



OFFERING MEMORANDUM

551 NATIONAL HEALTH CARE DRIVE | DAYTONA BEACH, FL 32114

**FORMER VA
OUTPATIENT CLINIC**

MATTHEW WEINBERGER
VICE PRESIDENT
HEALTHCARE REAL ESTATE ADVISOR

JASON BANTEL, CCIM
SENIOR VICE PRESIDENT | PRINCIPAL
HEALTHCARE REAL ESTATE ADVISOR

**LEE &
ASSOCIATES**



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Executive Summary



Executive Summary

ADDRESS

551 National Health Care Drive
Daytona Beach, FL 32114

OWNERSHIP

DAB 551, LLC

YEAR BUILT

2001 | Renovated 2018

BUILDING SIZE

62,000 ± SF

PROPERTY SIZE

8.08 ± ACRES

PRICE

\$14,000,000



PROPERTY SUMMARY

| | |
|---------------------------|--|
| PROPERTY ADDRESS: | 551 National Health Care Drive Daytona Beach, FL 32114 |
| PROPERTY TYPE: | Hospital/Medical |
| PROPERTY NAME: | William V. Chappell Jr. Veteran's Outpatient Clinic |
| APN: | 15-33-38-0E-00-0010 |
| COUNTY: | Volusia |
| LEGAL DESCRIPTION: | 38-15-32 LOTS 1 & 2 DAYTONA BEACH VAOC MB 50 PG 89 & INC LOT 1 VOLUSIA EXECUTIVE PARK MB 46 PG 67 PER OR 6825 PG 2196 PE R OR 7488 PG 1411 PER OR 7576 PG 2690 |
| LOT SIZE: | ± 352,209 SF ± 8.08 Acres |
| BUILDING SIZE: | 62,000 SF |
| BUILDING CLASS: | Class "B" |
| ZONING: | HM, Hospital/Medical District <i>*Approved Uses on Following Page</i> |
| SUBMARKET: | Daytona Beach |

| | |
|---------------------------|--|
| PARKING SPACES: | 400 |
| PARKING RATIO: | 6.2/1,000 SF |
| CONSTRUCTION TYPE: | Concrete/Masonry |
| BUILDING FRONTAGE: | 366 FT on Dunn Avenue 873 FT of National Healthcare Drive |
| YEAR BUILT: | 2001 |
| YEAR RENOVATED: | 2018 |
| NUMBER OF STORIES: | Single Story |
| ROOF: | New Roof Installed in 2023 |
| UTILITIES: | FP&L |
| LAND USE CODE: | 8500 - Hospital |
| TENANCY: | Single or Multi |
| OCCUPANCY: | Vacant at Closing |

HM | HOSPITAL/MEDICAL PRINCIPAL USES BY ZONING DISTRICT

| | | | |
|----------------------------|---|---------------------------------------|--|
| AGRICULTURE: | Farming, General: Feeding Station; Greenhouse Operations; Plant Nursery; Silviculture (Forestry) | OPEN SPACE USES: | Park or Greenway |
| GROUP LIVING USES: | Assisted Living Facility; Community Residential Home; Hospice Residential Facility | UTILITY USES: | Utility Use, Minor |
| COMMUNICATION USES: | Telecommunications Facility, Collocated on existing Structure other than Telecommunications Tower; Telecommunications Facility, Collocated on existing Telecommunications Tower; Telecommunications Tower, Monopole up to 90 Feet High; Telecommunications Tower, Monopole more than 90 but no more than 180 feet high. | OTHER INSTITUTIONAL USES: | Congregate Meal Facility; Shelter for Victims of Domestic Abuse |
| DAY CARE USES: | Adult Day Care Center; Child Care Facility | BUSINESS SUPPORT SERVICES: | Conference or Training Center |
| EDUCATION USES: | College or University; Private School with fewer than 20 Students; Private School with more than 20 Students; Public School; Vocational or Trade School | RETAIL SALES AND SERVICE USES: | Drug Store or Pharmacy without Drive-Through Service; Dry Cleaning or Laundry Drop-Off Establishment |
| HEALTH CARE USES: | Blood/Tissue Collection Center; Hospital; Medical or Dental Clinic/Office; Medical or Dental Lab; Medical Treatment Facility; Nursing Home Facility; Psychiatric Treatment Facility | VISITOR ACCOMMODATION USES: | Hotel or Motel |
| SPECIAL USE PERMIT | | | |
| | | GROUP LIVING USES: | Continuing Care Retirement Community |
| | | COMMUNICATION USES: | Telecommunications Tower, other than those listing as Permitted Uses. |
| | | OTHER INSTITUTIONAL USES: | Place of Worship |

