

LEASE

New Medical Office Building

5140 CLYDE MORRIS BOULEVARD

Port Orange, FL 32127

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (NNN)
CAM, TAXES & INSURANCE:	Est. \$8.00 SF/yr
NUMBER OF UNITS:	2
AVAILABLE SF:	1,788 - 3,811 SF
BUILDING SIZE:	8,125 SF
PARKING RATIO:	5.7 Spaces per 1,000 SF

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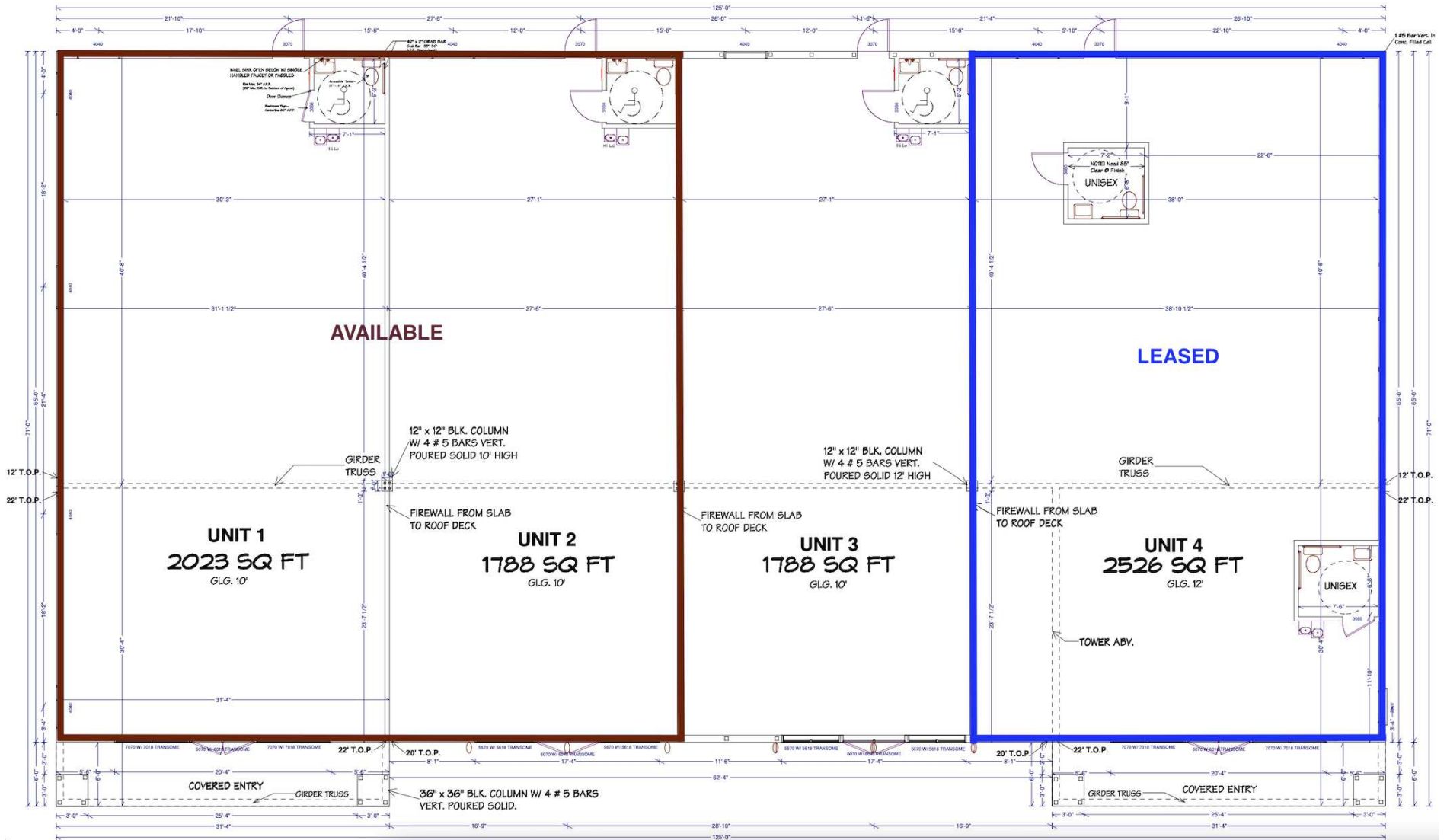
PROPERTY DESCRIPTION

Pines Professional Center is a 8,125 SF modern office project perfectly suited for medical users. This brand new, Walmart shadowed, marquee medical office building is strategically located in the heart of Port Orange, FL just off of Dunlawton Ave. on Clyde Morris Blvd., construction completed July 2025. Pines Professional Center offers tremendous visibility and exposure for your practice/business. Act now only 3,800 SF left.

