

LEASE

ENTERPRISE PROPERTIES & INVESTMENTS LLLP

1081 Town Center Drive Suite 200 Orange City, FL 32763



PROPERTY DESCRIPTION

Beautiful 2nd Generation Medical Office space. Lease this 1760 sq. ft. office space surrounded by a variety of Medical & Professional Businesses. The location is less than 2 miles from Advent Health Fish Memorial Hospital and is in the heart of the Central Business District of West Volusia. The space is move in ready for turnkey operation.

PROPERTY HIGHLIGHTS

- Located in the Central Business District of West Volusia
- Close proximity to Advent Health Fish Memorial Hospital
- Directly between Orlando and Daytona Beach along the Interstate 4 corridor

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,760 SF
Lot Size:	21,780 SF
Building Size:	3,928 SF
Zoning:	Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,578	18,152	35,747
Total Population	3,850	44,399	90,595
Average HH Income	\$58,187	\$56,002	\$57,522

Anthony Avila
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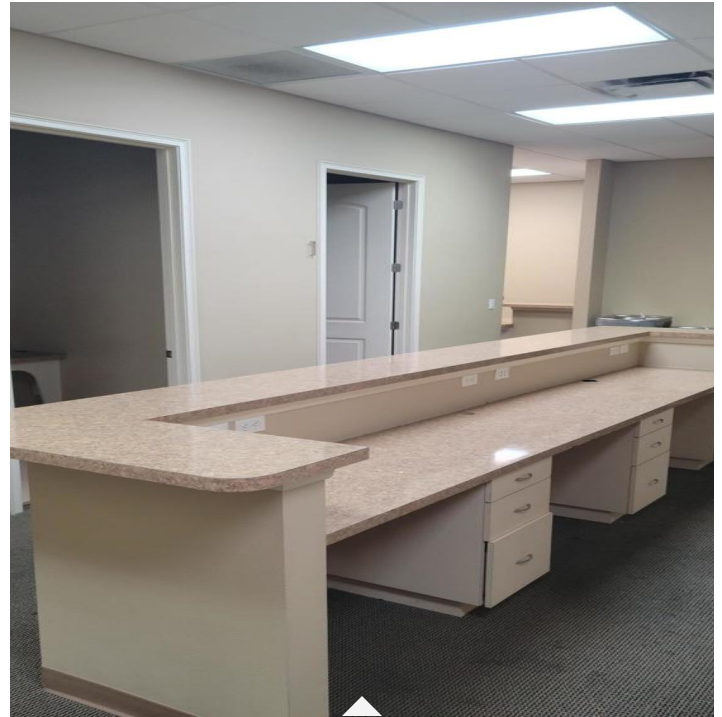


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Building Name	Enterprise Properties & Investments LLLP
Property Type	Medical Office
Property Subtype	Office Building
Building Class	B
Unit Size	1760 SF
Year Built	2008
Number of Floors	1

- -Located in the Central Business District of West Volusia
- -Close proximity to Advent Health Fish Memorial Hospital
- -Directly between Orlando and Daytona Beach along the Interstate 4 corridor
- -5 Exam Rooms, 2 Private Offices
- -3 ADA Restrooms

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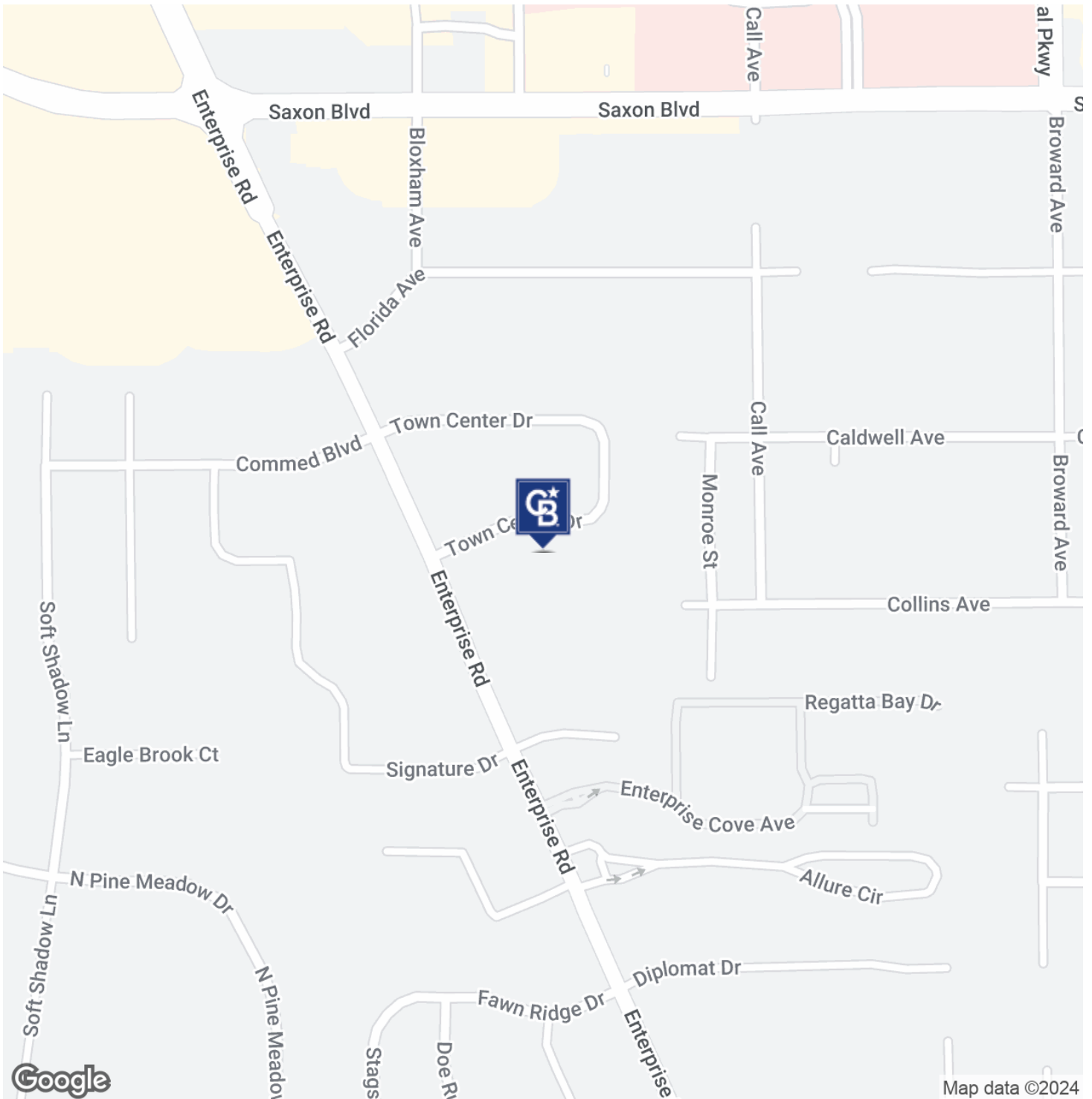


