

# DAYTONA BEACH MEDICAL OFFICE

1435 Dunn Ave | Daytona Beach, FL



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# THE SPACE

Location	1435 Dunn Ave Daytona Beach, FL 32114
County	Volusia
Cross Street	N Clyde Morris Blvd
Traffic Count	21,780

# HIGHLIGHTS

- 6 Exam Rooms
- 8 Private Offices
- Free Standing Building
- Pylon Signage Available
- Building faces the street on Dunn Ave
- Walking distance to Halifax Hospital
- Brand New Roof!
- There are 3 space options available
- Space will be delivered with new floors and paint



Suite	Tenant	Floor	Square Feet	Lease Type
			4,621	
A	Vacant	1	1540	NNN
B	Vacant	1	2311	NNN
C	Vacant	1	3080	NNN
D	Vacant	1	4621	NNN

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	100.00 %
BUILDING SF	4,621
YEAR BUILT	1972
YEAR RENOVATED	2020
ZONING TYPE	Medical Office
PARKING RATIO	4.33/1,000 SF

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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	Cinder Block
PARKING SURFACE	Concrete
ROOF	Pitched

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## TENANT INFORMATION

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MAJOR TENANT/S	CAN Community Health
LEASE TYPE	NNN

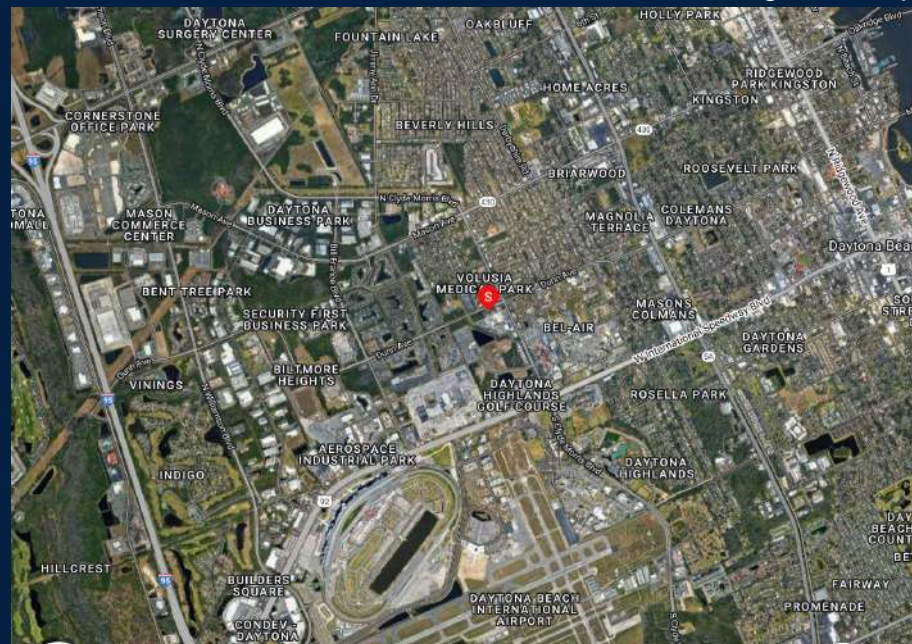
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- 9 min drive to Daytona Beach International Airport  
Close to Halifax Medical Center
- This building has a brand-new roof. The landlord will install new floors and will paint the spaces for the tenant (s). This property is occupied by a national medical tenant. The tenant has 31 locations across the United States. The building currently has medical office space and a pharmacy. The tenant's website is CAN Community Health. <https://www.cancommunityhealth.org/can-services-education/>. They have a general practice, dental practice and a pharmacy in this building. The tenant has 1 year left on the lease. They are paying below market rent. They are not renewing their lease. This gives an investment buyer an opportunity to start marketing the space for lease ahead of time at market rate or they can lease it above market rate by leasing it to two different tenants. There are two entrances at the front of the building giving the buyer the opportunity to lease to 2 different tenants, or an owner user can move into the building when the tenant leaves in 2025. This will give the user enough time to establish their practice and collect an income during their move in process. An owner user can also use one portion of the building and lease the other portion. The building is currently being used as a medical practice on one side and pharmacy on the right side. Please call or email for income and expense breakdown.



