

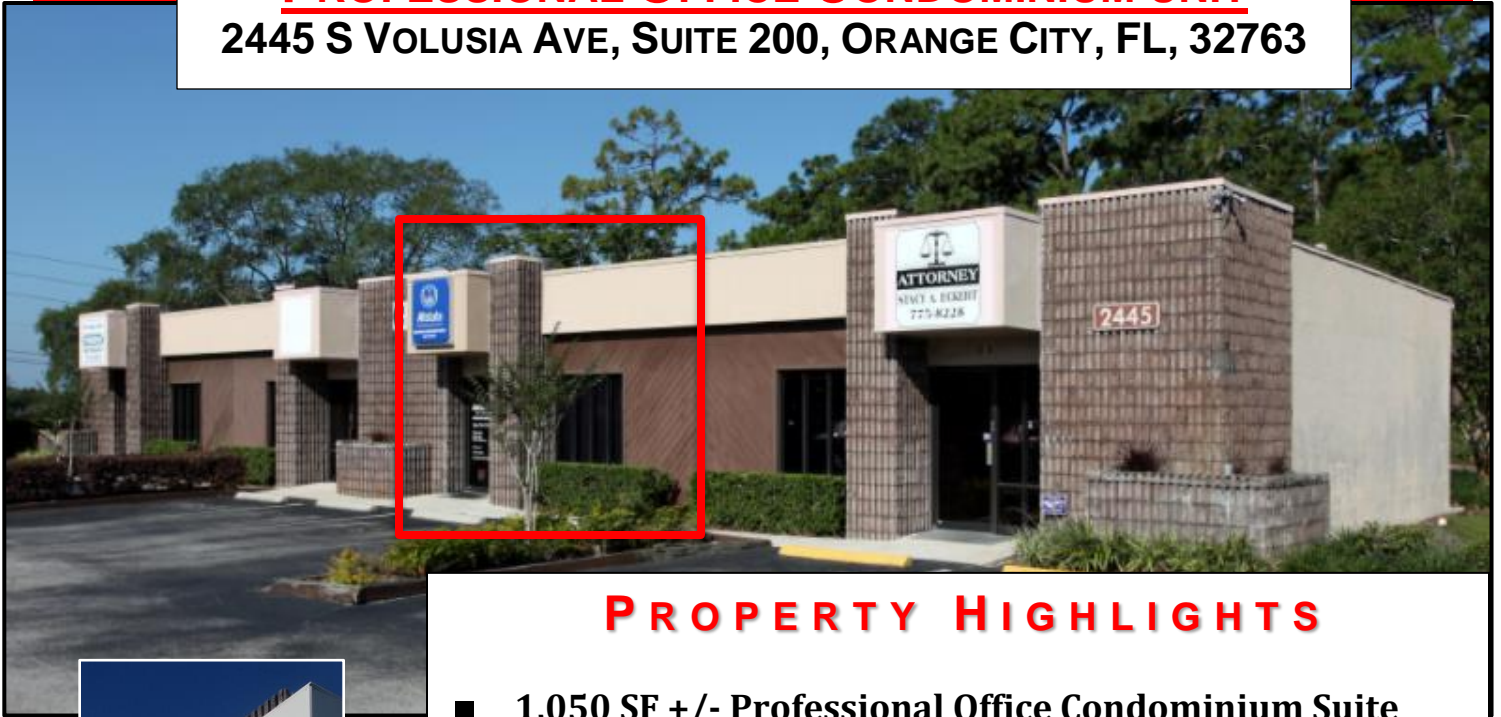
FOR SALE



TENANT OCCUPIED, LEASE EXPIRATION: JUNE 30, 2025

PROFESSIONAL OFFICE CONDOMINIUM UNIT

2445 S VOLUSIA AVE, SUITE 200, ORANGE CITY, FL, 32763



PROPERTY HIGHLIGHTS

- 1,050 SF +/- Professional Office Condominium Suite
- *Whispering Pines*, 16 Office Condominium Suites
- Total Land Size: 2.03 acres +/- Zoning: CG-2
- 5 Private Offices, Lobby, Breakroom, Restroom, Storage
- Right & Left In from Volusia Ave (*Left in onto Miller Rd*)
- Frontage US Hwy 17/92-Volusia Ave: 279 Linear Foot +/-
- Close to: I-4, I-95, Saxon Blvd, Orlando Metro Area
- Fully Leased: \$16.97 PSF MG (has upside potential)
- New Asking Lease Rate: \$19.99 PSF MG
- Income Value Based Upon New Asking Lease Rate:
Est NOI \$16,528 @ 5.7% CAP Rate = \$289,750
- Purchase/Sale Price: \$289,750 Cost PSF: \$276



Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

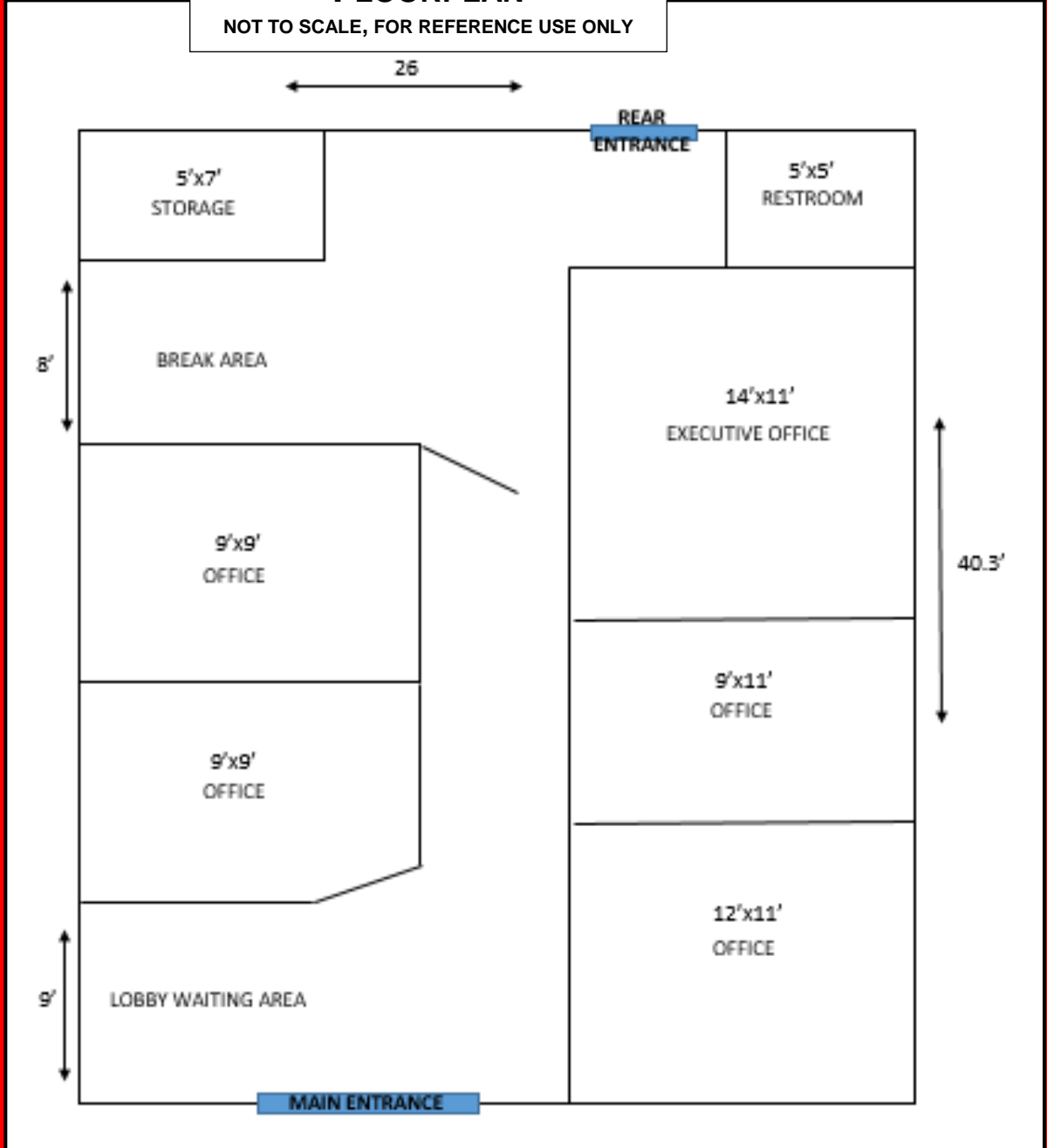
Scott@BossCRE.com

www.BossCRE.com

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FLOORPLAN
NOT TO SCALE, FOR REFERENCE USE ONLY



CONTACT

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2211 Saxon Dr, New Smyrna Beach

