



For Lease

Medical Office Condo For Lease

335 Clyde Morris Boulevard, Suite 290, Ormond Beach, FL 32174



OFFERING SUMMARY

LEASE RATE:	\$23.75 NNN
AVAILABLE SF:	Suite 290: 6,000 SF
YEAR BUILT:	2005
TRAFFIC COUNT:	16,00 & 17,700 AADT
ZONING:	B-10, Suburban Boulevard

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,034	22,588	49,983
TOTAL POPULATION	8,504	51,213	112,453
AVERAGE HH INCOME	\$69,220	\$78,962	\$77,002

PROPERTY DESCRIPTION

6,000 SF Endcap Office Condo For Lease in Clyde Morris Professional Center with potential to divide into two suites ranging from 2,700 to 3,300 RSF.

Medical office endcap unit featuring 12 generously sized exam rooms, a waiting room, sub-waiting room, reception area, business office, nurse's station, two offices, four doctor's offices with a shared restroom with shower, one staff restroom, two patient restrooms, a breakroom, procedure room, blood draw area, lab, and a rear access door.

Very well maintained with plenty of parking.

Building and Monument Signage available.

Estimated CAM, Real Estate Taxes, and Insurance \$6.80 per SF.

LOCATION DESCRIPTION

Located on the southeast corner of Clyde Morris Boulevard and Hand Avenue.

Approximately 2.4 miles to AdventHealth Daytona Beach, 2.3 miles to Interstate 95, and 5.6 miles to Halifax Health Medical Center.

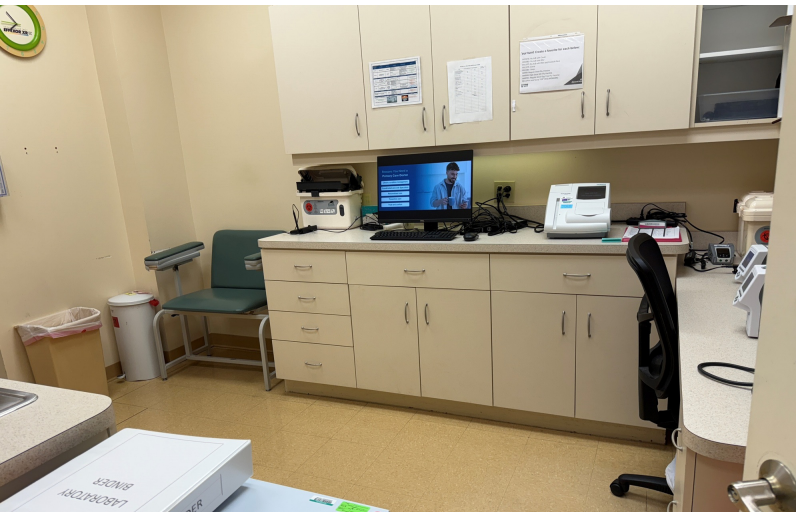
John W. Trost, CCIM
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Additional Photos

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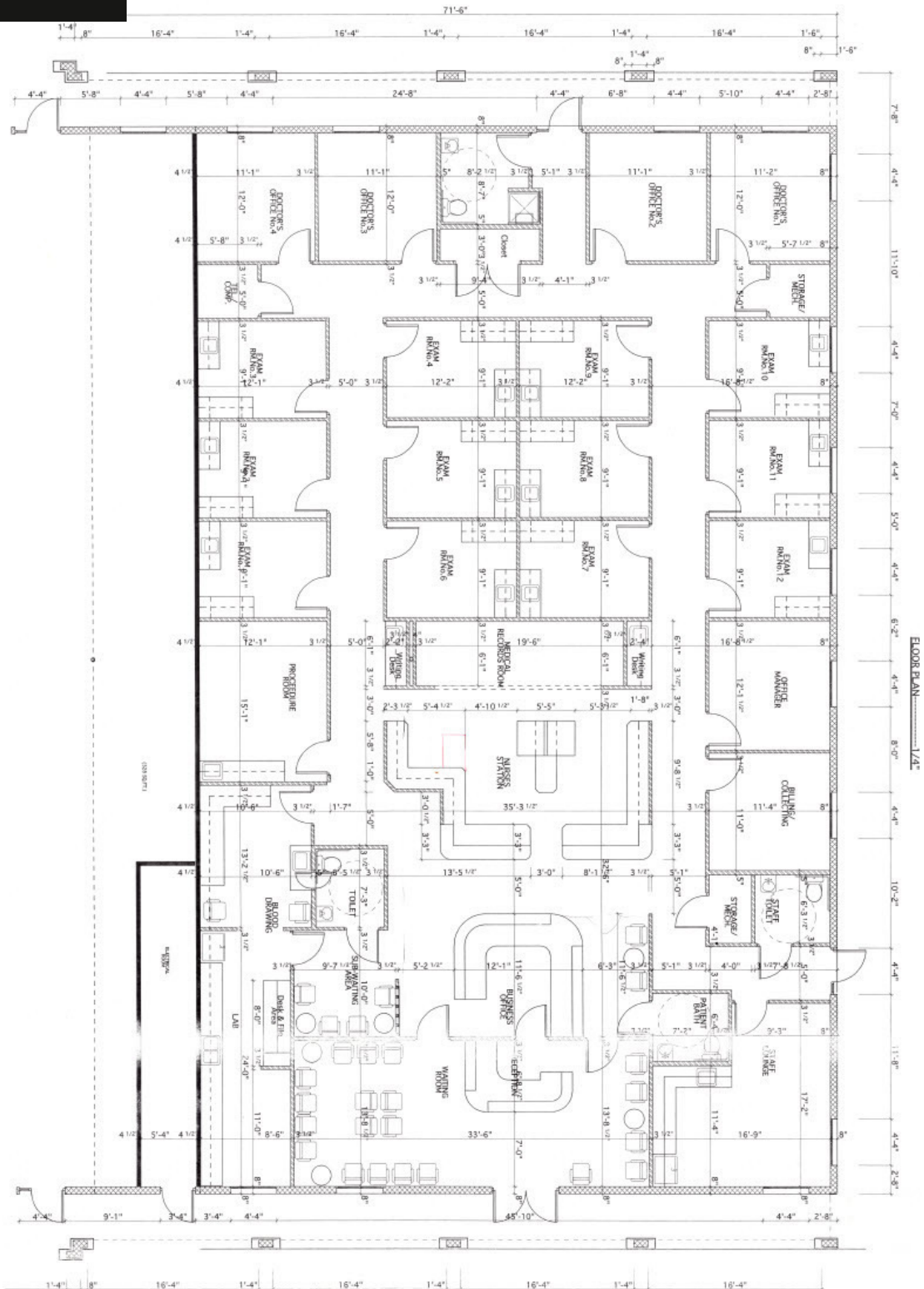
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Location Maps

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