

SALE

Investment Medical Office Condo

1400 HAND AVE STE Q

Ormond Beach, FL 32174

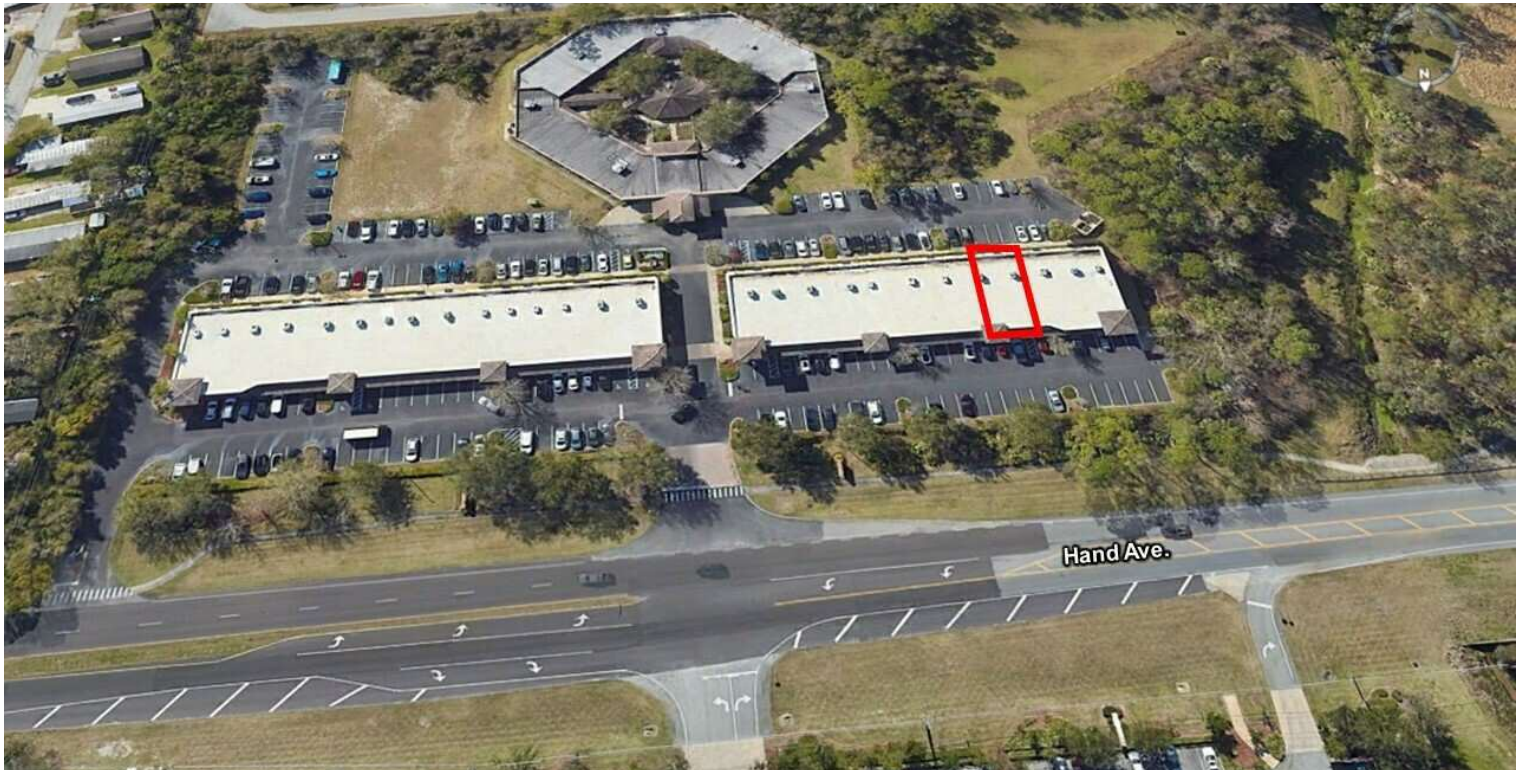
PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$645,000
NUMBER OF UNITS:	1
LOT SIZE:	0.04 Acres
BUILDING SIZE:	1,827 SF
ZONING:	B-10
YEAR BUILT:	2004
APN:	422911000001
NOI:	\$43,848.00
CAP RATE:	6.8%

PROPERTY DESCRIPTION

Excellent Investment Opportunity!

Single Tenant: A secure, long-term credit tenant has been in place since 2004. Income Producing: Consistent revenue stream with a profitable lease agreement. Prime Location: High visibility, ensuring strong traffic and long-term tenant desirability. Turnkey Investment: Immediate cash flow with minimal management required.

Ideal for investors seeking stable income and a hassle-free investment. Inquire today for financial details and lease specifics!