Disclaimer

The permitted and special use zoning sheets are being provided for informational purposes only. They are a means to assist residents, current and prospective property owners, and the business community with identifying permitted and special uses allowed in zoning districts located within the boundaries of The City of Daytona Beach. The sheets also provide references to general use standards for uses in each zoning district. For official use determination requests on properties in the city, please contact The City's Planning Department to request a zoning verification letter.

*Additional regulations may apply to properties in Redevelopment and Overlay zoning districts.

PROPERTY SUMMARY

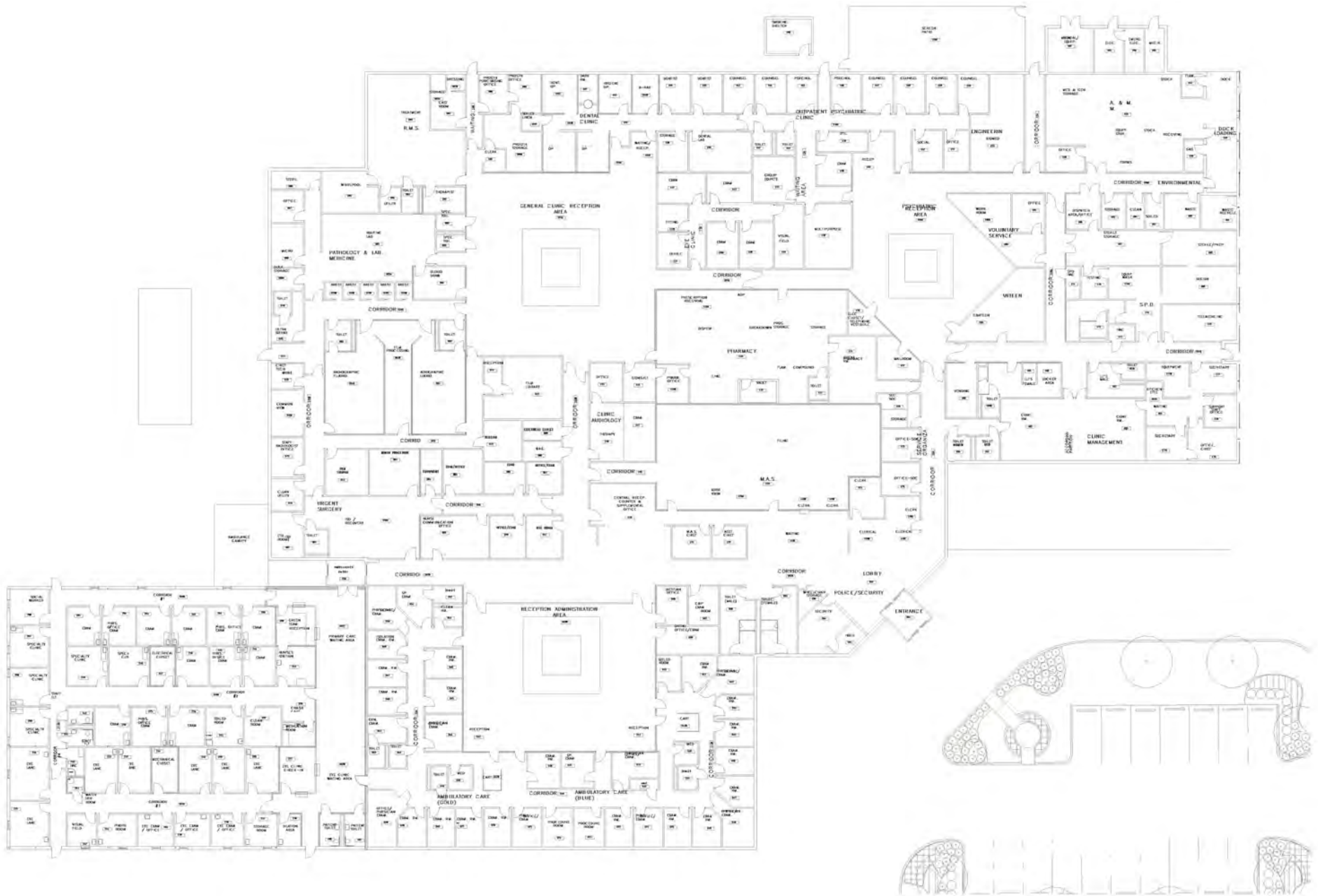
Optimize a strategically placed and well-maintained healthcare/medical facility located along the I-95 corridor. 551 National Health Care Drive allows its occupants to expand their business and reside in a medically focused trade area of Daytona Beach, Florida. Upon occupation of this expansive, 62,000 SF offering, new ownership will have access to all the amenities imaginable that lie within extraordinarily close proximity.