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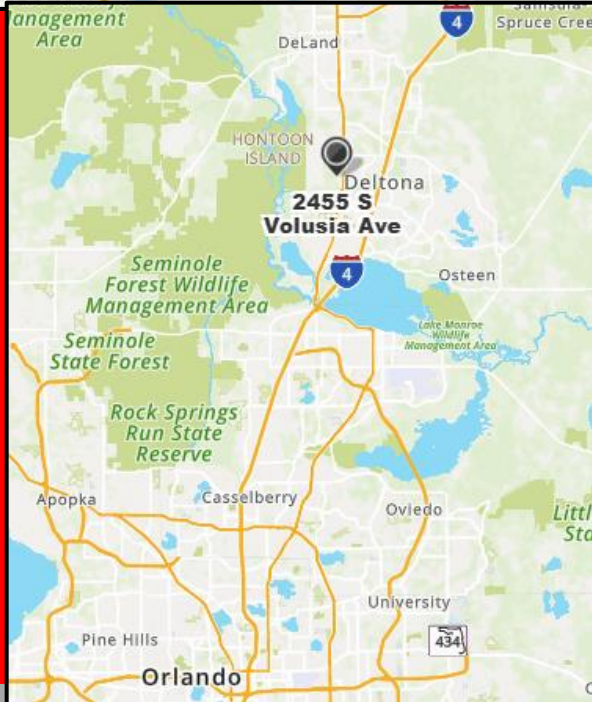
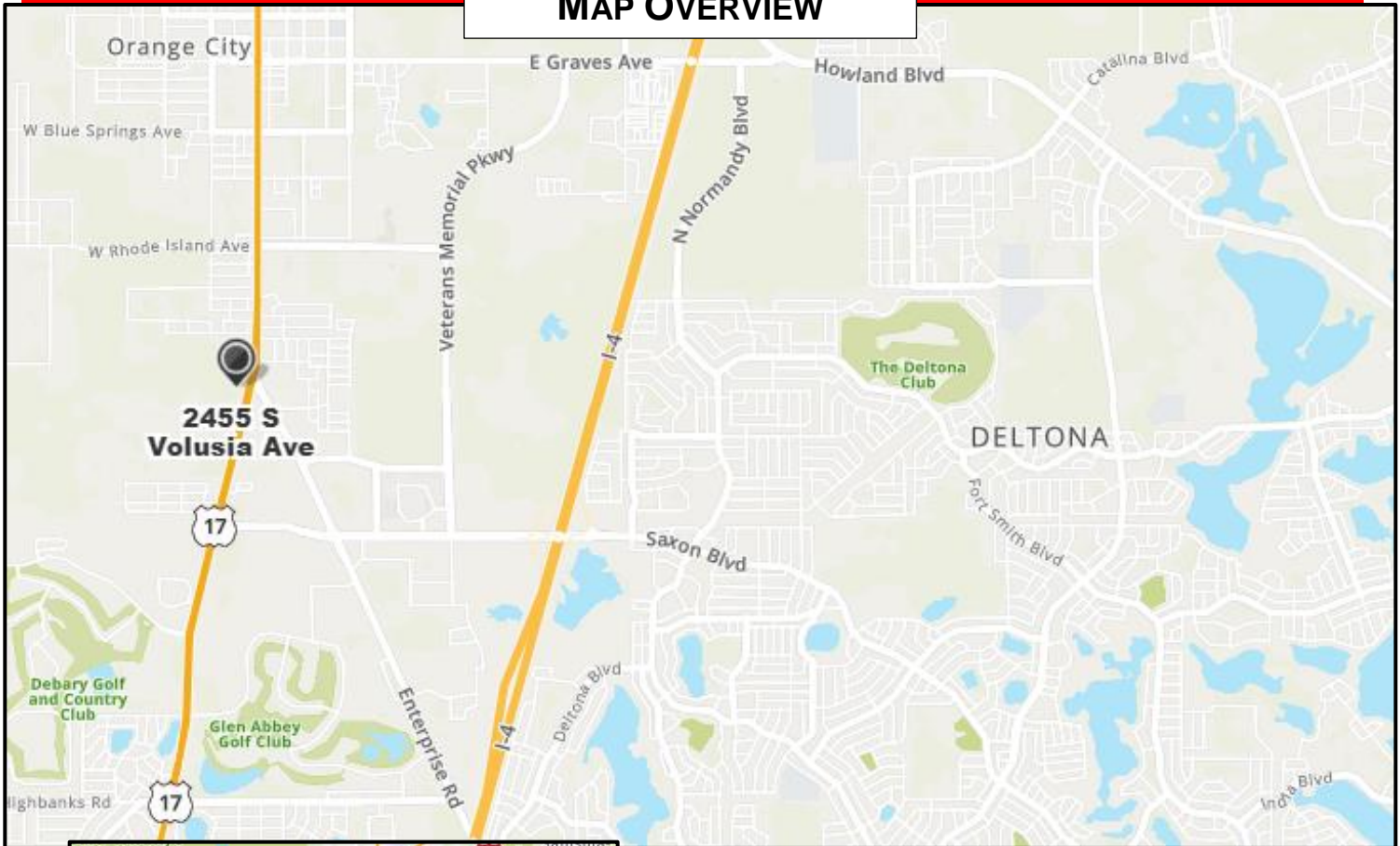
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MAP OVERVIEW