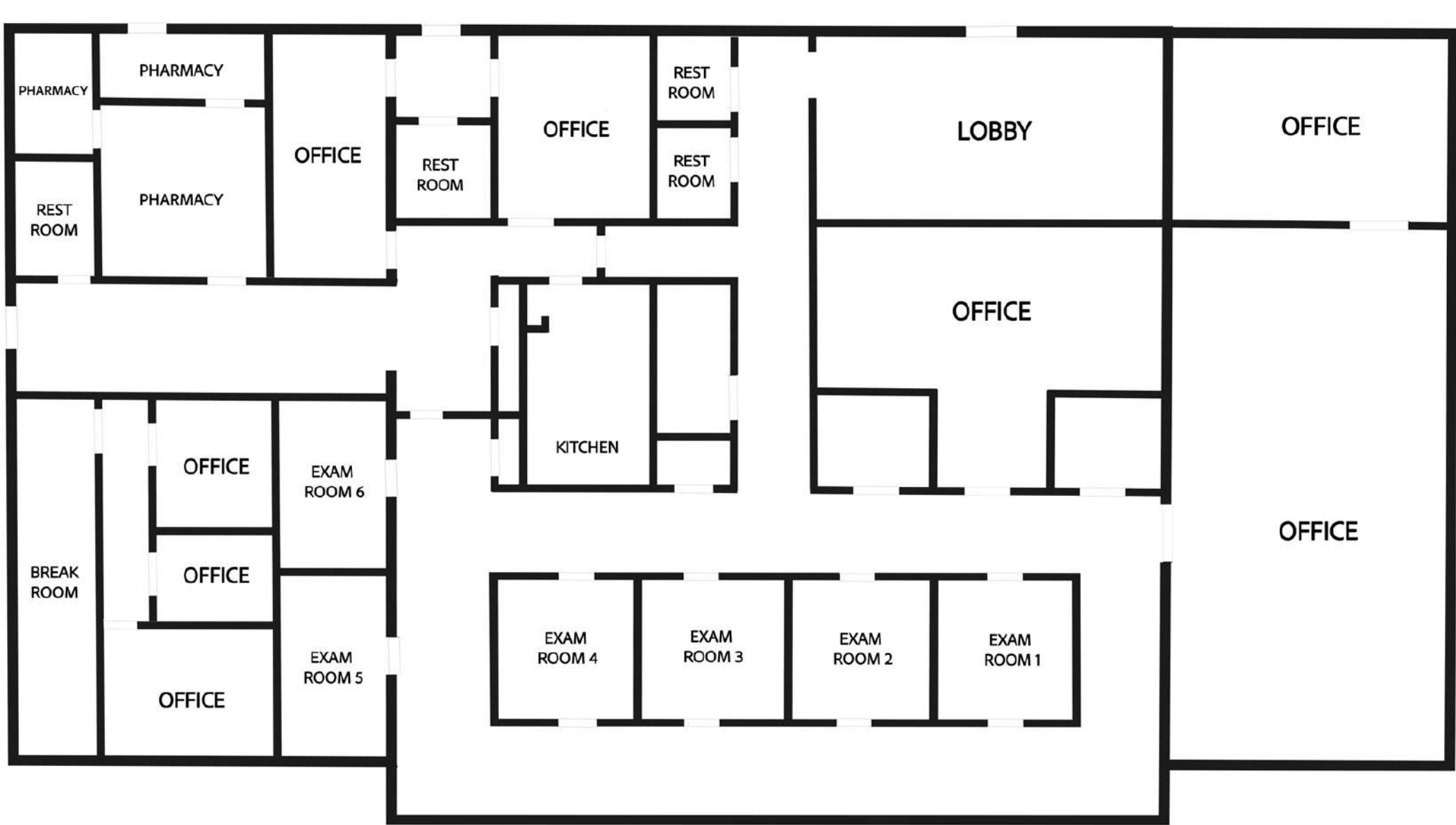
Regional Map

- This property is in walking distance to Halifax hospital. There is a limited amount of turn key medical office space space with this many exam rooms in close proximity to Halifax Hospital. Halifax Hospital is developing an 8 acre site on the other side of this parking lot where there used to be a 120,000 square foot hospital named the Atlantic Medical Center. Halifax Health Medical Center owns the 8.8-acre site that is in the process of being re-developed, as well as another 77.5 contiguous acres to the south, and the hospital is charging toward a vision of turning the full 86-plus acres into a new development that could include a mix of medical buildings, apartments, hotels, restaurants, shops, professional offices, nursing homes, gyms and hair salons. This development will be a landmark for Daytona Beach and 1435 Dunn Ave is less than one football field away.



# Dunn Ave













# Dunn Ave





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,784	55,769	115,942
2010 Population	7,941	53,604	113,496
2022 Population	9,359	61,715	131,031
2027 Population	9,436	63,022	135,008
2022 African American	4,873	23,414	29,851
2022 American Indian	43	229	470
2022 Asian	230	1,311	3,201
2022 Hispanic	1,031	6,452	11,968
2022 Other Race	407	2,527	4,216
