

FORMER VA OUTPATIENT MULTI-SPECIALTY CLINIC

FOR SALE OR LEASE

551 NATIONAL HEALTH CARE DRIVE
DAYTONA BEACH, FL



PHOTO COURTESY OF COSTAR

APPROVED FOR INPATIENT AND OUTPATIENT

BUILDING SIZE

±128,194 SF

PARCEL SIZE

±8.09 ac.

JLL

OPPORTUNITY OVERVIEW

The opportunity comprises an existing 65,839 SF former VA Multi-Specialty Clinic, built 2001, renovated 2018, located in Daytona Beach. Sitting on 8.09 ac, this facility can be expanded to include an additional 62,355 SF and a 6-story parking garage. This site is approved for inpatient and outpatient. The existing facility is built out as clinical with extensive plumbing throughout. With dual frontage along Dunn Ave and National Health Care Drive, the property is located near an array of retail and other amenities. Strategically positioned within an established medical submarket with excellent access to I-95, I-4, and Daytona Beach Int'l Airport, the property presents an outstanding opportunity for users seeking large-block clinical space and/or a potential redevelopment opportunity in a growing market.

HIGHLIGHTS

-  DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA
-  EXISTING 65,839 SF FACILITY ON 8.09 AC, RENOVATED 2018 WITH NEW ROOF 2023
-  ABILITY TO EXPAND BY ANOTHER 62,355 SF
-  CURRENT PARKING RATIO 6.21/1,000 WITH ABILITY TO ADD 6-STORY GARAGE
-  HOSPITAL / MEDICAL BUILDING APPROVED FOR INPATIENT AND OUTPATIENT
-  DUAL FRONTAGE ON DUNN AVE AND NATIONAL HEALTH CARE DRIVE, GREAT PROXIMITY TO I-95, I-4, AND DAYTONA BEACH INT'L AIRPORT





SNAPSHOT

SIZE (SQ.FT.)

±128,194*

YEAR BUILT/RENOVATED

2001/2018

PARCEL SIZE (AC.)

