



For Sublease

Office Suites For Sublease | DeBary Professional Plaza

110 Pond Court, DeBary, FL 32713



OFFERING SUMMARY

LEASE RATE: \$19.00 NNN

AVAILABLE SF: Suite 201: 1,827 SF
Suite 202: 1,816 SF

YEAR BUILT: 2009

TRAFFIC COUNT: 14,600 AADT

ZONING: B-4

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,499	23,019	41,018
TOTAL POPULATION	6,635	57,831	105,415
AVERAGE HH INCOME	\$109,724	\$88,665	\$88,788

PROPERTY DESCRIPTION

Two Second Floor Office Suites available for sublease in DeBary Professional Plaza.

Suite 201: 1,827 SF with a reception area, a waiting room, four offices, two restrooms, nurse's office, and a break area - a functional layout for professional and clinical support uses.

Suite 202: 1,816 SF with a reception area, a waiting room, a nurse station, storage room, four exam rooms, one physician's office, and two restrooms - offering an efficient, move-in-ready layout for a variety of medical and healthcare uses.

Located within a professional medical environment, the property features ample on-site parking for patients and staff and convenient access to I-4.

Estimated CAM, Real Estate Taxes, and Insurance \$5.50 per SF.

LOCATION DESCRIPTION

Located on Pond Court, behind the Village at DeBary shopping center, with easy access to I-4 and less than 2 miles to AdventHealth Fish Memorial Hospital.

John W. Trost, CCIM
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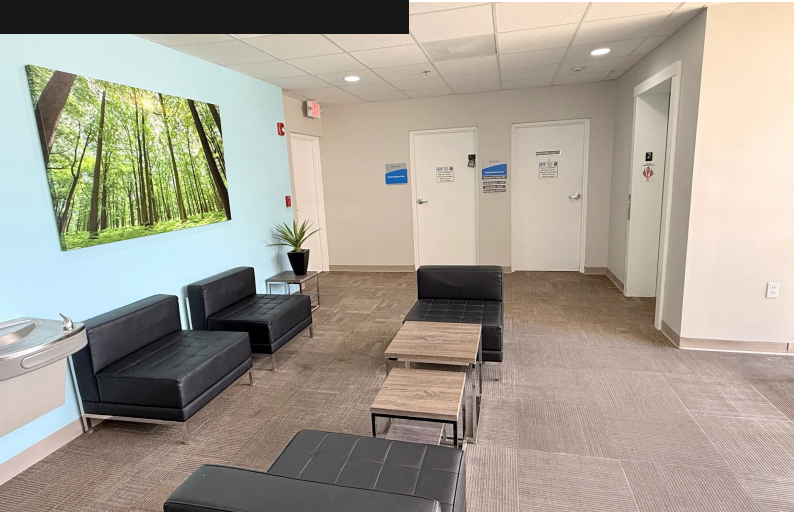




Additional Photos

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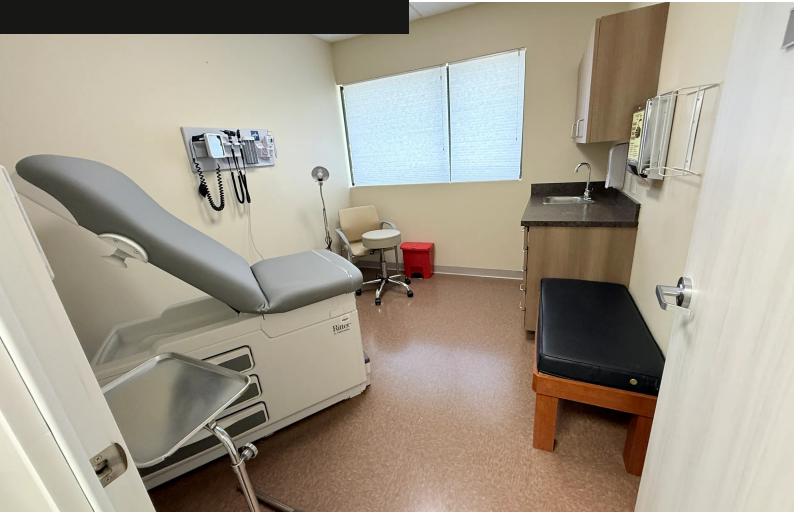
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