2022 White	3,086	29,235	82,858
2022 Multiracial	705	4,960	10,350
2022-2027: Population: Growth Rate	0.80 %	2.10 %	3.00 %
<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	740	4,593	8,428
\$15,000-\$24,999	521	3,620	6,808
\$25,000-\$34,999	417	3,389	7,793
\$35,000-\$49,999	622	3,759	8,134
\$50,000-\$74,999	632	4,506	10,765
\$75,000-\$99,999	434	2,577	7,318
\$100,000-\$149,999	125	1,934	5,836
\$150,000-\$199,999	2	253	1,755
\$200,000 or greater	5	457	1,751
Median HH Income	\$36,208	\$37,879	\$45,672
Average HH Income	\$44,616	\$54,430	\$65,882

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,473	25,788	59,320
2010 Total Households	3,110	22,500	51,453
2022 Total Households	3,497	25,087	58,587
2027 Total Households	3,526	25,685	60,453
2022 Average Household Size	2.38	2.21	2.12
2000 Owner Occupied Housing	1,295	11,047	30,278
2000 Renter Occupied Housing	1,896	12,035	21,469
2022 Owner Occupied Housing	1,022	10,517	31,684
2022 Renter Occupied Housing	2,474	14,570	26,904
2022 Vacant Housing	370	3,816	12,156
2022 Total Housing	3,867	28,903	70,743
2027 Owner Occupied Housing	1,051	10,876	33,101
2027 Renter Occupied Housing	2,475	14,808	27,352
2027 Vacant Housing	349	3,904	12,346
2027 Total Housing	3,875	29,589	72,799
2022-2027: Households: Growth Rate	0.85 %	2.35 %	3.15 %



