

# SALE

## THE TIFFANY CENTRE

2583 South Volusia Avenue Orange City, FL 32763



### PROPERTY DESCRIPTION

Accardi Pharmacy presents a rare opportunity to acquire a well-established independent compounding pharmacy together with the underlying commercial real estate in Orange City, Florida. For years, the pharmacy has been a trusted healthcare provider within the community, earning a reputation for exceptional customer service, personalized patient care, and strong relationships with local physicians and healthcare professionals.

This offering includes the pharmacy business, goodwill, furniture, fixtures, equipment, and the fee-simple ownership of the real estate, creating a unique opportunity for a buyer to control both the operating business and the property from which it operates. The combination of prescription revenue, loyal customers, and real estate ownership provides both immediate cash flow and long-term investment value.

The property occupies a highly visible location with ample parking, and a functional layout designed for pharmacy operations. The Orange City market continues to experience population growth and increasing demand for healthcare services, positioning the business for continued success.

### PROPERTY HIGHLIGHTS

- Acquisition includes both the independent compounding pharmacy with long-standing community presence and commercial real estate
- Strong reputation for personalized service and patient care
- Loyal customer base generating recurring prescription revenue
- Turnkey operation with experienced staff and established referral relationships with local physicians and healthcare providers
- Highly visible location with excellent accessibility and parking
- Opportunity to expand this Compounding Pharmacy through immunizations, medication synchronization, delivery services, and specialty pharmacy programs
- Ability to build long-term equity through ownership of the underlying real estate
- Located in a growing Central Florida healthcare market

**John Wanamaker, CCIM, LEED AP**  
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### SALE PRICE

**\$995,000**

### LOCATION INFORMATION

Building Name	The Tiffany Centre
Street Address	2583 South Volusia Avenue
City, State, Zip	Orange City, FL 32763
County	Volusia
Market	Orlando/Daytona Beach
Sub-market	Orange City

### BUILDING INFORMATION

Building Size	2,788 SF
Occupancy %	100%
Tenancy	Single
Ceiling Height	12 ft
Minimum Ceiling Height	12 ft
Number of Floors	1
Year Built	2006

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Building Name	The Tiffany Centre
Street Address	2583 South Volusia Avenue
City, State, Zip	Orange City, FL 32763
County	Volusia
Market	Orlando/Daytona Beach
Sub-market	Orange City

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Compounding Pharmacy
Zoning	Commercial
Lot Size	1.5 Acres

### LOCAL DISTANCES

Interstate 4	1.9 Miles
Advent Health Fish Memorial Hospital	1.6 Miles
HCA Florida Lake Monroe Hospital	8.8 Miles

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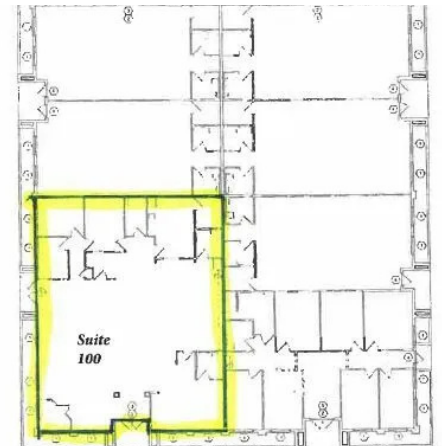
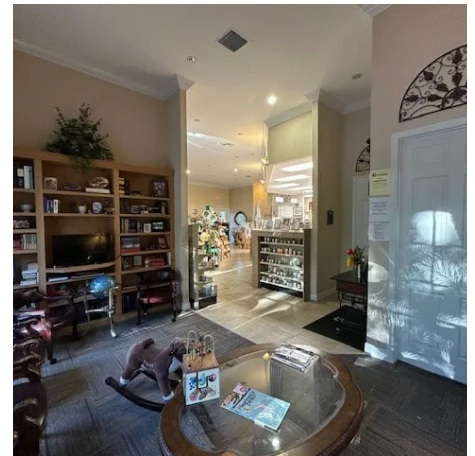


