

# MEDICAL OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

6,571 SF Medical Office Building For Lease; may divide the space.

Large waiting room, 4 restrooms, 15 exam rooms, 5 offices, lab, large open admin area, large multipurpose room, and a breakroom.

38 parking spaces.

Freestanding monument sign on Saxon Boulevard.

Convenient high visibility Saxon Boulevard location.

Estimated CAM, Real Estate Taxes, and Insurance \$6.26 per SF.

## LOCATION DESCRIPTION

Located on the south side of Saxon Boulevard between Enterprise Road and Veterans Memorial Parkway.

Approximately 1 mile to Interstate 4.

Access to the signal at Threadgill Place.

## LOCATION ADDRESS

926 Saxon Boulevard  
Orange City, FL 32763

## JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

**LEASE RATE:** \$22.00 NNN

**AVAILABLE SF:** 6,571 SF

**YEAR BUILT:** 2003

**TRAFFIC COUNT:** 32,000 AADT

**ZONING:** CG-1 General Commercial, Restricted

## DEMOGRAPHICS 1 MILE 3 MILES 5 MIL

**TOTAL HOUSEHOLDS** 2,156 22,124 40,354

**TOTAL POPULATION** 4,526 52,825 100,841

**AVERAGE HH INCOME** \$65,906 \$62,722 \$64,768

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## ADDITIONAL PHOTOS



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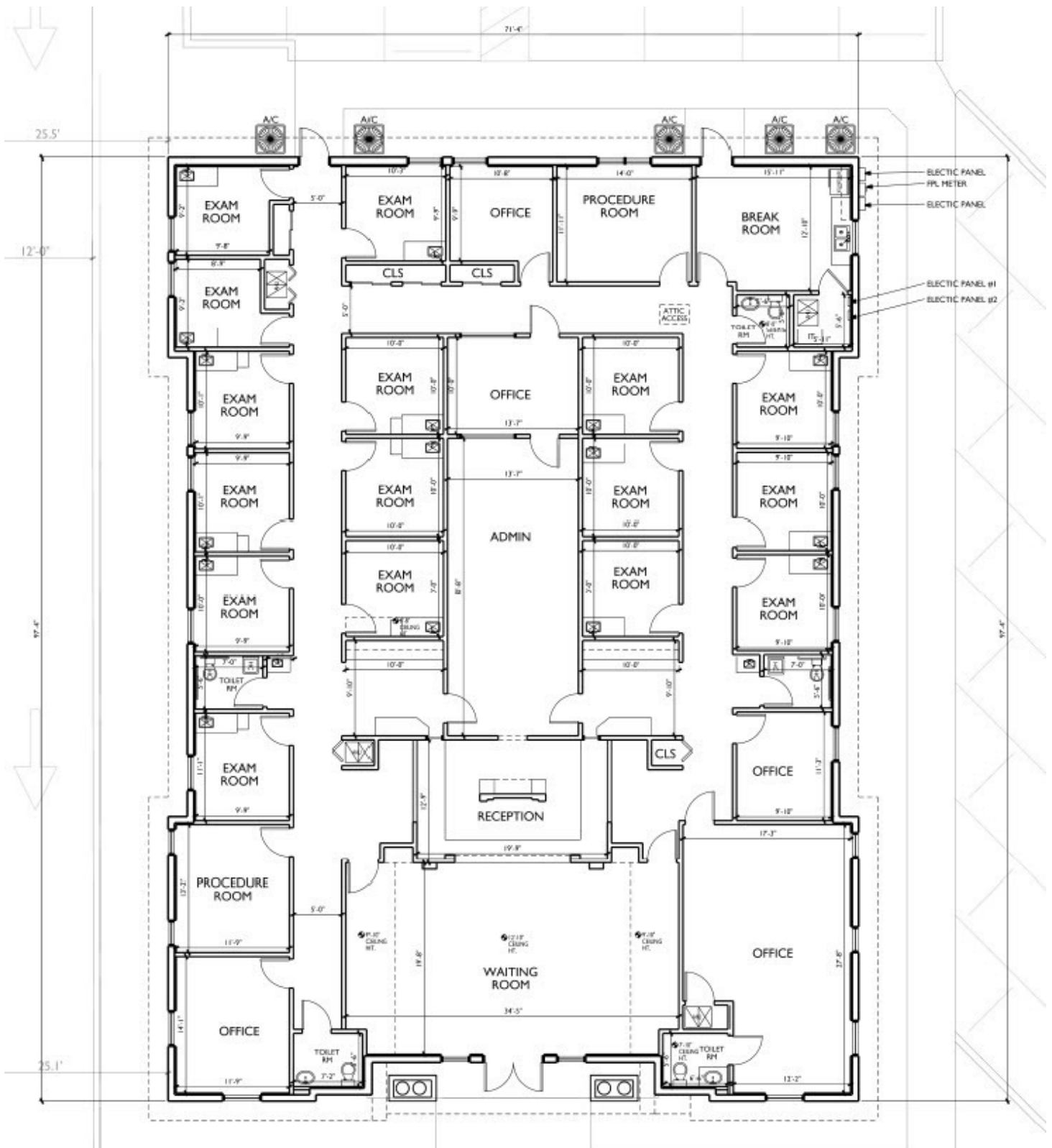
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# FLOOR PLAN



