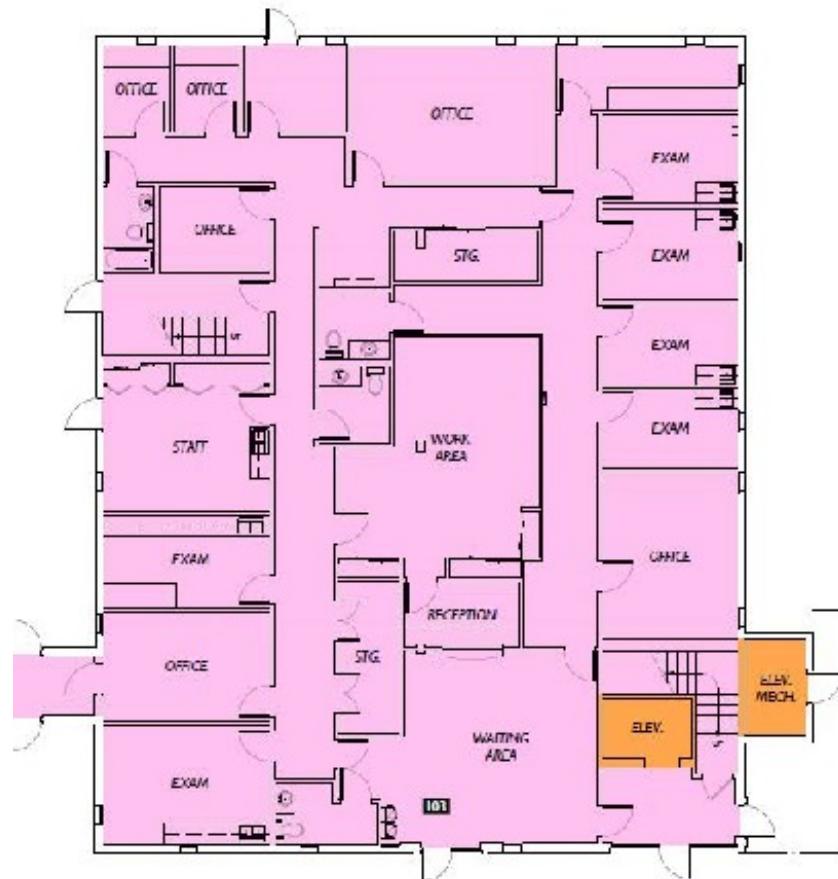


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## MAIN FLOOR



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## UPPER FLOOR



