

LEASE

ENTERPRISE PROPERTIES & INVESTMENTS LLLP

1081 Town Center Drive Suite 200 Orange City, FL 32763



PROPERTY DESCRIPTION

Beautiful 2nd Generation Medical Office space. Lease this 1760 sq. ft. office space surrounded by a variety of Medical & Professional Businesses. The location is less than 2 miles from Advent Health Fish Memorial Hospital and is in the heart of the Central Business District of West Volusia. The space is move in ready for turnkey operation.

PROPERTY HIGHLIGHTS

- -Located in the Central Business District of West Volusia
- -Close proximity to Advent Health Fish Memorial Hospital
- -Directly between Orlando and Daytona Beach along the Interstate 4 corridor
- -5 Exam Rooms, 2 Private Offices
- -3 ADA Restrooms
- -Utilities are not included in Rent price

OFFERING SUMMARY

Lease Rate:	\$24.00 PSF/YR
Number of Units:	1
Available SF:	1760
Lot Size:	21,780 SF
Building Size:	3,928 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,578	18,152	35,747
Total Population	3,850	44,399	90,595
Average HH Income	\$58,187	\$56,002	\$57,522

Anthony Avila
(386) 532-4119



**COLDWELL BANKER
COMMERCIAL**
AI GROUP

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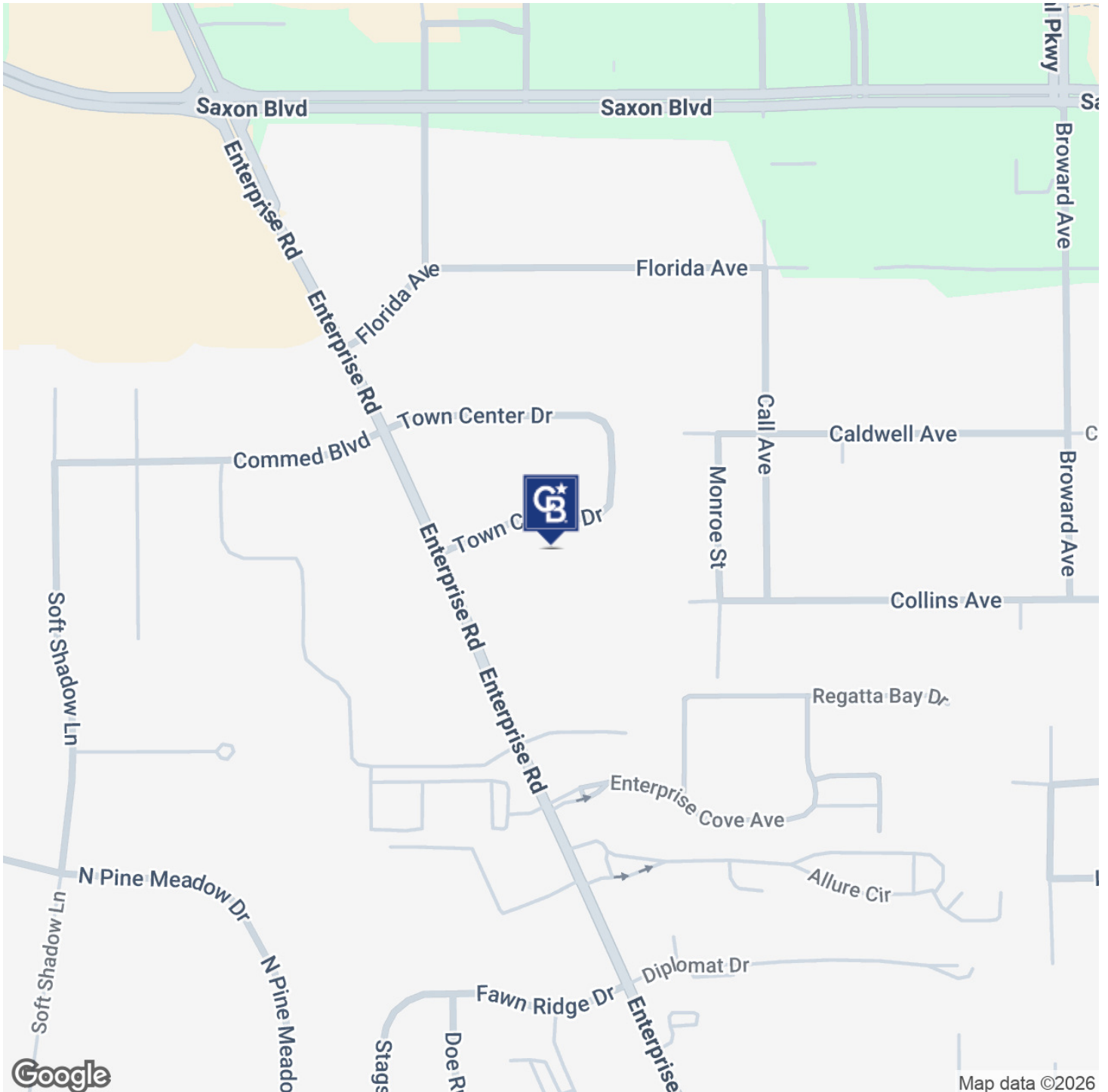