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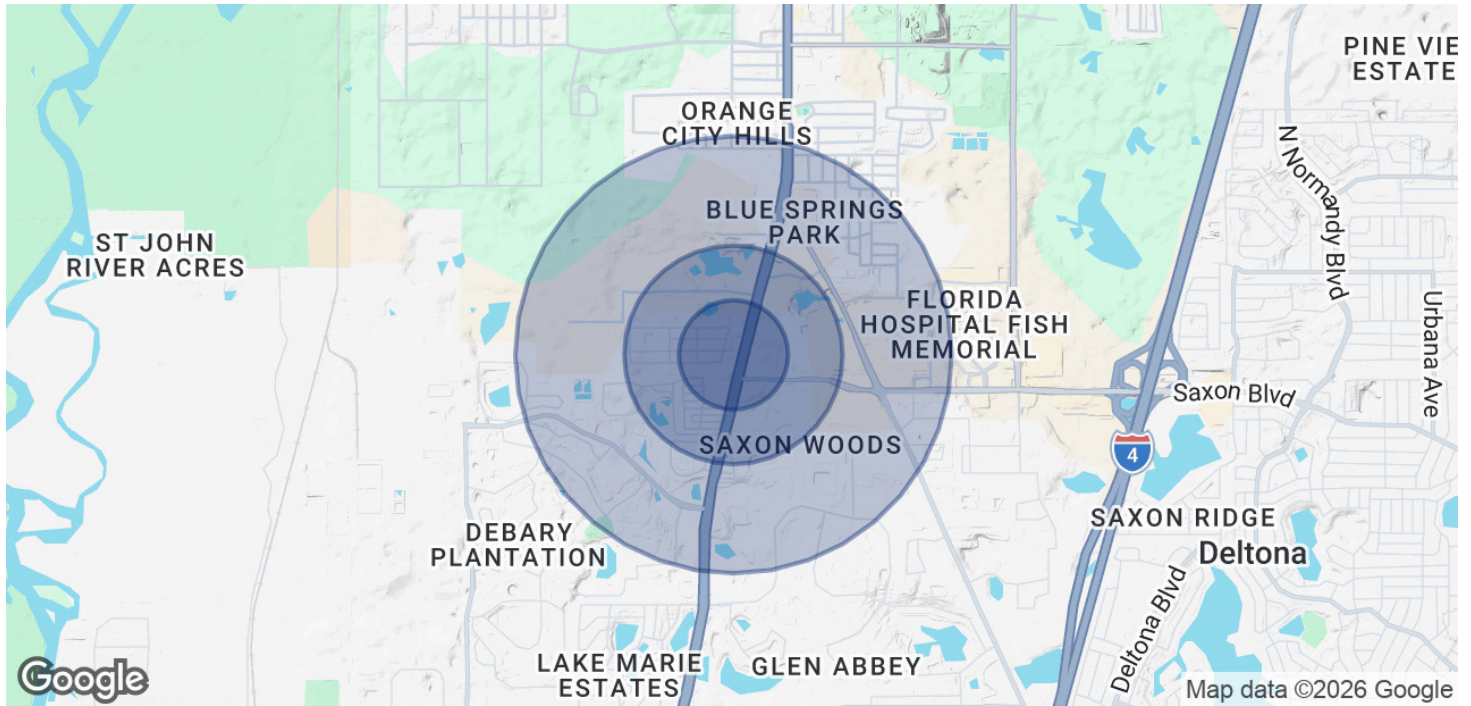


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	260	1,143	4,907
Average Age	52.4	53.1	52.6
Average Age (Male)	48.7	50.2	50.2
Average Age (Female)	55.1	55.2	54.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	121	535	2,272
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$85,997	\$89,092	\$91,333
Average House Value	\$277,852	\$283,476	\$289,179

2023 American Community Survey (ACS)

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