Source: esri

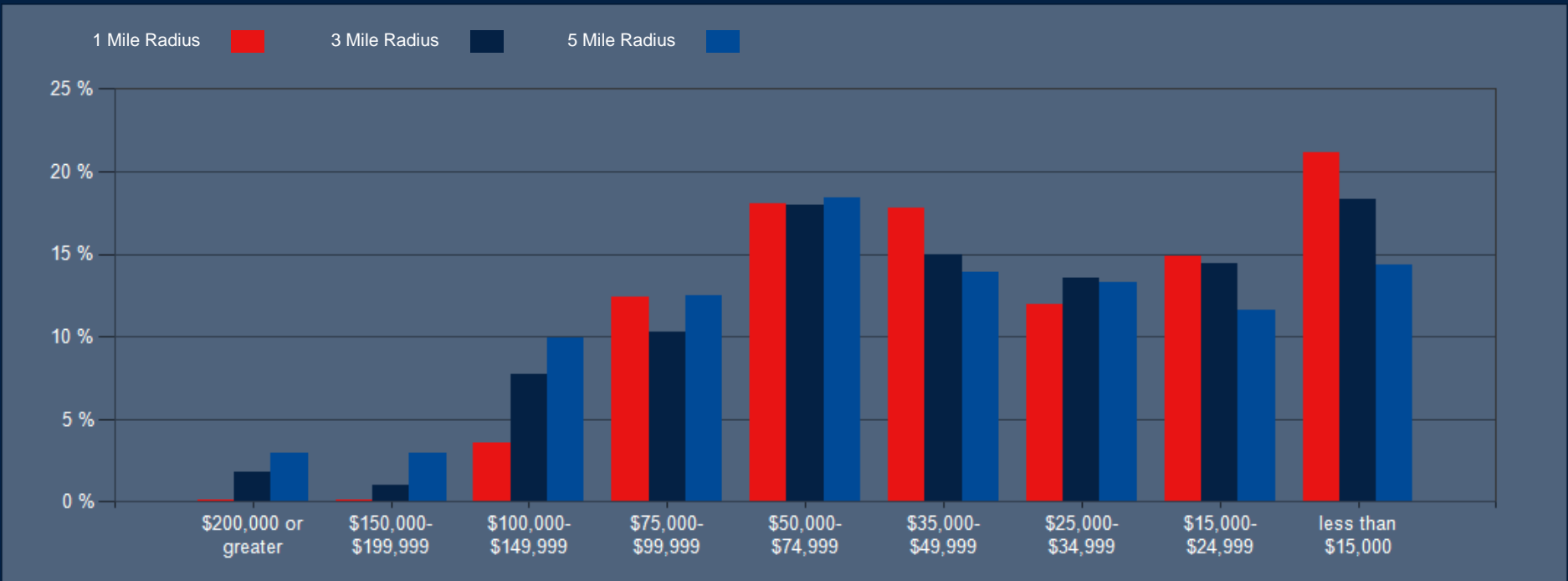
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	573	4,289	9,142
2022 Population Age 35-39	427	3,159	7,107
2022 Population Age 40-44	424	2,912	6,342
2022 Population Age 45-49	425	2,821	6,446
2022 Population Age 50-54	436	3,207	7,440
2022 Population Age 55-59	508	3,785	8,921
2022 Population Age 60-64	444	3,857	9,327
2022 Population Age 65-69	398	3,400	8,798
2022 Population Age 70-74	338	3,038	8,132
2022 Population Age 75-79	244	2,377	6,265
2022 Population Age 80-84	185	1,670	4,437
2022 Population Age 85+	290	2,166	5,204
2022 Population Age 18+	7,869	51,377	110,681
2022 Median Age	30	37	45

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,281	\$40,576	\$48,610
Average Household Income 25-34	\$46,295	\$55,778	\$63,565
Median Household Income 35-44	\$43,793	\$46,146	\$55,595
Average Household Income 35-44	\$51,875	\$65,219	\$77,304
Median Household Income 45-54	\$44,189	\$48,482	\$57,579
Average Household Income 45-54	\$50,653	\$63,865	\$79,346
Median Household Income 55-64	\$38,829	\$42,369	\$51,880
Average Household Income 55-64	\$46,694	\$58,618	\$71,968
Median Household Income 65-74	\$35,996	\$36,135	\$43,899
Average Household Income 65-74	\$43,713	\$50,807	\$64,156
Average Household Income 75+	\$36,308	\$44,020	\$53,635

