

Summer Trees Rd

**SALE / LEASE**  
**Port Orange Medical  
Office For Lease-**  
**3,330 SF**

**5440 S WILLIAMSON BLVD, SUITE 5**

Port Orange, FL 32128

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

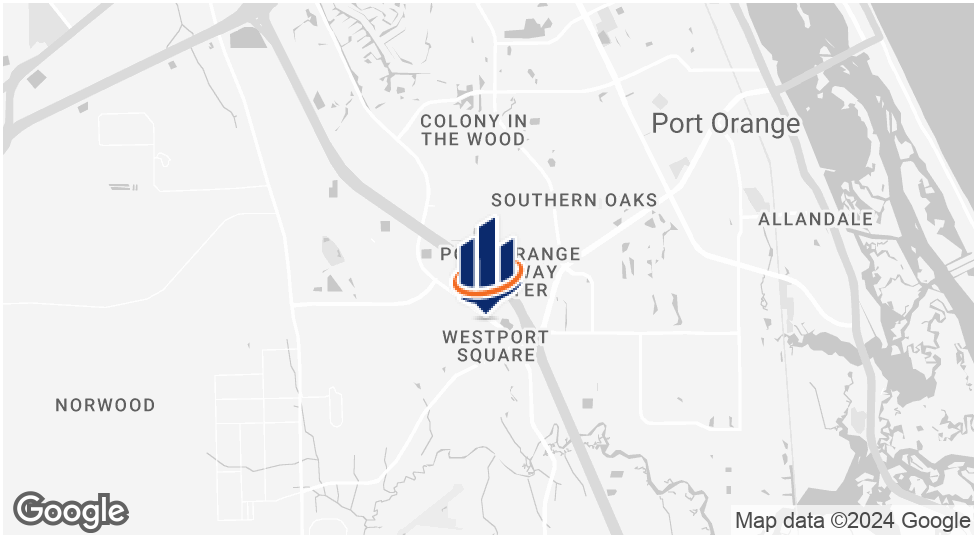
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carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Request From Broker
LEASE RATE:	\$19.00 SF/yr (NNN)
BUILDING SIZE:	3,330 SF
AVAILABLE SF:	3,330 - 10,330 SF
LOT SIZE:	2.5 Acres
YEAR BUILT:	2021
ZONING:	PC-A(Planned Community-AGR)

PROPERTY OVERVIEW

3,330 SF Brand New Office/Retail Adjacent to Halifax Health Offices  
Join HH Express Care, Primary Care, Pediatrics & Imaging  
Dimensions of Unit are 37' X 83' 4"  
Total Building Will Be 20,000 SF  
West of I-95 on Williamson Boulevard  
Directly Across Street From The Pavilion - Easy Access to I-95  
Corner of Williamson and Summer Trees Road- 19,000 VPD  
LandLord Buildout Available  
Currently Dirt Floors With Drywall  
Ample Parking - 6 per 1,000 Square Feet  
7,000 SF Expansion Opportunity  
Pass Through Expenses +/- \$9/SF-Includes Utilities