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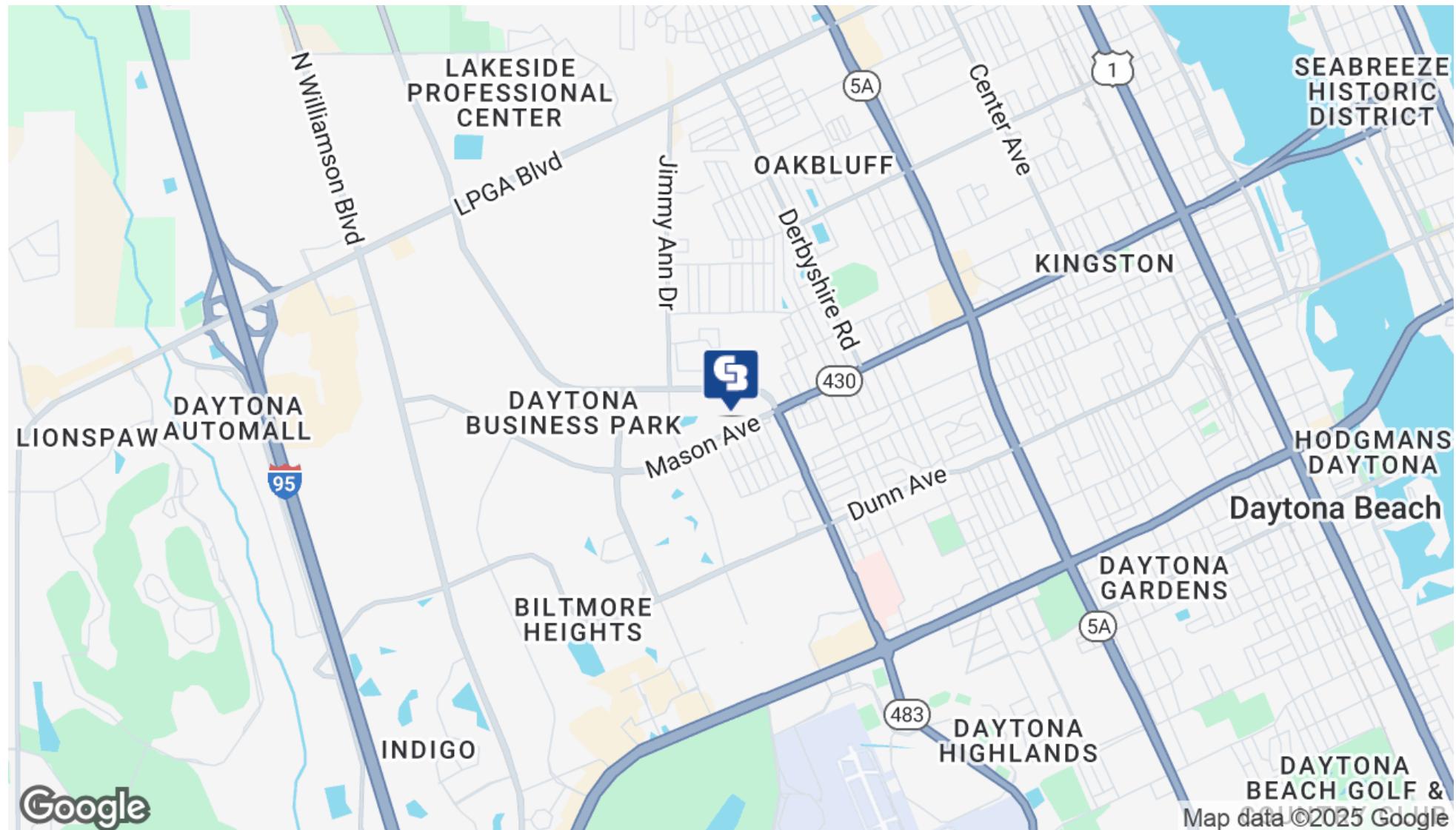
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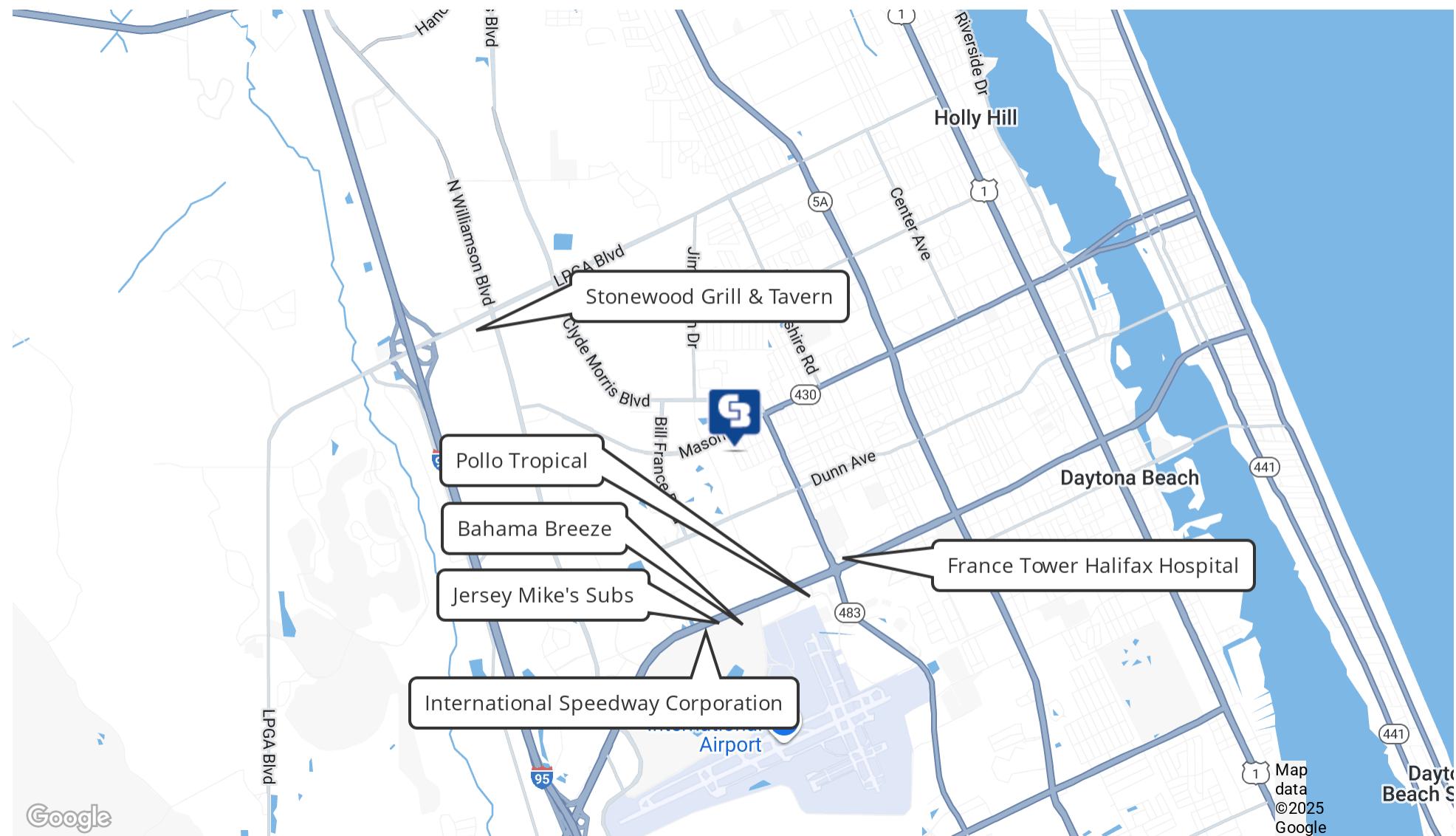
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