Such impeccable placement will afford occupants of 551 National Health Care Drive an environment fostering interindustry collaboration, phenomenal accessibility, and visibility to medical providers, residents, and those in need of specialized or general medical care. National Health Care Drive conveniently intersects with Dunn Avenue - a major community thoroughfare that runs through Daytona Beach and provides access to breathtaking beaches. National Health Care Drive also serves as one of the primary entry points to the Halifax Health Medical Center, as well as many private practices specializing in a variety of fields.

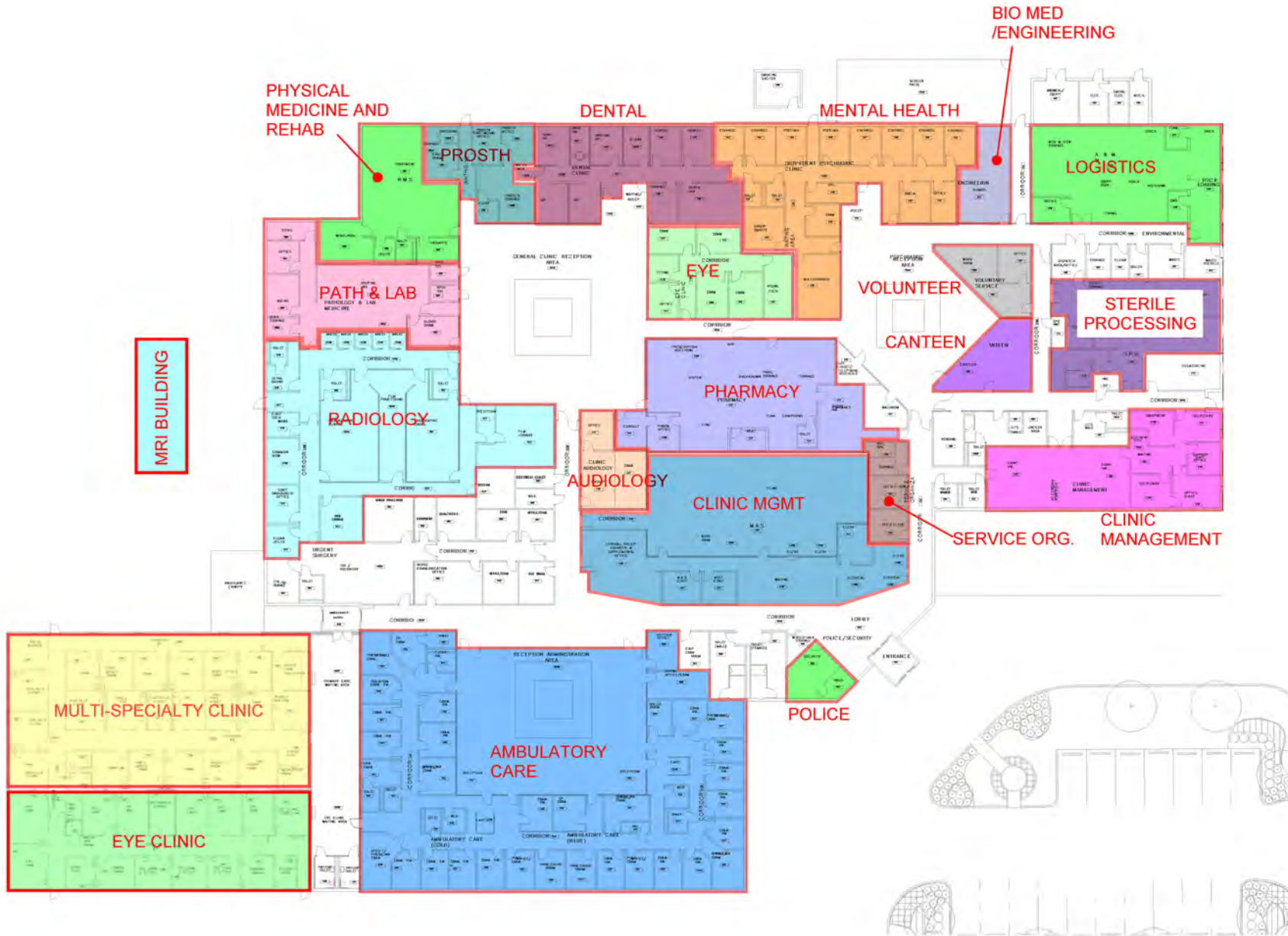
Placement and visibility will always remain top-tier priorities when choosing a new space for occupancy. However, the Daytona Beach community offers a highly skilled and trained labor force for all factions of the healthcare industry; nearly 32% of the Daytona Beach population work in the healthcare services sector, thus providing medically oriented business models and a reliably trained and experienced workforce.