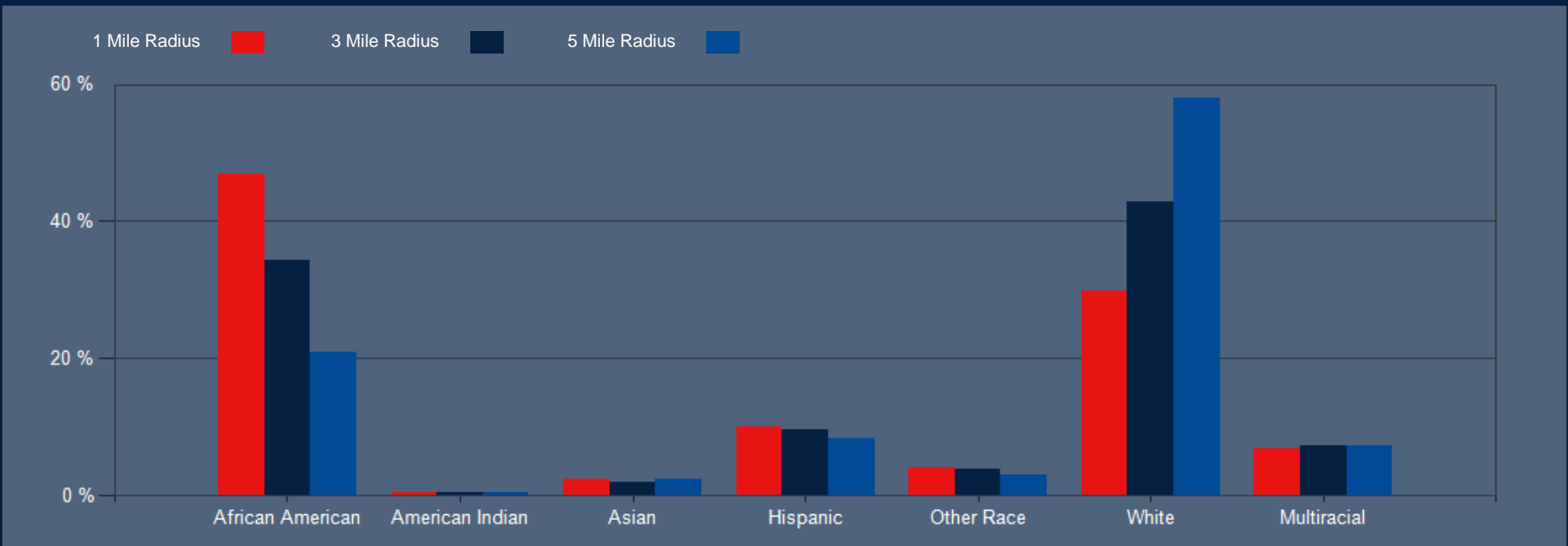
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	587	3,748	7,559
2027 Population Age 35-39	467	3,923	8,986
2027 Population Age 40-44	456	3,188	7,342
2027 Population Age 45-49	435	3,109	6,946
2027 Population Age 50-54	409	2,994	6,807
2027 Population Age 55-59	468	3,287	7,865
2027 Population Age 60-64	438	3,737	9,111
2027 Population Age 65-69	432	3,685	9,460
2027 Population Age 70-74	356	3,285	8,661
2027 Population Age 75-79	306	2,772	7,503
2027 Population Age 80-84	204	2,051	5,463
2027 Population Age 85+	309	2,308	5,631
2027 Population Age 18+	7,929	52,393	113,790
2027 Median Age	31	39	45

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,668	\$51,716	\$56,235
Average Household Income 25-34	\$55,183	\$64,344	\$74,882
Median Household Income 35-44	\$52,076	\$55,712	\$66,806
Average Household Income 35-44	\$60,281	\$76,997	\$91,476
Median Household Income 45-54	\$51,464	\$55,104	\$67,346
Average Household Income 45-54	\$58,294	\$73,754	\$93,930
Median Household Income 55-64	\$45,232	\$52,538	\$61,565
Average Household Income 55-64	\$55,171	\$69,295	\$87,172
Median Household Income 65-74	\$39,255	\$42,308	\$52,542
Average Household Income 65-74	\$50,830	\$59,875	\$76,554
Average Household Income 75+	\$42,531	\$52,951	\$65,283

