

SALE / LEASE

ORANGE CITY MEDICAL OFFICE FOR SALE OR LEASE

1656 S Volusia Ave Orange City, FL 32763



PROPERTY DESCRIPTION

Discover an exceptional opportunity with this meticulously crafted 2,400 square foot medical office space, featuring 7 exam rooms, 1 procedure room, a move-in ready environment, doctor's office, conference room, break room, and a nurse's station. This well-appointed property, built in 2008 and renovated in 2011, presents a compelling opportunity for a medical investor. Strategically located in the vibrant Orange City area and zoned CG-2, it offers a versatile and functional space designed to meet the specialized needs of a medical practice. With its thoughtfully designed layout and modern amenities, this property is primed to facilitate seamless operations and professional growth.

PROPERTY HIGHLIGHTS

- Freestanding Medical Office for SALE or LEASE
- MOVE IN READY
- Monument Sign
- Close to Interstate 4 and Advent Health Fish Memorial Hospital

OFFERING SUMMARY

Sale Price:	\$875,000
Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,400 SF
Lot Size:	2,457 SF
Building Size:	2,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	929	2,757
Total Population	849	2,185	6,282
Average HH Income	\$61,848	\$62,076	\$61,696

John Wanamaker, CCIM, LEED AP
(386) 456-6650

Anthony Avila
(386) 532-4119



**COLDWELL BANKER
COMMERCIAL**
AI GROUP

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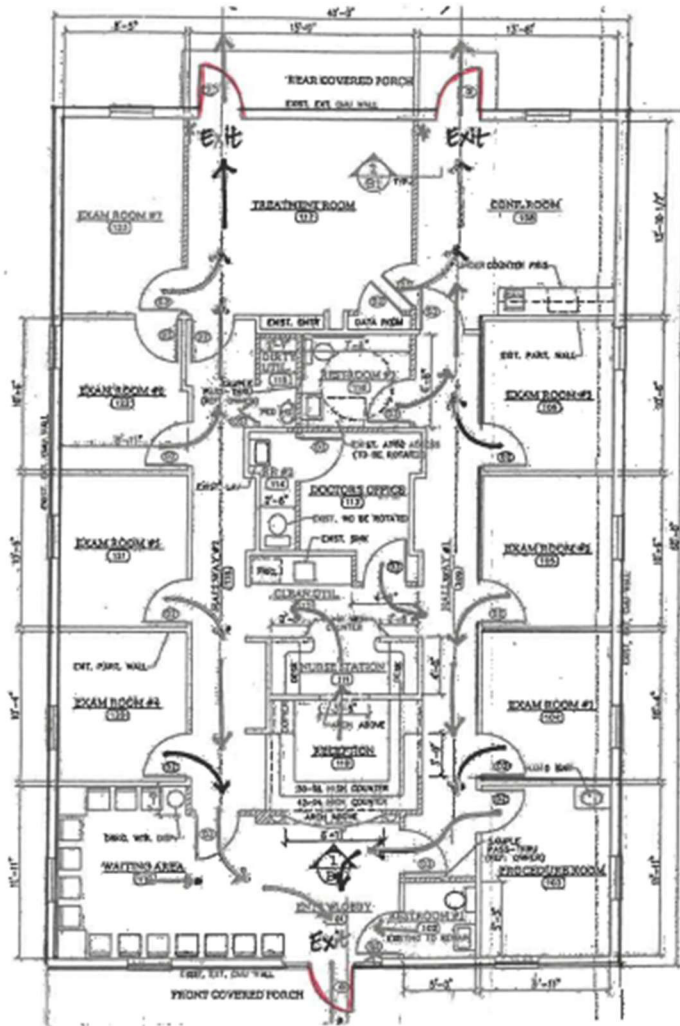