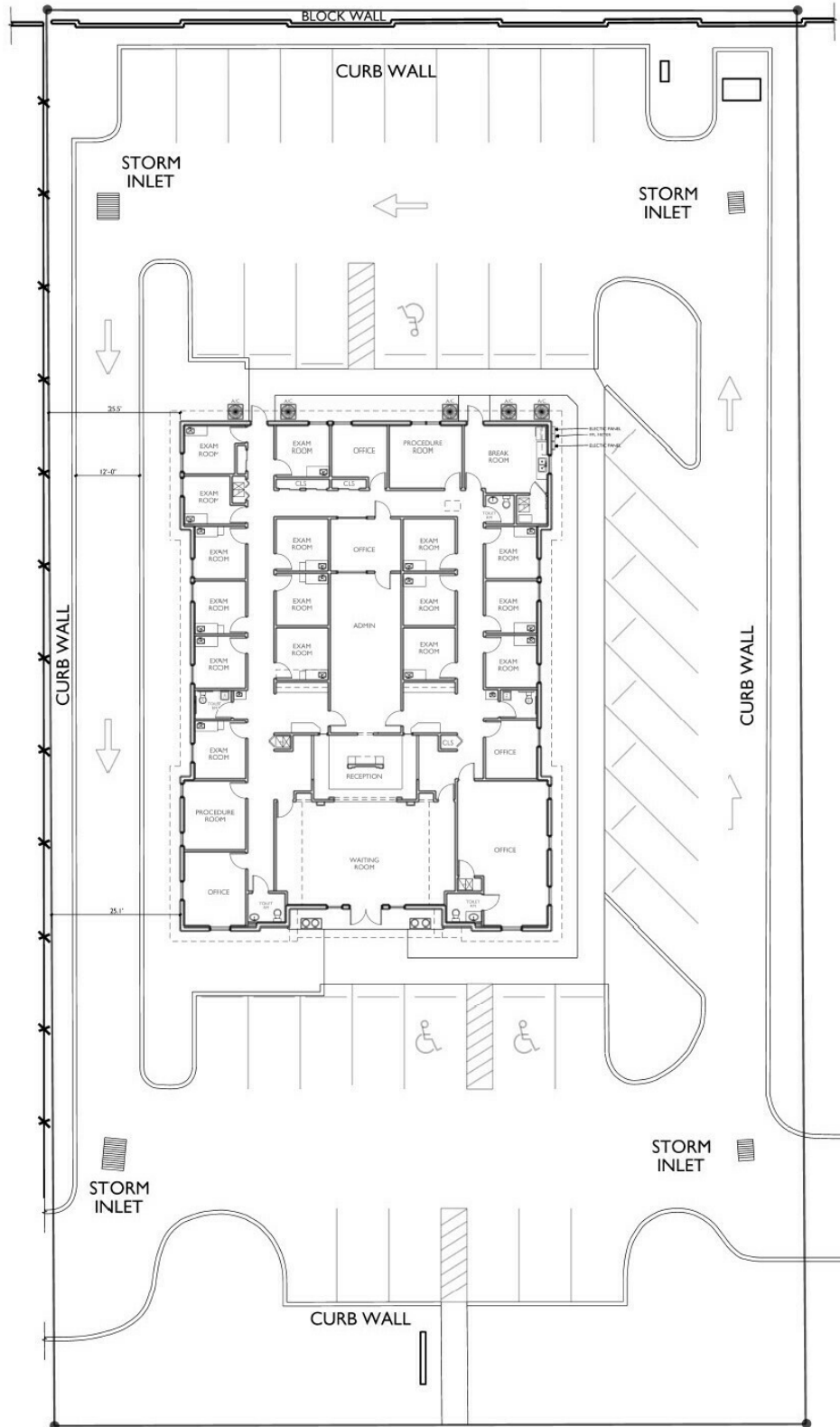
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# SITE PLAN



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# LOCATION MAPS



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