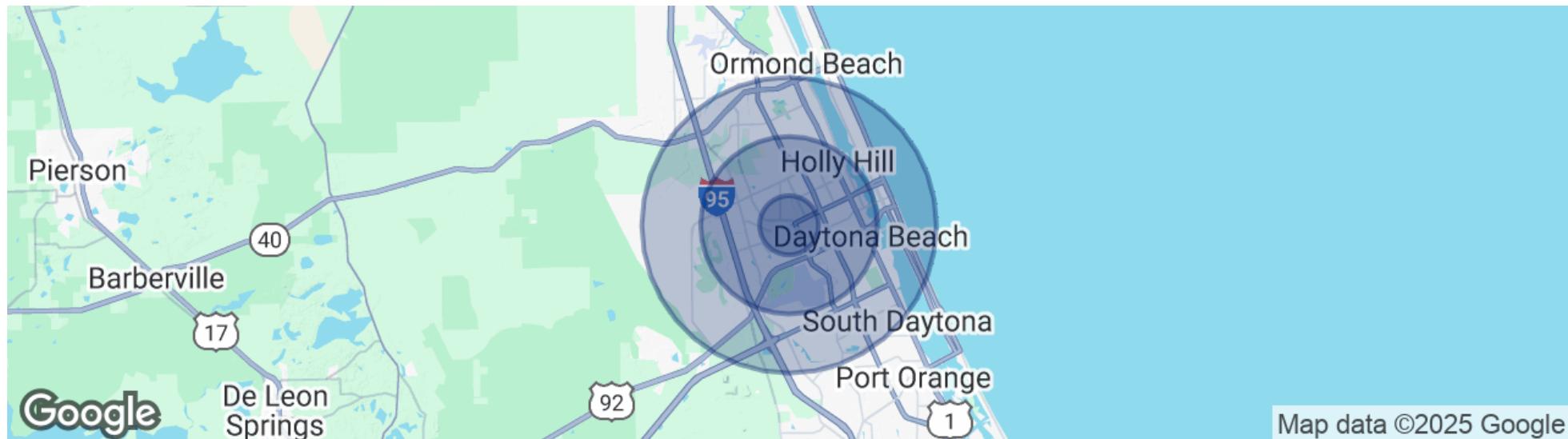
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### POPULATION

	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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