Additional Photos

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DeBary Professional Plaza					
110 Pond Court DeBary, FL					
DIRECTORY					
Floor 1	Floor 2	Floor 3	Floor 3	Floor 3	Floor 3
101	Florida Healthcare Plans	201	NextHealth Care Ivelia Rodriguez Castro, MD Harmelinda Elenes-Gonzalez, MD Alonso Elenes-Gonzalez, MD	301	
102	Florida Healthcare Plans	202	NextHealth Care Ivelia Rodriguez Castro, MD Harmelinda Elenes-Gonzalez, MD Alonso Elenes-Gonzalez, MD	302	
Complete Care Centers	103	Mathura Medical Primary Care Dr. Mathura, MD Shiva Mathura, MD	203	Volusia County Podiatry Dr. Duffus, DPM Board Certified Foot and Ankle Surgeon	303
	104	Florida Cardiology Dr. Duffus, DPM	204	Volusia County Podiatry Dr. Duffus, DPM Board Certified Foot and Ankle Surgeon	304



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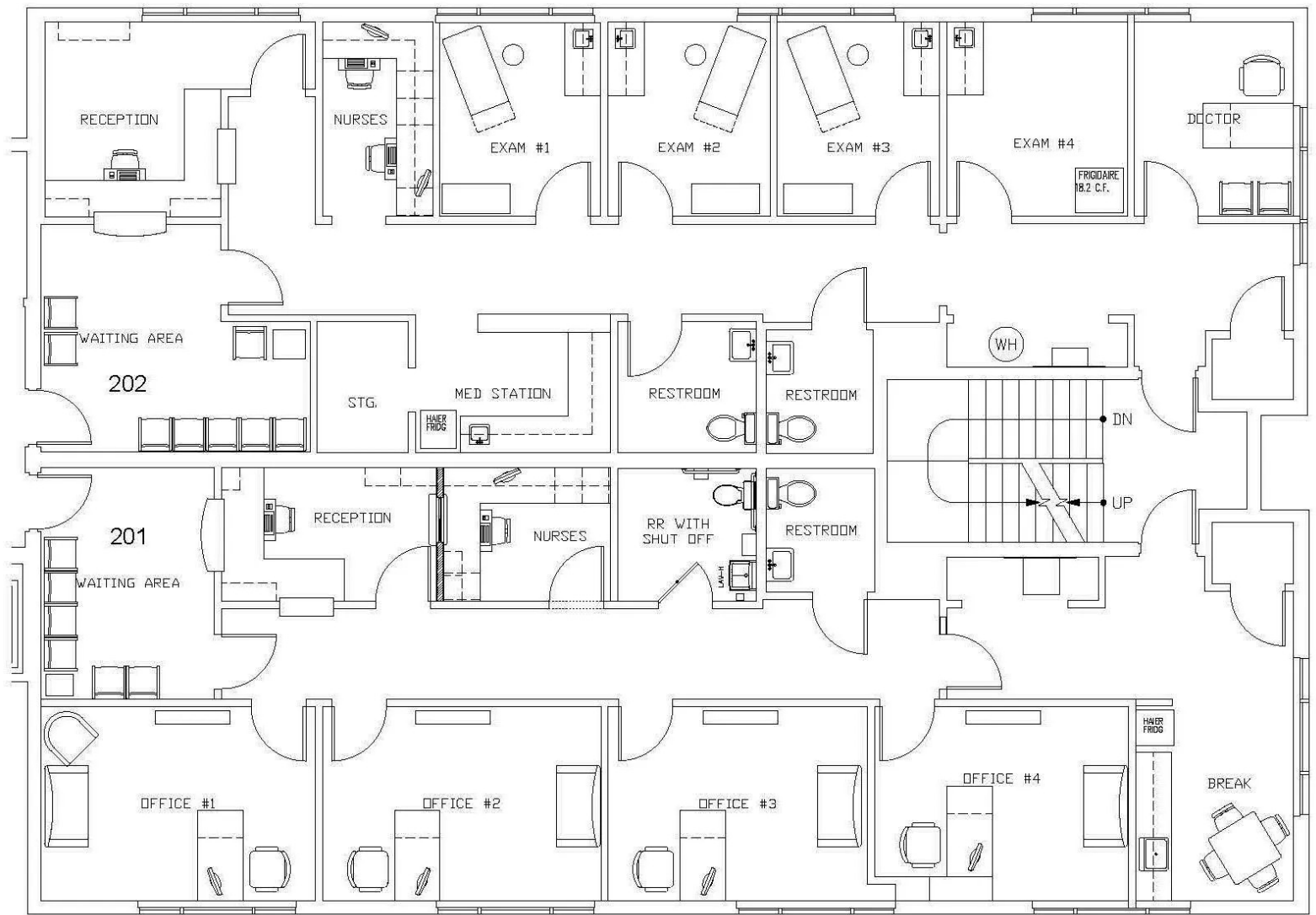