PROPERTY HIGHLIGHTS

- Fully leased to single tenant through 2030, with three 3-yr renewal options
- High Visibility location on Hand Avenue
- 2.9 Miles from Advent Health Daytona Beach Hospital
- The tenant has over 2,600 locations in 41 states

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PROPERTY DETAILS

SALE PRICE	\$645,000
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LOCATION INFORMATION

BUILDING NAME	Investment Medical Office Condo
STREET ADDRESS	1400 Hand Ave STE Q
CITY, STATE, ZIP	Ormond Beach, FL 32174
COUNTY	Volusia
MARKET	Ormond Beach
SUB-MARKET	Deltona
CROSS-STREETS	Hand Avenue & Clyde Morris Blvd.
TOWNSHIP	14
RANGE	32
SECTION	29
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	1.6 Miles to US 40
NEAREST AIRPORT	71 Miles to Orlando International Airport, 7.3 Miles to Daytona Beach International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	B-10
LOT SIZE	0.04 Acres
APN #	422911000001
TRAFFIC COUNT	16700
TRAFFIC COUNT STREET	Hand Ave
WATERFRONT	No
THOMAS GUIDE PAGE #	4298
POWER	Yes

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PROPERTY DETAILS

SALE PRICE	\$645,000
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BUILDING INFORMATION

BUILDING SIZE	1,827 SF
NOI	\$43,848.00
CAP RATE	6.8
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	1,827 SF
YEAR BUILT	2004
GROSS LEASABLE AREA	1,827 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Good
FREE STANDING	Yes
WALLS	Concrete Block
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block
OFFICE BUILDOUT	Medical

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	No
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Yes
LEED CERTIFIED	No
RESTROOMS	Yes

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INCOME & EXPENSES

INCOME SUMMARY

MEDICAL CONDO INVESTMENT OPPORTUNITY

VACANCY COST	\$0
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GROSS INCOME	\$41,700
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EXPENSES SUMMARY

MEDICAL CONDO INVESTMENT OPPORTUNITY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$43,848
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Q	Select Medical	1,827 SF	100%	\$22.82	\$41,700.00	06.14.2004	01.31.2030
TOTALS		1,827 SF	100%	\$22.82	\$41,700.00		
AVERAGES		1,827 SF	100%	\$22.82	\$41,700.00		

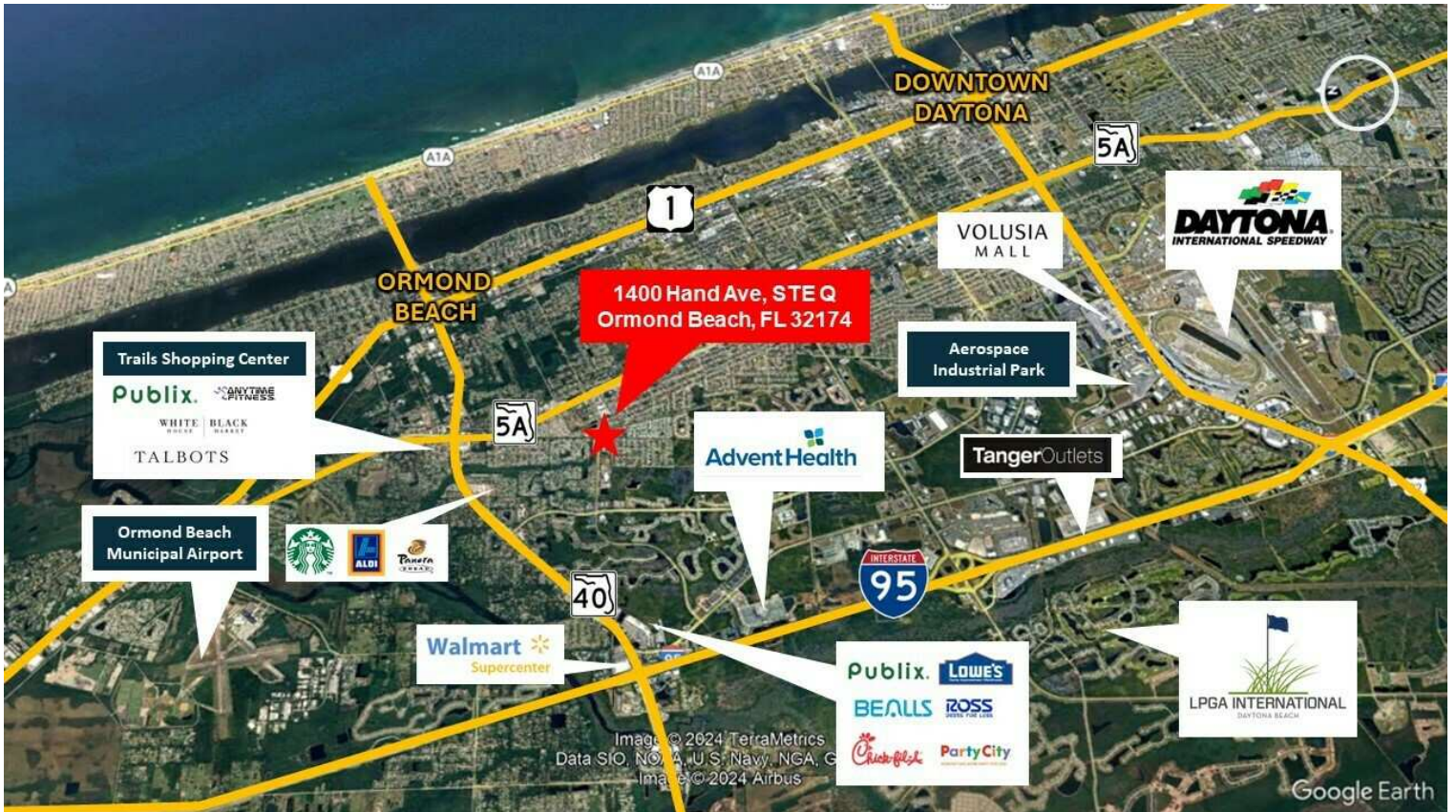
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AERIAL MAP