±8.09

ZONING

HM

*Existing 65,839 SF Facility with ability to expand by another 62,355 SF

EXISTING FACILITY

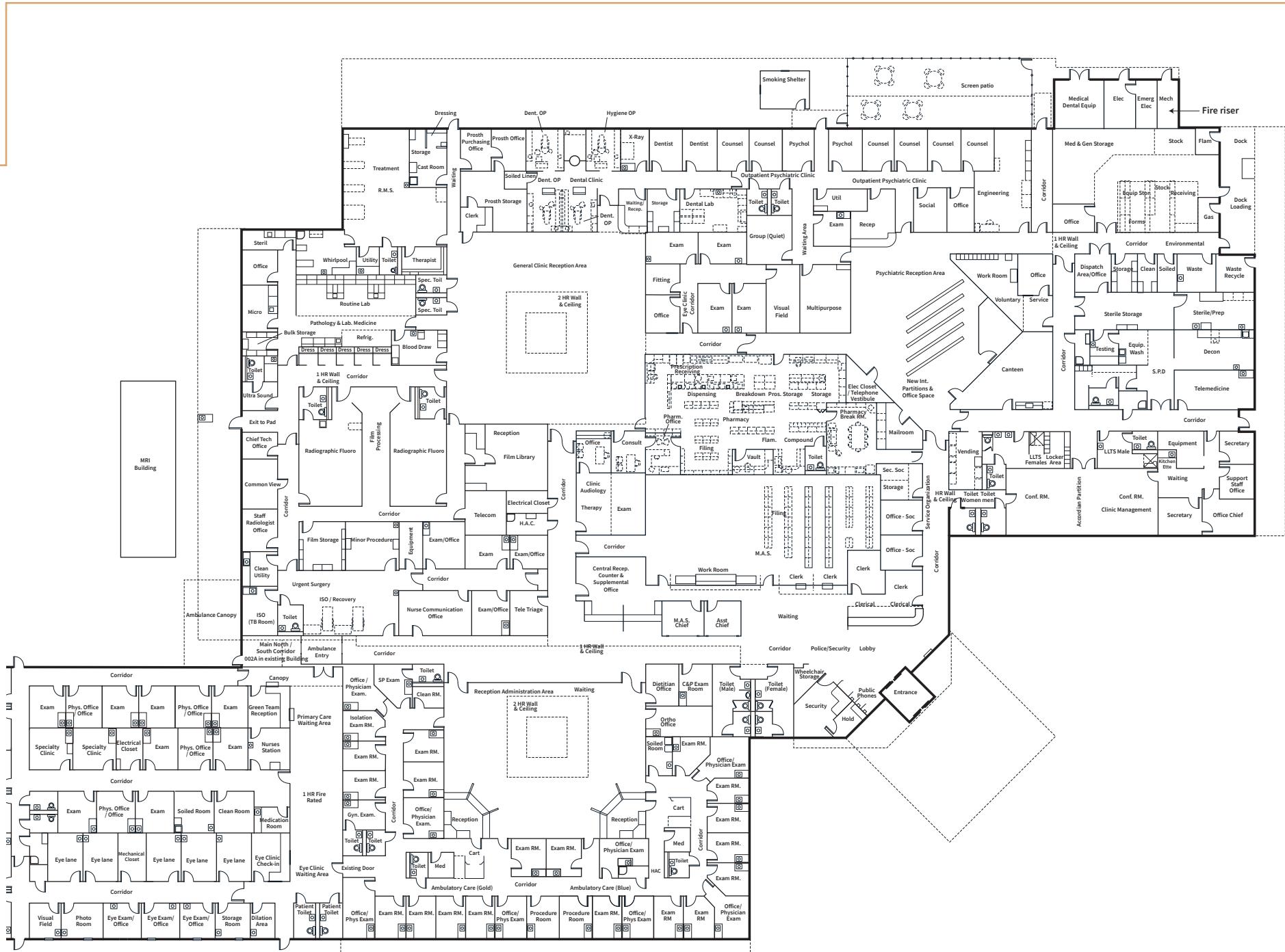
PROPERTY DETAILS

PROPERTY TYPE	APN
HOSPITAL/MEDICAL	15-33-38-0E-00-0010
BUILDING (SQ. FT.)	CONSTRUCTION TYPE
±65,839	CONCRETE/MASONRY
LAND (ACRES)	YEAR BUILT
±8.09	2001, RENOVATED 2018 NEW ROOF 2023
FRONTAGE	STORIES
366 FT DUNN AVE	SINGLE STORY
873 FT NATIONAL HEALTHCARE DR	UTILITIES
PARKING	FP&L
6.2/1,000 SF	TENANCY
LAND USE CODE	SINGLE OR MULTI
8500 - HOSPITAL	

HM, HOSPITAL/MEDICAL

Zoning allows an array of uses including:

- ✓ HOSPITAL
- ✓ OUTPATIENT OR INPATIENT
- ✓ POST-ACUTE CARE (IRF, SNF, LTACH)
- ✓ ASSISTED LIVING
- ✓ CHILD CARE
- ✓ EDUCATION
- ✓ WITH CLINICAL SPACE AND EXTENSIVE PLUMBING, THE DEPT OF VETERANS AFFAIRS (VA) EMPLOYED A MULTI-SPECIALTY SPACE PLAN, PROVIDING A HELPFUL BASELINE FOR PROSPECTIVE USERS PLANNING THEIR OCCUPANCY.
- ✓ + MANY OTHER USES



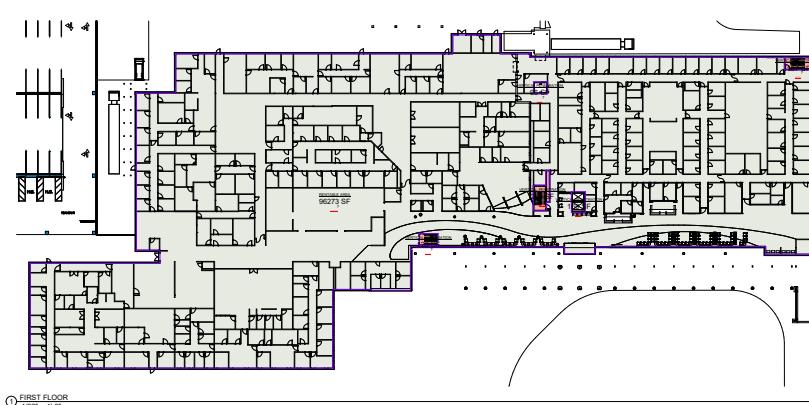
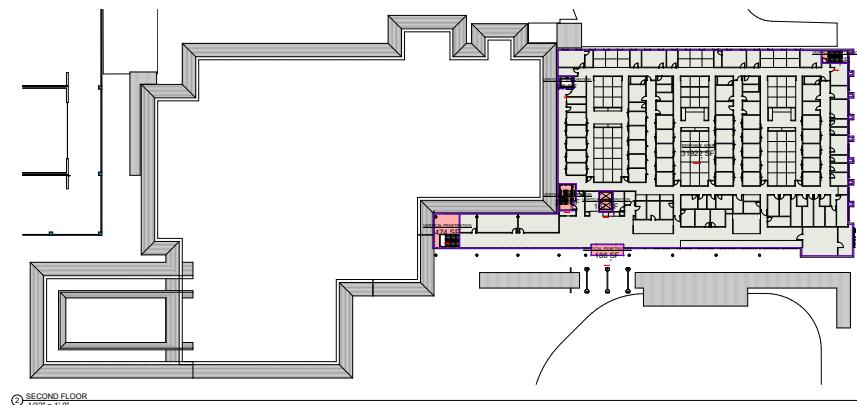
EXPANSION OPPORTUNITY