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FOR SALE OR LEASE

2400 SQ. FT. MEDICAL OFFICE

1656 SOUTH VOLUSIA AVENUE



PROPERTY DETAILS

7 EXAM ROOMS

1 PROCEDURE RM

LOBBY/RECEPTION

PRIVATE DR. OFFICE W/RESTROOM

BREAK AREA

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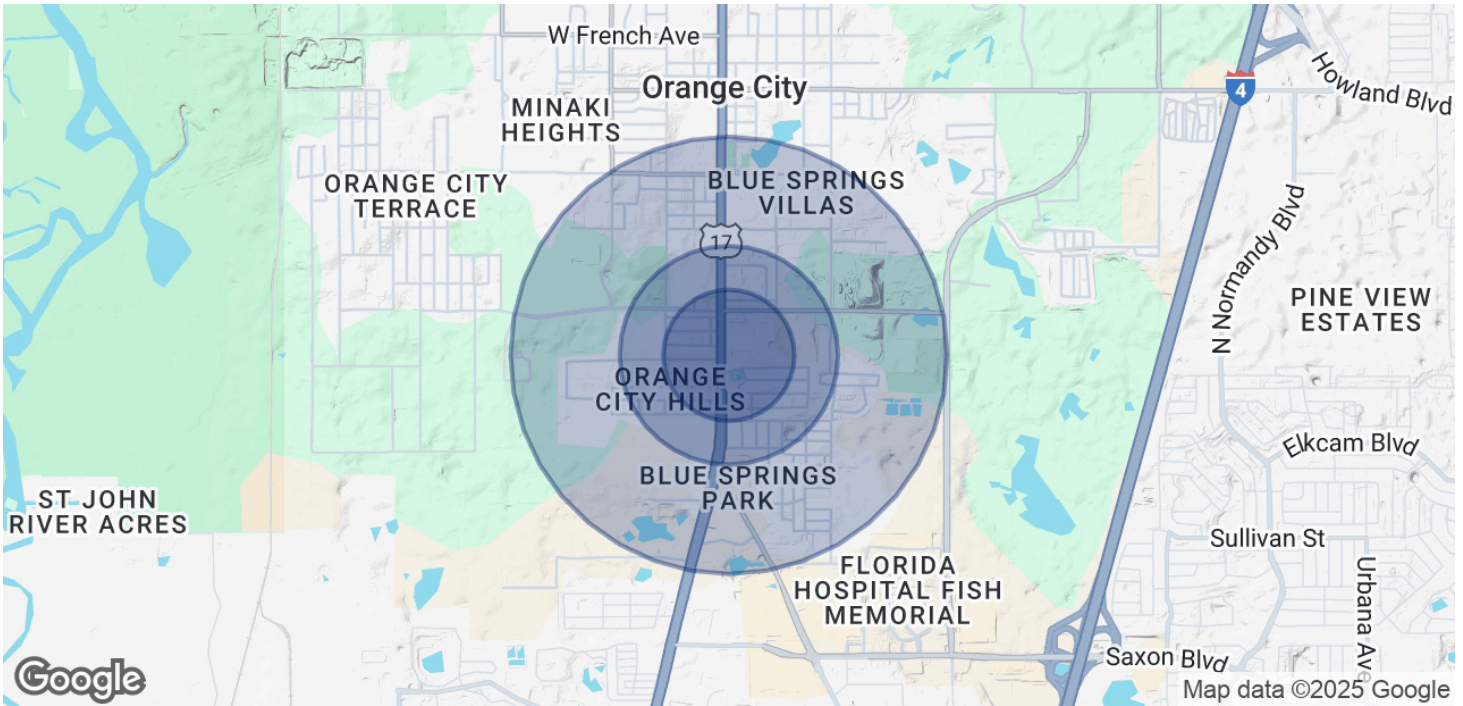


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	849	2,185	6,282
Average Age	42	42	44
Average Age (Male)	40	40	42
Average Age (Female)	44	44	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	929	2,757
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$61,848	\$62,076	\$61,696
Average House Value	\$322,925	\$323,053	\$304,984

Demographics data derived from AlphaMap

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