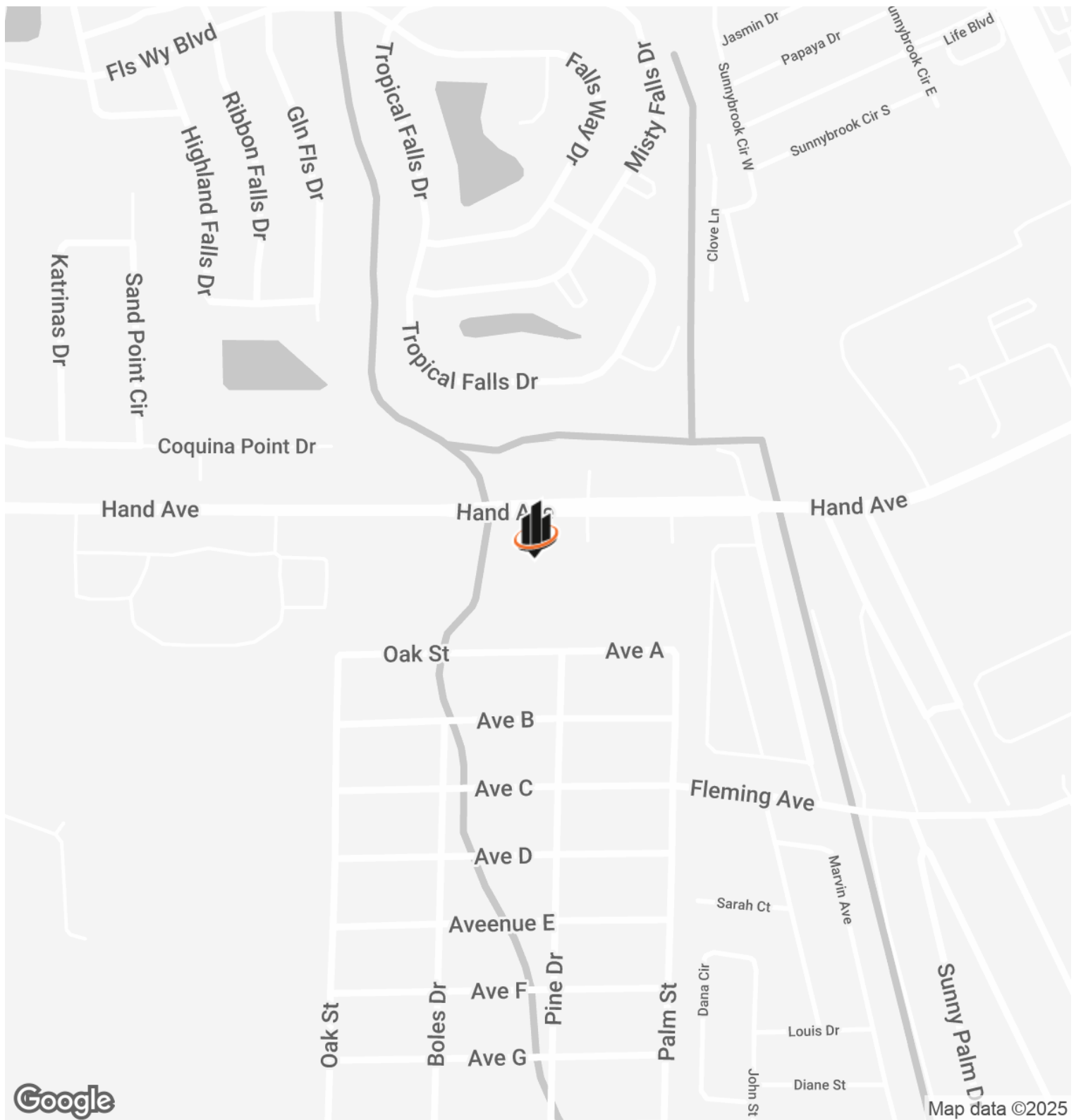
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AERIAL MAP