PROPERTY HIGHLIGHTS

- Construction Completed July 2025
- High Visibility - Monument Signage Opportunity
- Units to be Delivered in "Cold Dark" Shell Condition
- Great Location - Densely Populated - Over 35,000 People Within 2-Miles

FLOOR PLAN



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LOCATION MAP



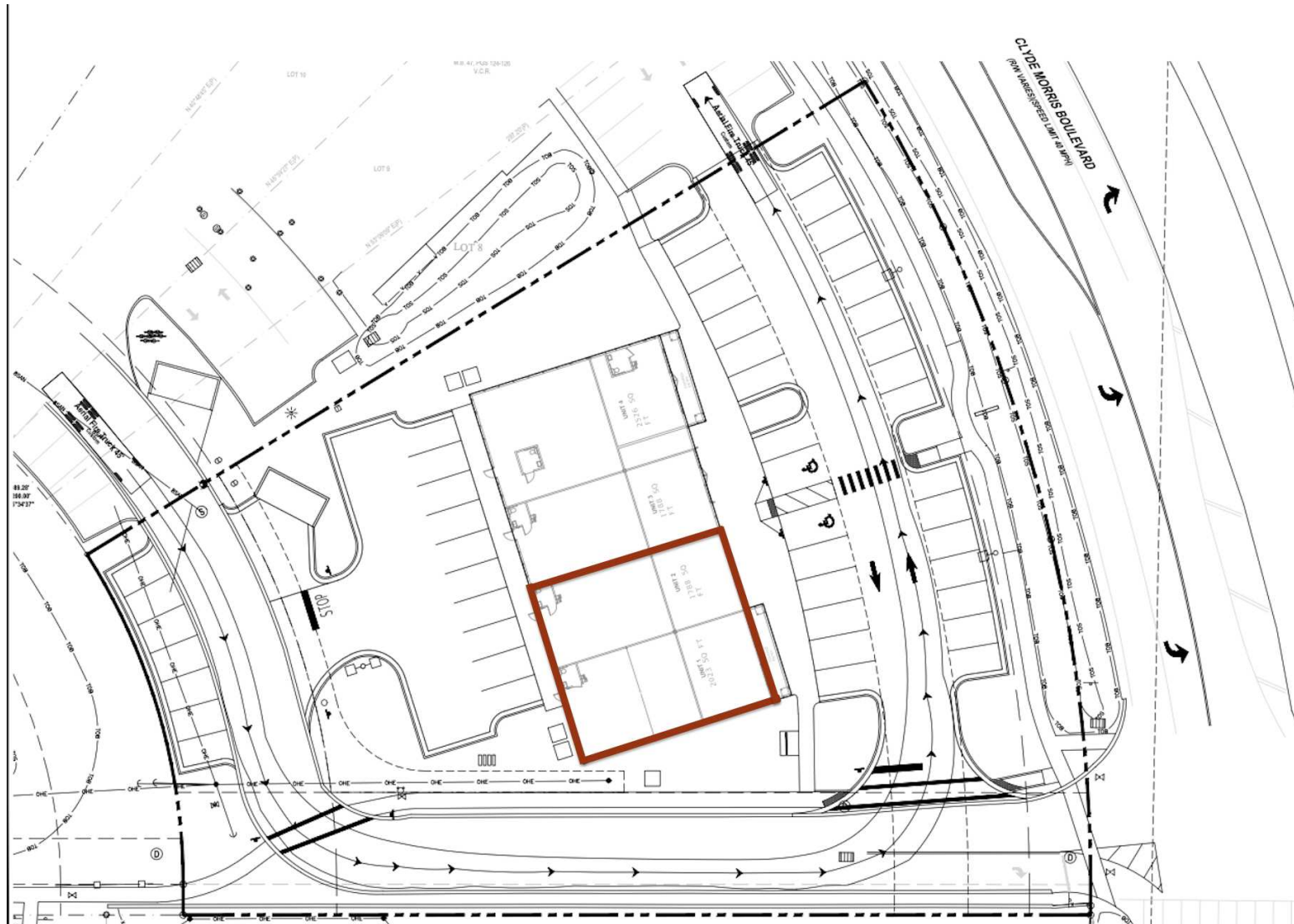
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SITE PLAN