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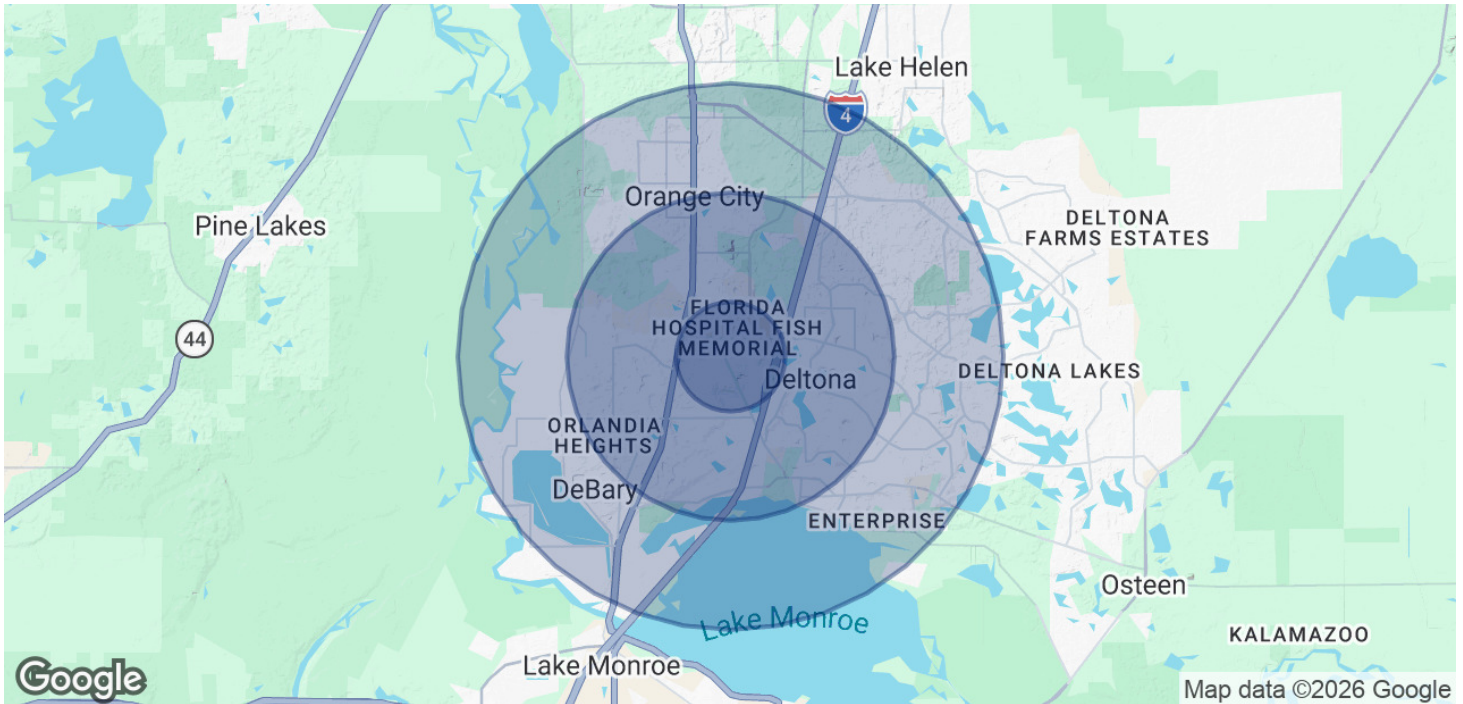


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,850	44,399	90,595
Average Age	40.6	43.1	42.7
Average Age (Male)	38.9	41.5	41.2
Average Age (Female)	42.4	44.6	44.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,578	18,152	35,747
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$58,187	\$56,002	\$57,522
Average House Value		\$199,305	\$190,087

2020 American Community Survey (ACS)

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