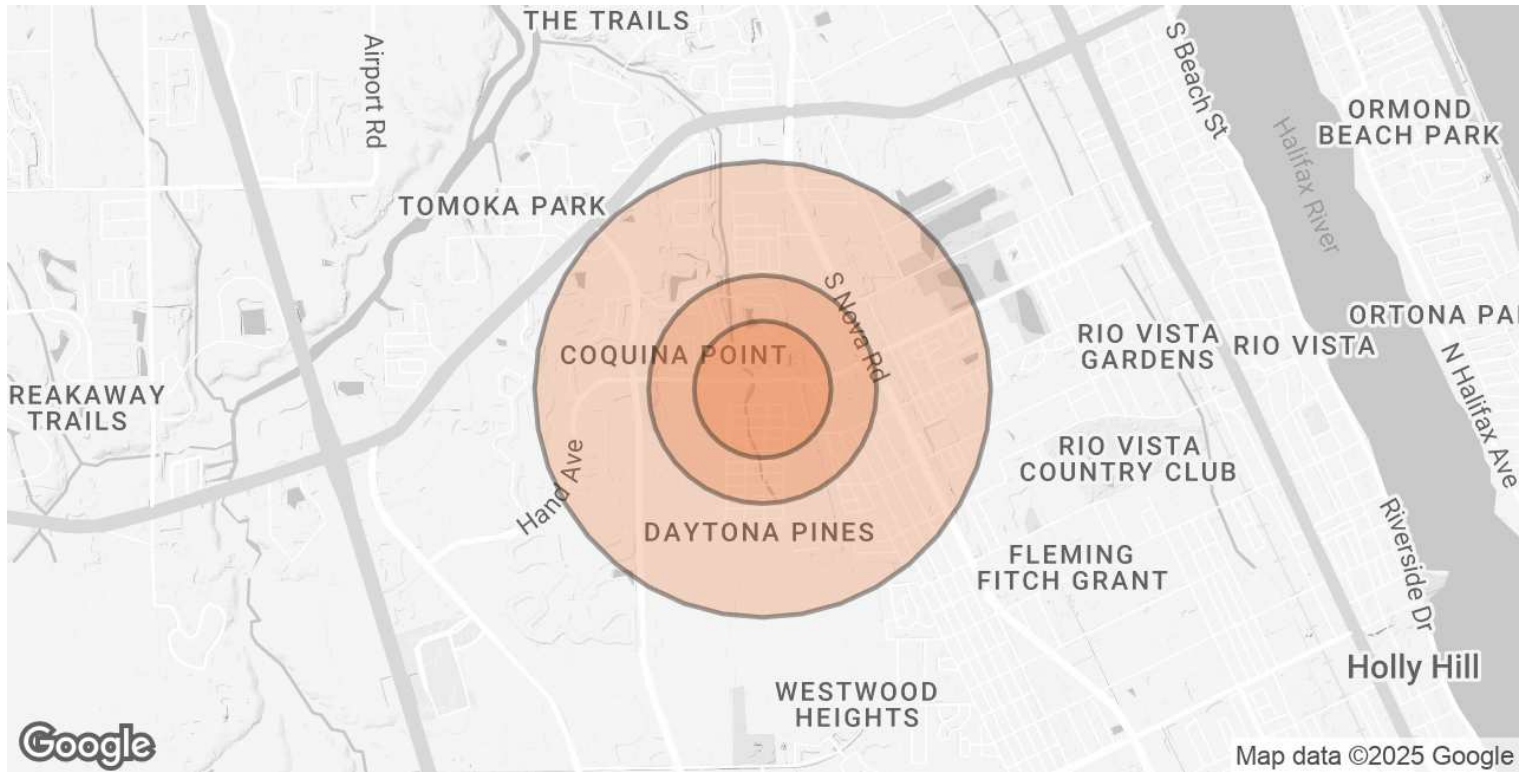
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,040	2,778	9,715
AVERAGE AGE	51	51	51
AVERAGE AGE (MALE)	49	49	49
AVERAGE AGE (FEMALE)	53	52	53

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	472	1,270	4,433
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$49,988	\$52,686	\$62,213
AVERAGE HOUSE VALUE	\$158,017	\$166,553	\$204,123

Demographics data derived from AlphaMap

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GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

SVN | Commercial Advisory Group

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