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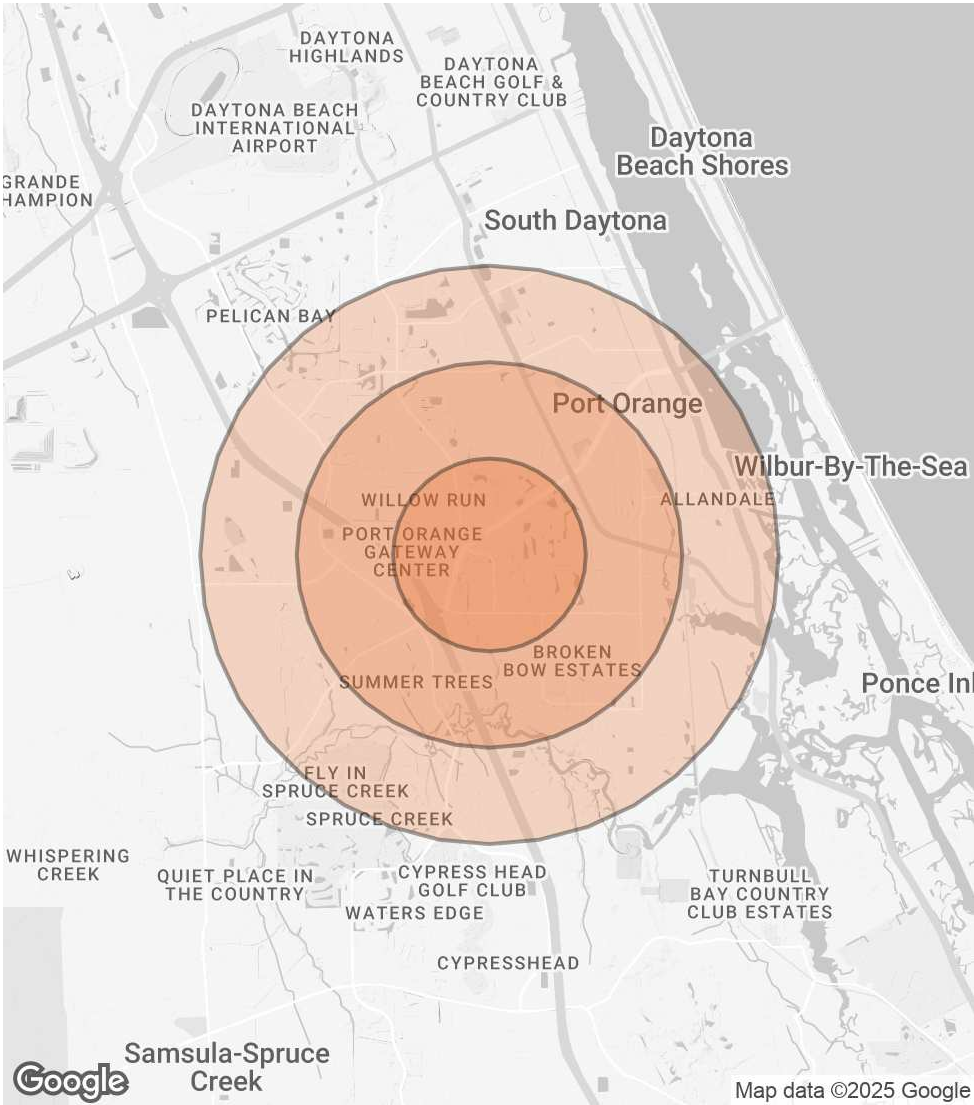
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,425	35,039	64,360
AVERAGE AGE	46	48	48
AVERAGE AGE (MALE)	44	47	47
AVERAGE AGE (FEMALE)	48	49	49

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,705	15,589	29,025
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$83,013	\$78,999	\$78,623
AVERAGE HOUSE VALUE	\$329,554	\$300,975	\$303,384

Demographics data derived from AlphaMap



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