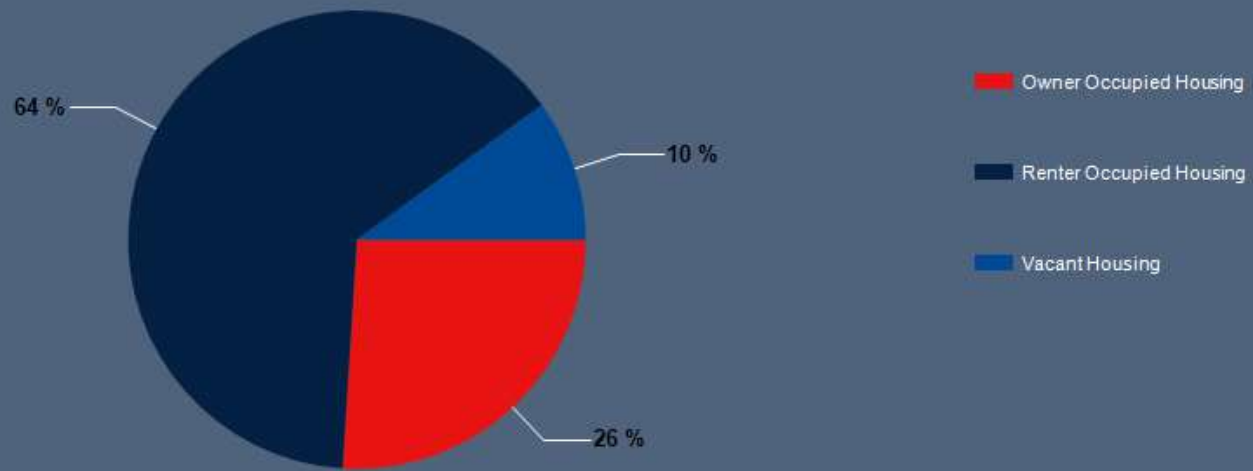
## 2022 Household Income



## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





Oren Stephen  
Principal

Oren Stephen of ISL Commercial Real Estate offers his knowledge and experience to every transaction. His strengths as a brokerage professional include securing and servicing new and repeat business through a passion for effective client business needs assessment, understanding the mindset of an investor, tenant or landlord, and creating successful client outcomes. Oren has a successful track record of selling and leasing Single Tenant Net Leased Retail Properties, Retail Strip Centers, Office Buildings, and Warehouses.

Oren Stephen is a graduate of Duquesne University with a Bachelor's Degree in Business Management. He is committed to the highest quality of service for his clients, making their real estate investment, sales, purchasing, and leasing goals his highest priority. Oren started in his commercial real estate career after college as an intern in the Washington DC office of Marcus and Millichap Real Estate Investment Services and then transitioned to Sales Associate specializing in Office, Industrial and Retail Investment properties in Maryland, DC, and Virginia.

While attending college, he played Division 1 singles and doubles in tennis on Duquesne's team. In his free time, he enjoys playing tennis, swimming, and paddle boarding

#### AGENT

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed property and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. He is committed to the highest quality of service for his clients, with a successful track record of selling, leasing and adding value to the properties he purchased or sold.

Emmanuel started as a retail business owner in Massachusetts with 6 employees and operated for 5 years. He purchased his first property in 2016. He fell in love with real estate investing and property acquisition. Emmanuel plans to start a portfolio of commercial buildings and continue to help clients pursue their investment goals.

#### MICHAEL VOSS

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

#### FRANK DAVI, JR

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

As a visionary entrepreneur, he's established an interior architecture firm and ventured into the realm of construction ownership on both U.S. coasts. His background reveals an in-depth knowledge of project development, complemented by a passion for crafting investment-grade spaces that offer compelling opportunities for stakeholders.

He's adept at connecting private equity

investors and venture capitalists to ventures that not only supplement but also amplify their existing portfolios.



# Daytona Beach Medical Office

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