To understand what is possible with the property's expansion capability, Ownership procured architectural drawings and renderings, a sample of which is enclosed. The enclosed rendering depicts a new two-story building comprising 62,355 SF on two levels, with a circulation concourse on both levels extending into and through the existing 65,839 SF building at the first-floor level. In this scenario, the main entrance would be centrally located with a canopy drop-off and with convenient surface parking. A six-level parking deck would be provided near the side entrance to the main circulation concourse. The total parking count on the site would be 768 spaces. Wayfinding would be provided to enable patients to conveniently enter the building and follow the circulation path to their clinic locations. With visibility from Dunn Ave greatly enhanced, this expansion plan would create a healing environment and positive experience for patients and visitors, with natural light and views to the exterior, employing a design which all the while remains compatible with surrounding buildings





PROPOSED DRAWINGS



LOCATION

Daytona Beach is a dynamic coastal city that enjoys steady growth driven by domestic migration and its appeal as a retirement destination, creating expanded demand for healthcare services. The economy is anchored by tourism and hospitality centered around Daytona International Speedway and world-famous beaches, along with aerospace and aviation, a substantial retirement population, higher education, and diverse manufacturing. The market offers compelling opportunities for medical users due to aging demographics driving specialized medical service demand. The area benefits from established healthcare infrastructure with AdventHealth and Halifax Health as anchor systems, strategic positioning between Jacksonville and Orlando capturing referral patterns, and a year-round population maintaining consistent healthcare demand. This former outpatient facility represents a unique opportunity to serve this healthcare-focused market with proven medical infrastructure in one of Florida's most stable and demographically favorable healthcare markets.

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
10,969	74,298	138,527

AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$59,938	\$69,876	\$82,520

AVG. HOME VALUE

1 MILE	3 MILES	5 MILES
\$324,957	\$297,930	\$345,122



**WORLD-CLASS BEACHES,
23 MILES OF ATLANTIC COASTLINE**



VOLUME OF OUTPATIENT VISITS

SERVICE LINE	2024 VOLUME	2029 VOLUME	5 YR GROWTH
Endocrinology	925	1,188	28.4%
Psychiatry	50,692	64,099	26.4%
Physical Therapy/Rehabilitation	106,507	128,106	20.3%
ENT	13,135	15,135	15.2%
Spine	944	1,086	15.0%
Miscellaneous Services	93,170	105,355	13.1%
Neurology	6,869	7,642	11.3%
Lab	204,573	226,787	10.9%
Cosmetic Procedures	3,103	3,434	10.7%
Evaluation and Management	455,408	502,516	10.3%
Cardiology	49,700	54,701	10.1%
Orthopedics	13,899	15,239	9.6%
Vascular	8,580	9,368	9.2%
Ophthalmology	46,140	49,982	8.3%
Pain Management	5,497	5,951	8.3%
Neurosurgery	378	408	7.9%
Obstetrics	1,456	1,569	7.8%
Trauma	3,541	3,797	7.2%
Radiology	134,696	144,008	6.9%
Dermatology	19,621	20,929	6.7%
Podiatry	9,235	9,825	6.4%
General Surgery	2,631	2,761	4.9%
Oncology	7,387	7,749	4.9%
Nephrology	2,536	2,653	4.6%
Thoracic Surgery	315	329	4.6%
Gynecology	3,603	3,720	3.2%
Gastroenterology	11,350	11,525	1.5%

This data, obtained from the Advisory Board, displays baseline and projected volumes of outpatient visits across a number of specialties within a 5-mile radius of the property, inclusive of all ages and genders. There are multiple specialties with estimated 5-year growth in the double-digits with the following specialties exhibiting the highest anticipated 5-year growth on a percentage basis

 ENDOCRINOLOGY

 PSYCHIATRY

 PHYSICAL THERAPY / REHABILITATION

 ENT

 SPINE



VOLUME OF INPATIENT VISITS

SERVICE LINE	2024 VOLUME	2029 VOLUME	5 YR GROWTH
Cardiac services	1,869	1,915	2.5%
General medicine	6,052	6,268	3.6%
Neonatology	1,277	1,345	5.3%
Neurology	784	804	2.5%
Neurosurgery	130	142	9.7%
Obstetrics	1,457	1,536	5.4%
Oncology/Hematology (medical)	476	482	1.4%
Ophthalmology	18	18	2.7%
Other Trauma	152	162	6.7%
Rehabilitation	15	16	10.9%

This data, obtained from the Advisory Board, displays baseline and projected volumes of inpatient visits across a number of specialties within a 5-mile radius of the property, inclusive of all ages and genders. There are multiple specialties with positive 5-year growth with the following specialties exhibiting the highest anticipated 5-year growth on a percentage basis:

- ✓ NEONATOLOGY
- ✓ NEUROSURGERY
- ✓ OBSTETRICS
- ✓ OTHER TRAUMA
- ✓ REHABILITATION



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