Floor Plan

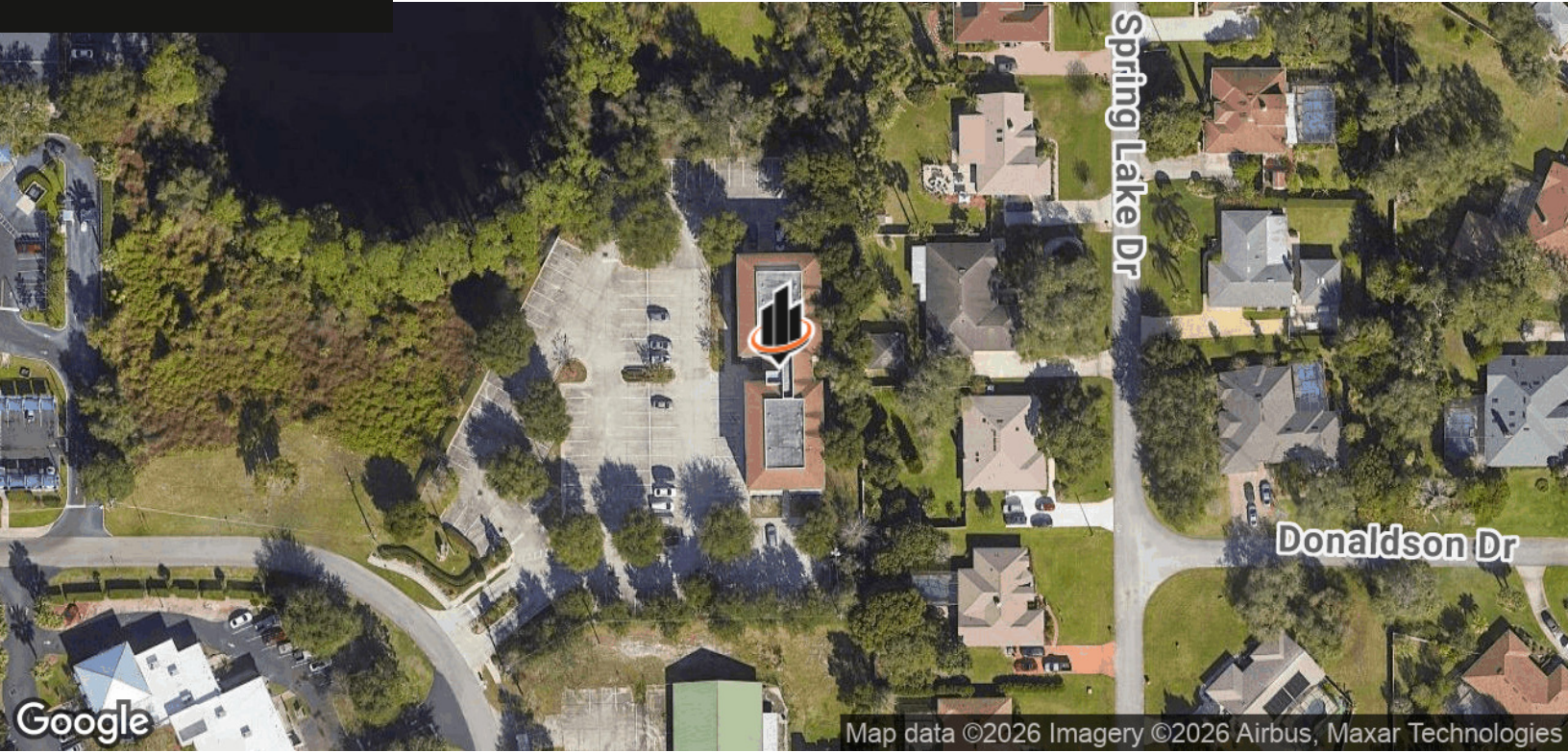
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