TRAFFIC COUNTS

	S Volusia Ave @ Miller Rd		
	19,909		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	6,589	44,297	97,194
Households:	3,003	18,468	38,454
Avg Income:	\$58,262	\$68,603	\$70,380

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AERIAL OVERVIEW, AREA OF SITE



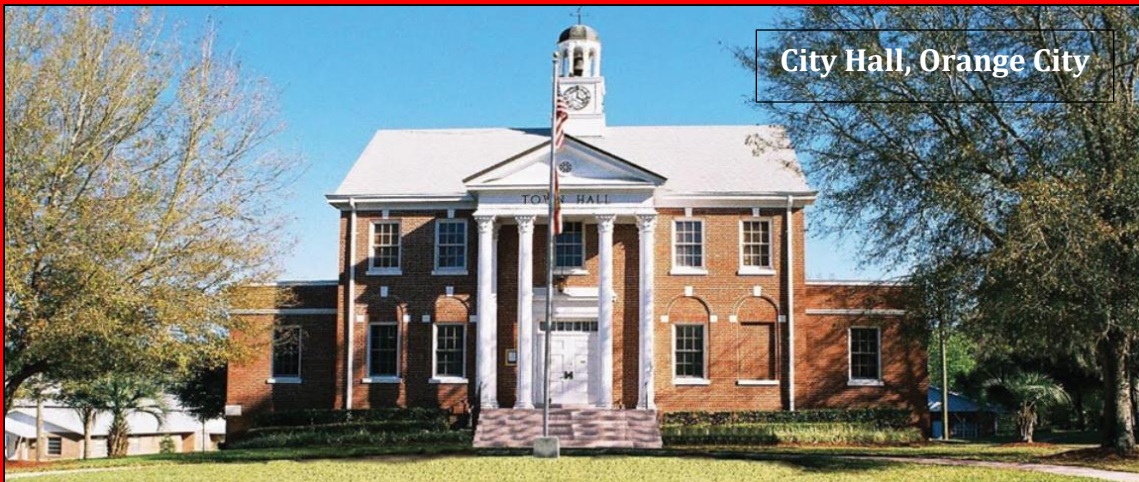
NEIGHBORING PROPERTY, ACROSS US HWY 17

FOR SALE



2445 S Volusia Ave

COMMERCIAL AERIAL DENSITY OVERVIEW



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