FLOOR PLAN



MULTI-SPECIALTY PLAN

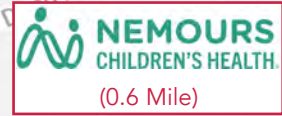
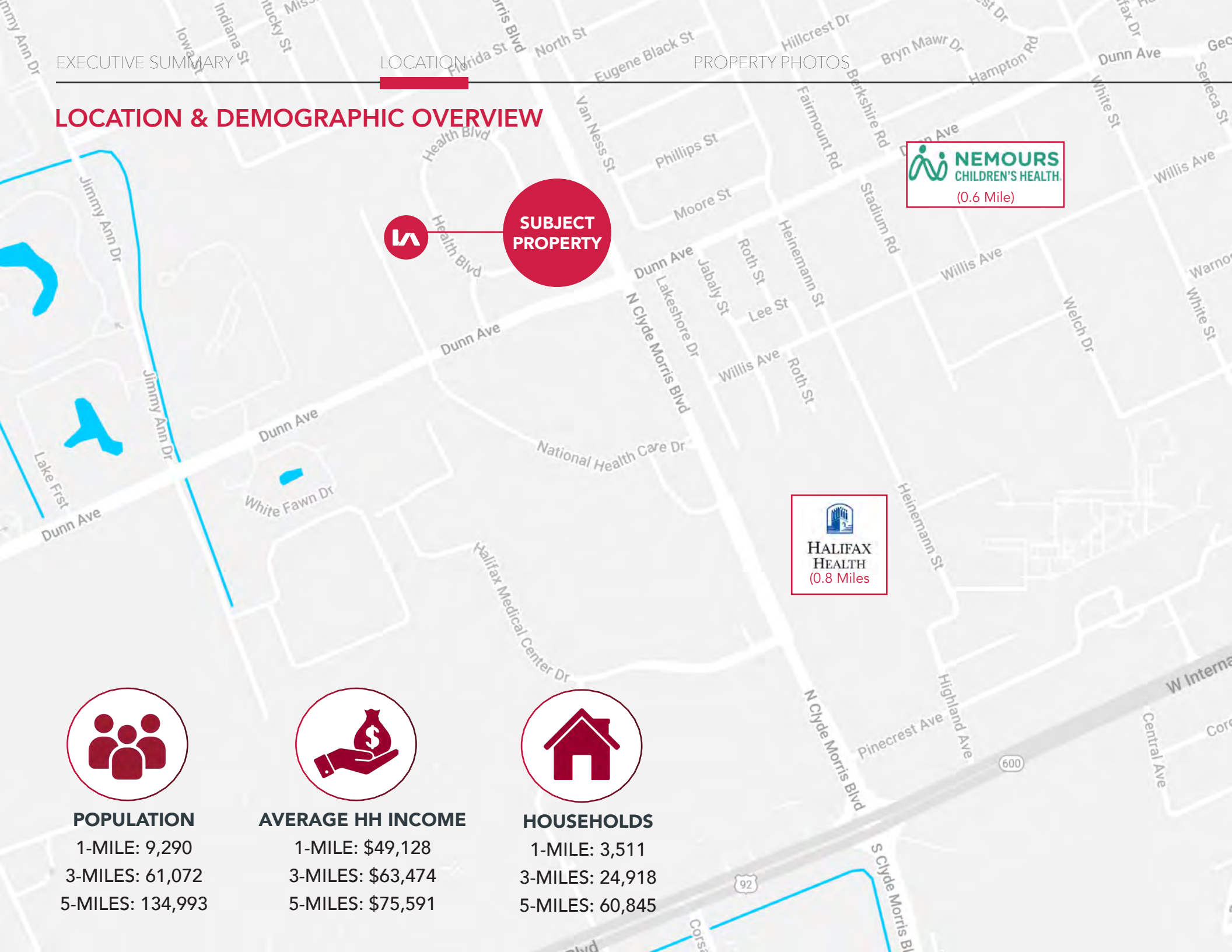