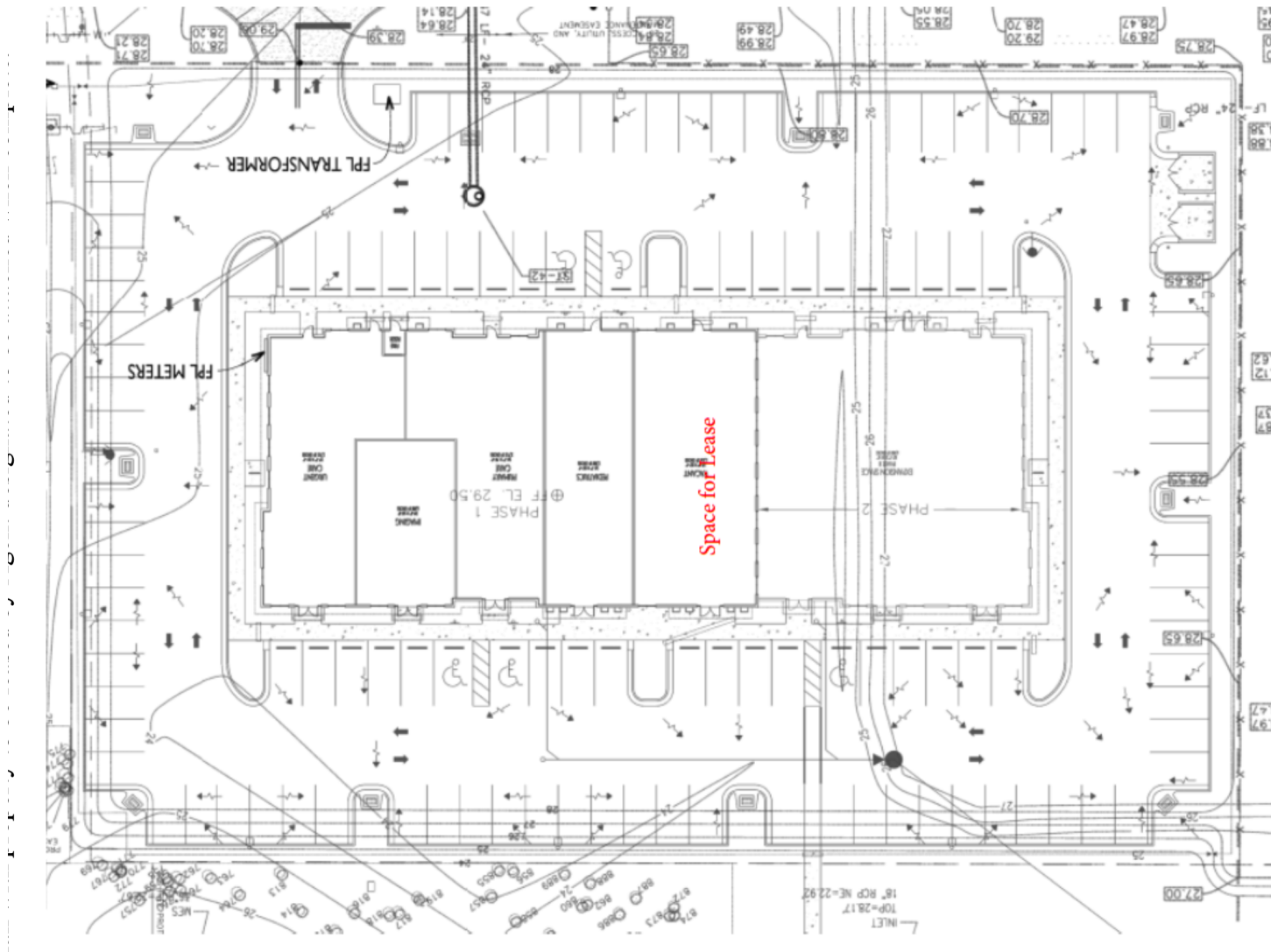
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# SITE PLAN



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## ADDITIONAL PHOTOS



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RETAILER MAP



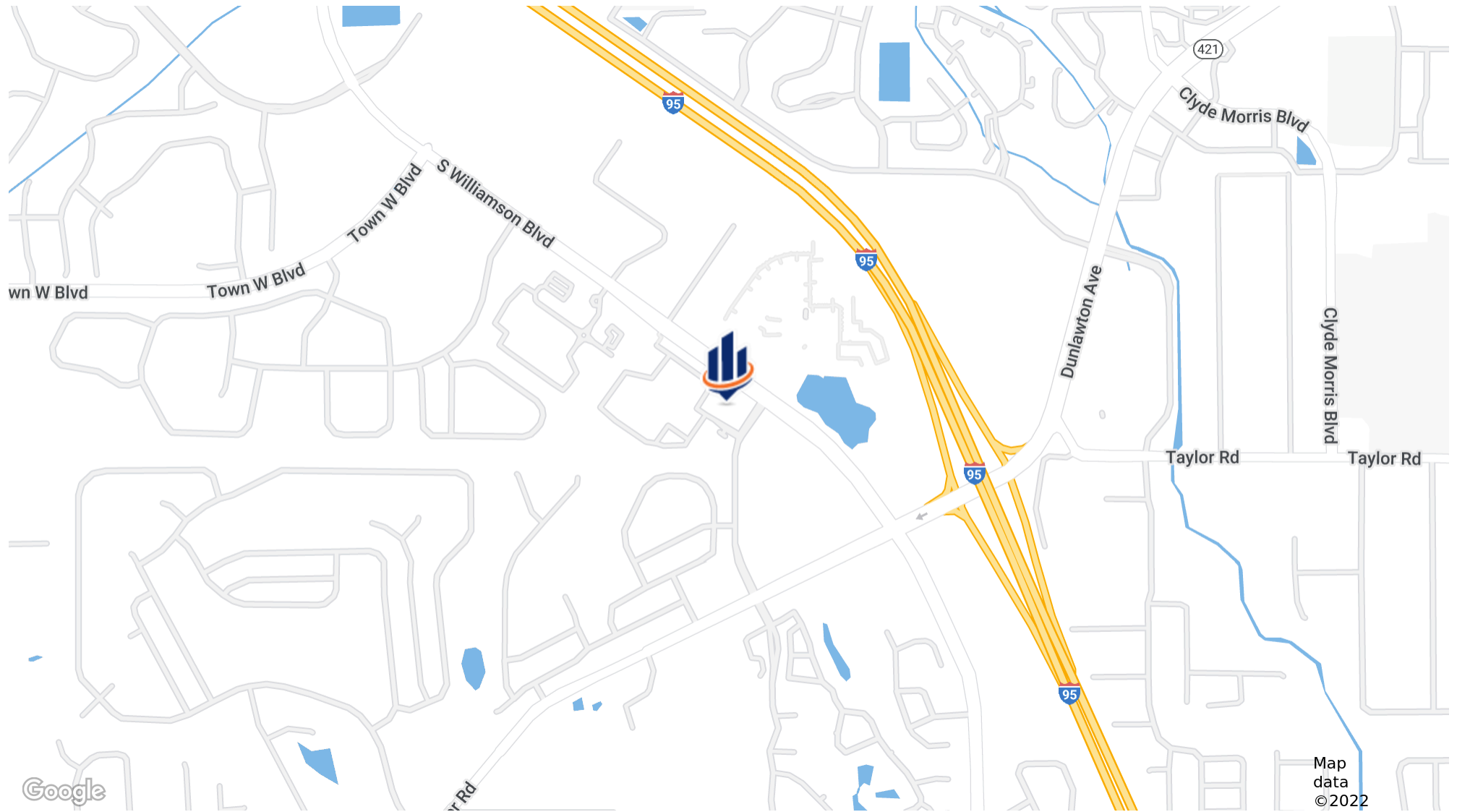
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

