

TWIN LAKES MEDICAL CENTER



PROPERTY DESCRIPTION

7,425 SF Second Floor Medical Space For Lease in Twin Lakes Medical Center, a premier 95,000 SF multispecialty medical complex.

Large waiting area, reception, 7 exam rooms, 5 office/exam rooms, 3 physician offices, 3 procedure rooms, 3 scheduler offices, 2 nurse's stations, manager's office, 2 restrooms in the suite, and a common area restroom.

Ideally located on LPGA Boulevard with easy access to I-95, AdventHealth Daytona Beach, and Halifax Health Medical Center.

Available for occupancy July 2024.

Estimated CAM, Real Estate Taxes, and Insurance \$13.76 per SF.

LOCATION DESCRIPTION

Located on the NE corner of LPGA Boulevard and Clyde Morris Boulevard.

Approximately 1.3 miles to Interstate 95.

LOCATION ADDRESS

1890 LPGA Boulevard, Suite 250
Daytona Beach, FL 32117

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$24.00 NNN
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AVAILABLE SF:	Suite 250: 7,425 SF
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YEAR BUILT:	2004
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TRAFFIC COUNT:	24,500 AADT
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ZONING:	PD-G, Planned Development General
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,512	22,951	54,839
TOTAL POPULATION	3,332	49,468	109,744
AVERAGE HH INCOME	\$61,899	\$49,068	\$49,434

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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 of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



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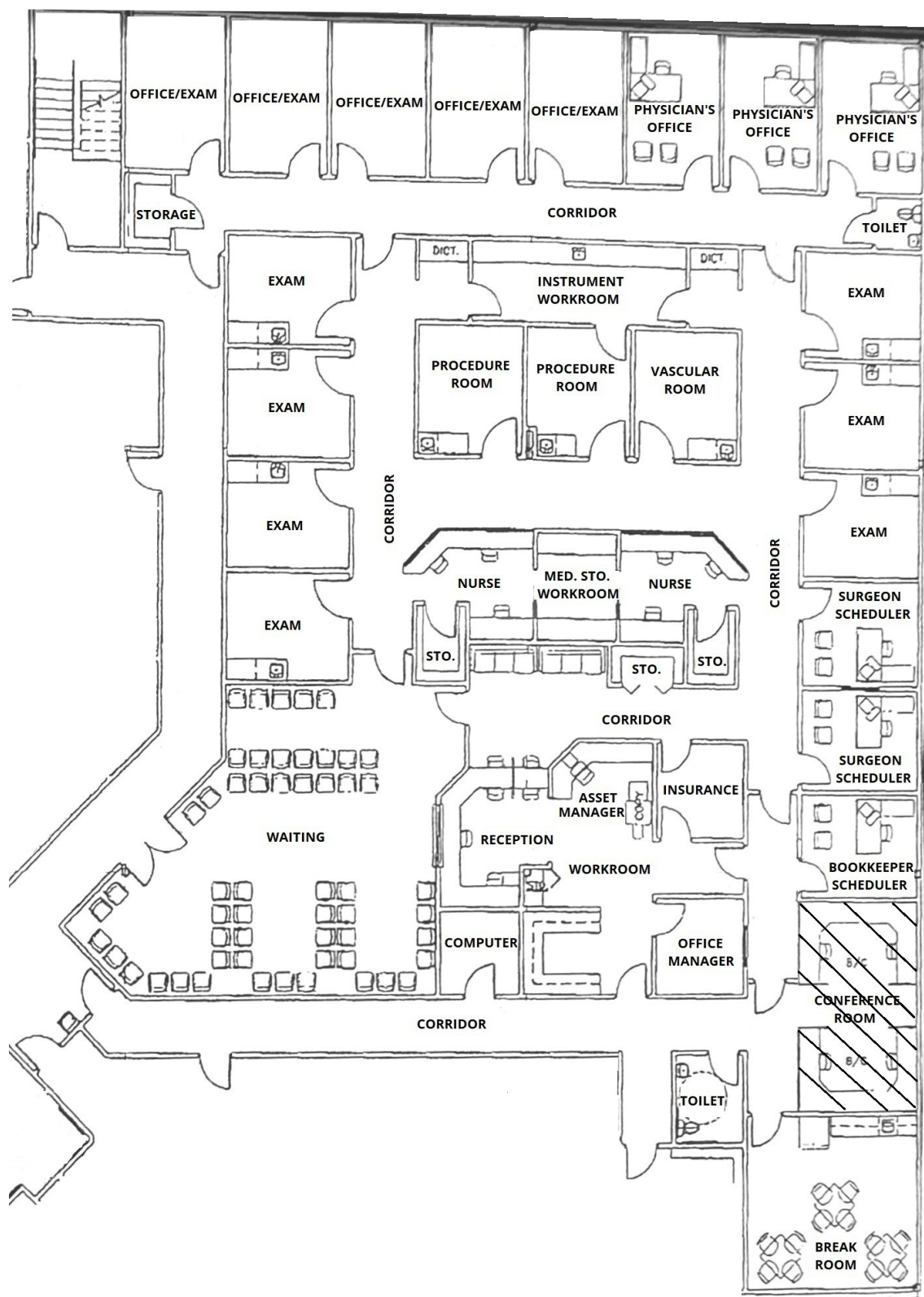
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FLOOR PLAN



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LOCATION MAPS



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