02

LOCATION



LOCATION & DEMOGRAPHIC OVERVIEW



POPULATION

1-MILE: 9,290
3-MILES: 61,072
5-MILES: 134,993



AVERAGE HH INCOME

1-MILE: \$49,128
3-MILES: \$63,474
5-MILES: \$75,591



HOUSEHOLDS

1-MILE: 3,511
3-MILES: 24,918
5-MILES: 60,845

AERIAL



SURVEY

SCHEDULE "B" ITEMS

NO CURRENT TITLE COMMITMENT PROVIDED AT TIME OF SURVEY.

STATEMENT OF ENCROACHMENTS

AWAITING TITLE COMMITMENT

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV AND BY GRAPHIC FLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 170121030R WHICH BEARS AN EFFECTIVE DATE OF 02/19/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LAND AREA

304,547± SQUARE FEET
6.992± ACRES

VICINITY MAP



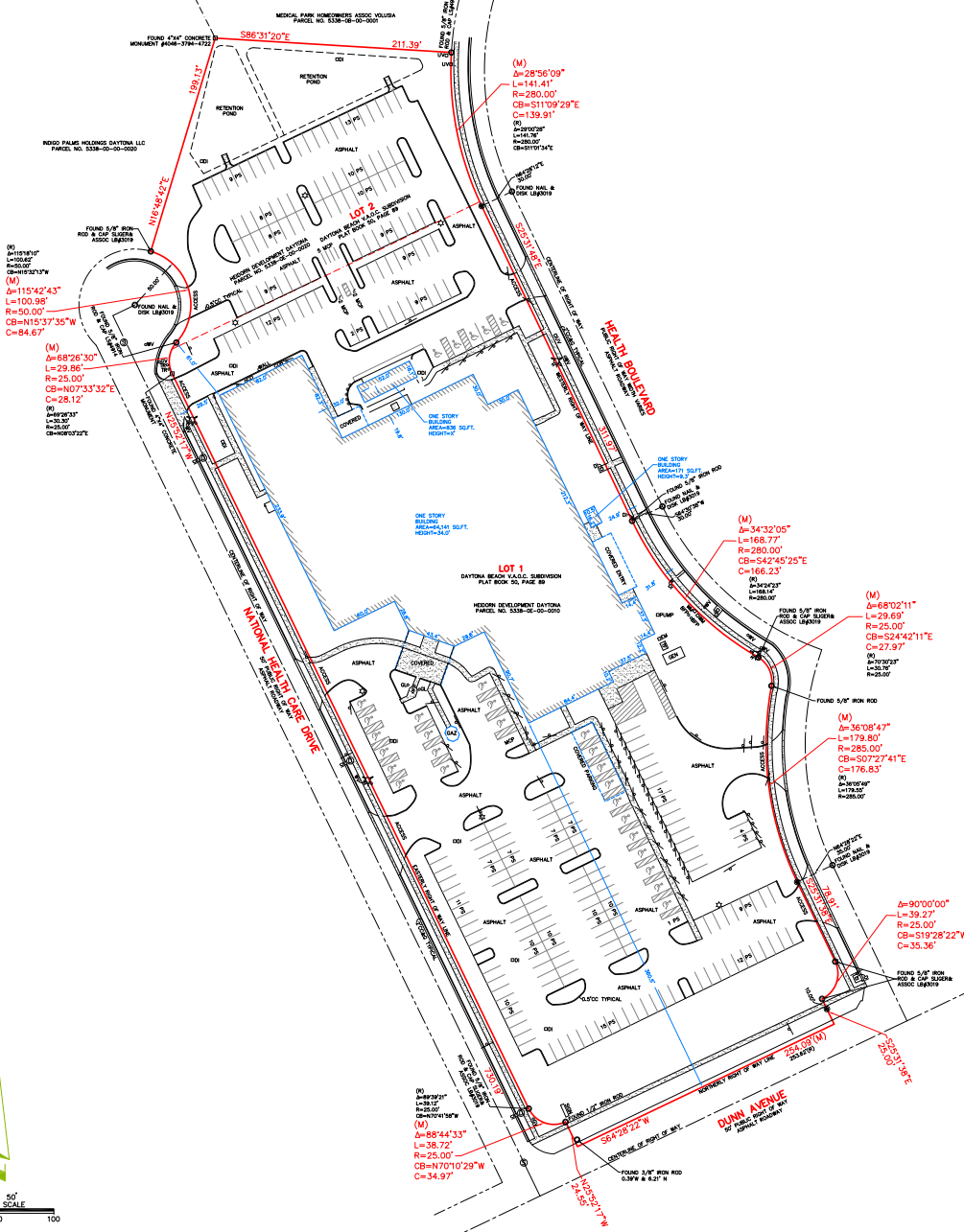
PARKING STALLS

REGULAR=255 HANDICAP=29
MOTORCYCLE=10
TOTAL=294

LEGEND

- SQ.FT. SQUARE FEET
CONCRETE SURFACE
NO PARKING AREA
HANDICAP PARKING SPACE
PARKING SPACES
TRANSFORMER
WATER METER
ELECTRIC METER
TELEPHONE RISER
CLEAN OUT
CENTRAL ANGLE
ARC LENGTH
RADIUS
CHORD BEARING
CHORD LENGTH
CONCRETE CURB & GUTTER
UTILITY VAULT
GAS VALVE
BACKFLOW PREVENTOR
MOTORCYCLE PARKING
CLEANAGE HOLE
WATER VALVE
RECORD
MEASURED
GENERATOR
FLOOD POLE
STORM MANHOLE
SANITARY MANHOLE
LIGHT POLE
FIRE HYDRANT
BOLLARD
PLASTIC PRIVACY FENCE

SITE PICTURE



LEGAL DESCRIPTION

SHEET 1 OF 1

LOTS 2 AND 3, DAYTONA BEACH V.A.C. SUBDIVISION, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 89, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TITLE COMMITMENT INFORMATION

NO CURRENT TITLE COMMITMENT PROVIDED AT TIME OF SURVEY.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BIRTH OF WAY LINE OF NATIONAL HEALTH CARE DRIVE BEING N25°21'7"W PER PLAT BOOK 50, PAGE 89.

ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME: DEPARTMENT OF VETERANS AFFAIRS, 651 NATIONAL HEALTH CARE DRIVE, VOLUSIA COUNTY, DAYTONA BEACH, FL.

GENERAL NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, FENCINGS, EASEMENTS, SERVICES AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/ORDINANCES OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS BEEN PHYSICALLY ACCESS TO HEALTH BOULEVARD AND NATIONAL HEALTH CARE DRIVE, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF EASEMENTS ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING AGENCIES, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ACCURACY AND RELIABILITY TO EXEMPT MAPS, DISTANCES, OR REPORTS BY OTHER THAN THE ISSUING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ISSUING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

TO: XXXX
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, VOLUNTARILY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A, HEREOF. THE FIELDWORK WAS COMPLETED ON 06/23/17. DATE OF PLAT OR MAP: 06/26/17.

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AERIAL



03

**PROPERTY
PHOTOS**



PROPERTY PHOTOS





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