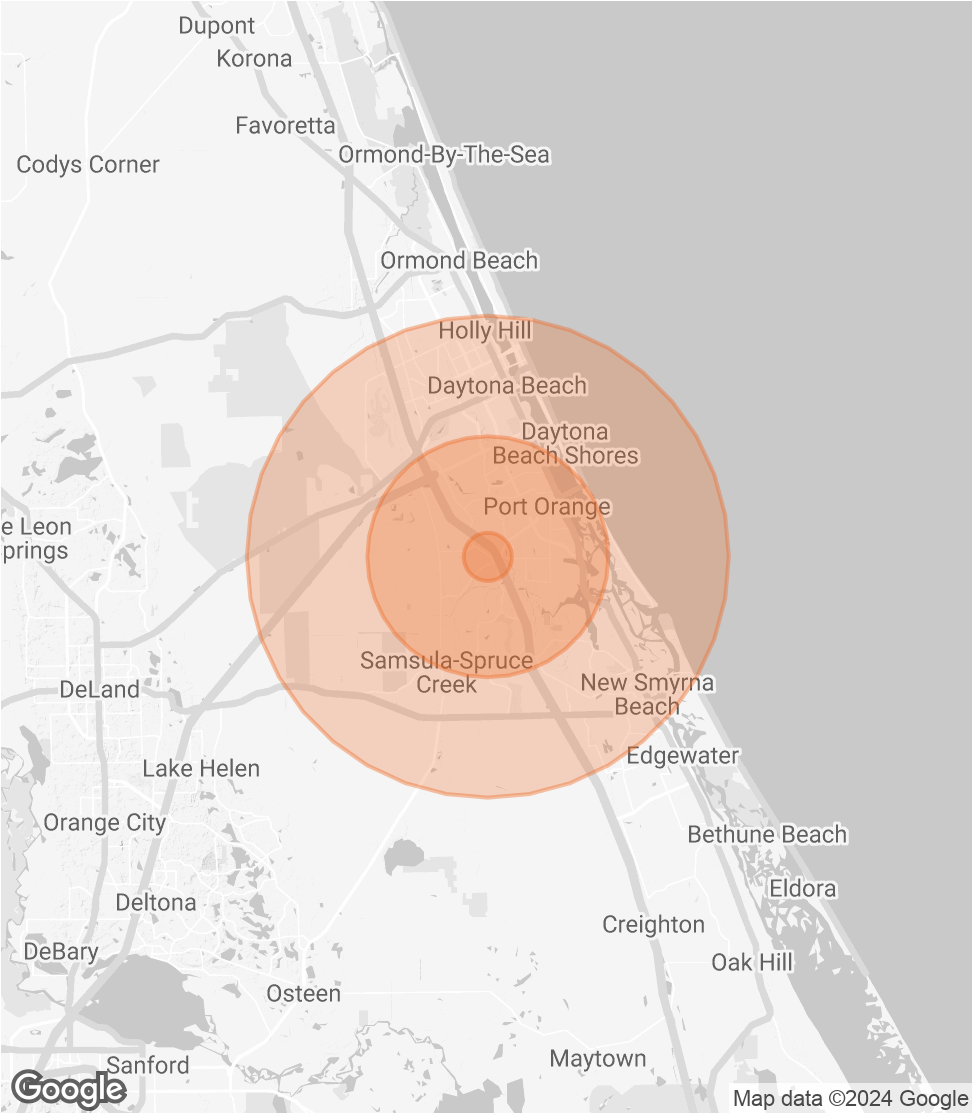
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,355	93,414	202,656
AVERAGE AGE	47.9	46.6	43.8
AVERAGE AGE (MALE)	47.5	44.0	42.1
AVERAGE AGE (FEMALE)	47.6	48.9	45.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,490	39,806	85,519
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$63,308	\$59,223	\$53,108
AVERAGE HOUSE VALUE	\$375,868	\$224,893	\$247,754

\* Demographic data derived from 2020 ACS - US Census



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