

CLYDE MORRIS PROFESSIONAL CENTER | MEDICAL SPACE FOR LEASE



PROPERTY DESCRIPTION

Medical/Professional Space For Lease.
4 Exam Rooms, Reception Area, Waiting Area, Kitchen,
2 Restrooms, and 5 Offices.
Great exposure and visibility from Clyde Morris
Boulevard and Hand Avenue.
Easy Access and plenty of parking.
Signage on Hand Avenue.
Estimated CAM, Real Estate Taxes, and Insurance \$6.00
per SF.

LOCATION DESCRIPTION

Located on the northwest corner of Clyde Morris
Boulevard and Hand Avenue in Ormond Beach.
Approximately 2.2 miles to AdventHealth Daytona
Beach and Interstate 95.

LOCATION ADDRESS

290 Clyde Morris Boulevard, Unit C-2
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

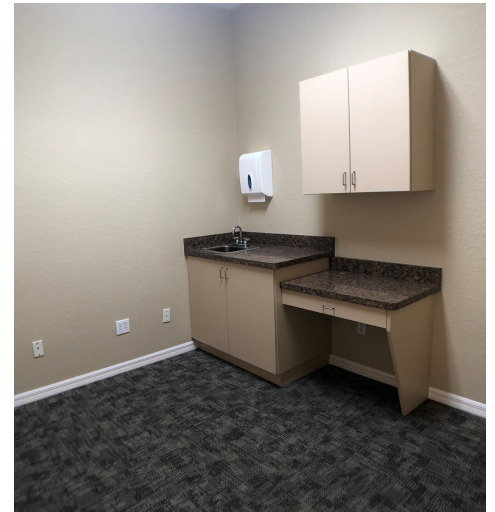
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$18.00 NNN
AVAILABLE SF:	2,000 SF
YEAR BUILT:	1996
TRAFFIC COUNT:	14,800 AADT
ZONING:	B-1, Professional Office/Hospital

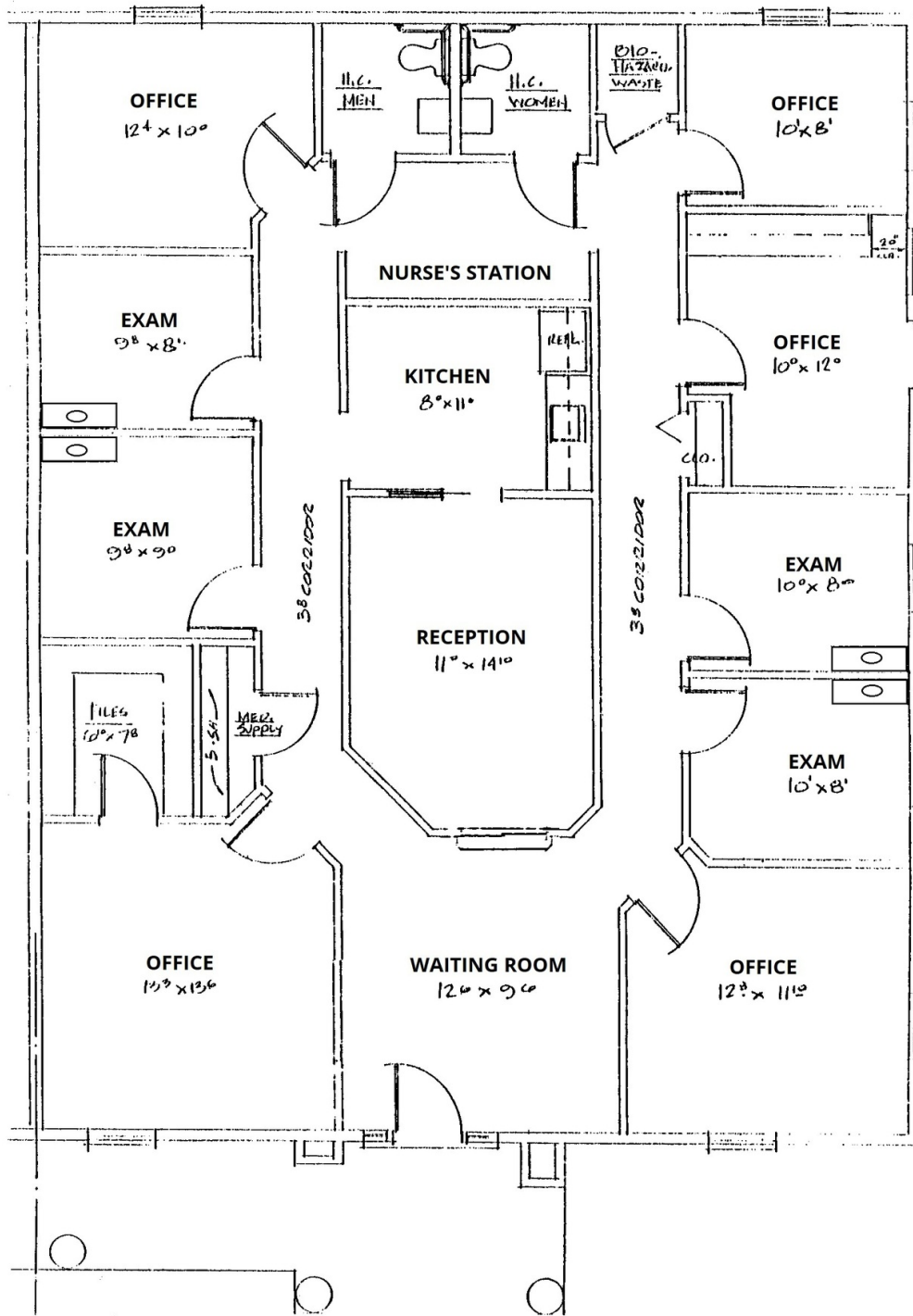
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,934	21,529	48,354
TOTAL POPULATION	7,242	45,373	96,924
AVERAGE HH INCOME	\$55,358	\$61,075	\$54,841

ADDITIONAL PHOTOS



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FLOOR PLAN



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LOCATION MAPS



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