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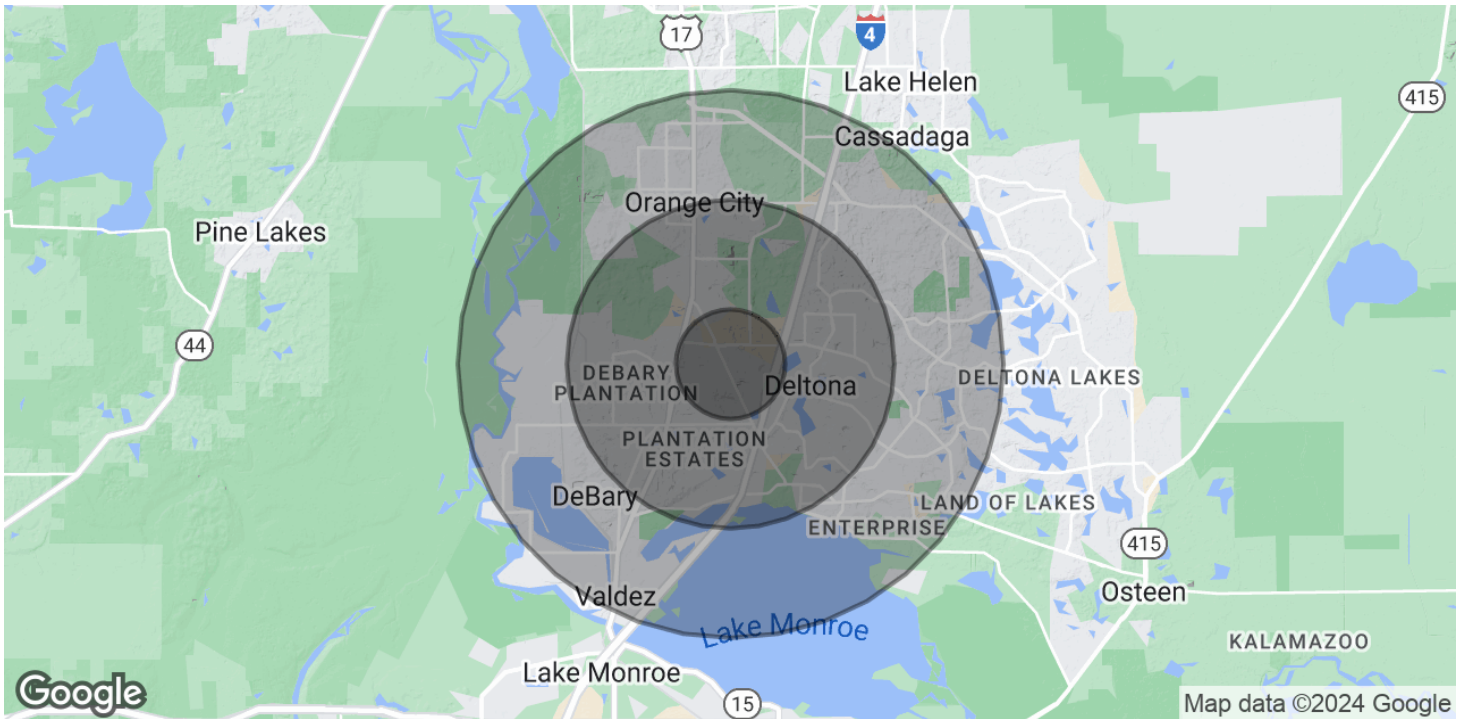


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,850	44,399	90,595
Average Age	40.6	43.1	42.7
Average Age (Male)	38.9	41.5	41.2
Average Age (Female)	42.4	44.6	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,578	18,152	35,747
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$58,187	\$56,002	\$57,522
Average House Value		\$199,305	\$190,087

* Demographic data derived from 2020 ACS - US Census

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1081 Town Center Dr - Suite 200

Main Entry

Side Exit

Rear Exit

