



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

NEWLY DEVELOPED MEDICAL OFFICE

\$1,300,000

2275 N Volusia Ave
Orange City, FL 32763



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1019 Town Center Drive, Orange City, Florida 32763
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FOR SALE

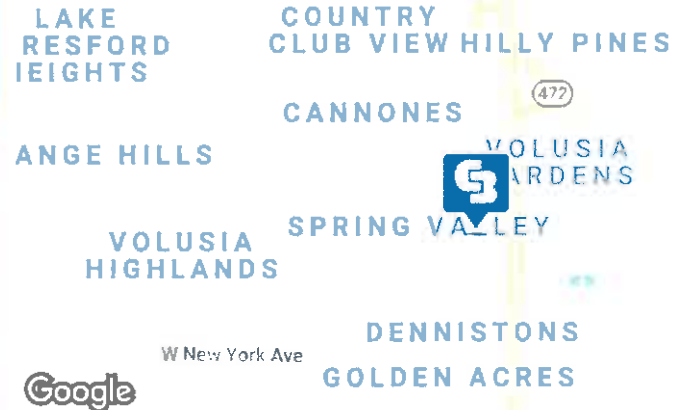
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SALE



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	1.29 Acres
Year Built:	2018
Building Size:	6,000 SF
Zoning:	PUD

PROPERTY OVERVIEW

Available is the opportunity for a growing practice to purchase a brandnew building and not have to wait the permitting and development time.

PROPERTY HIGHLIGHTS

- 6,000 SF Finished Medical Office;
- Medical Office Features:
 - - 12 Exam Rooms
 - - Multiple Doctor's Offices
 - - Administrative Offices
 - - Large Waiting Area & Reception
 - - 4 Restrooms
 - - Break Area & More

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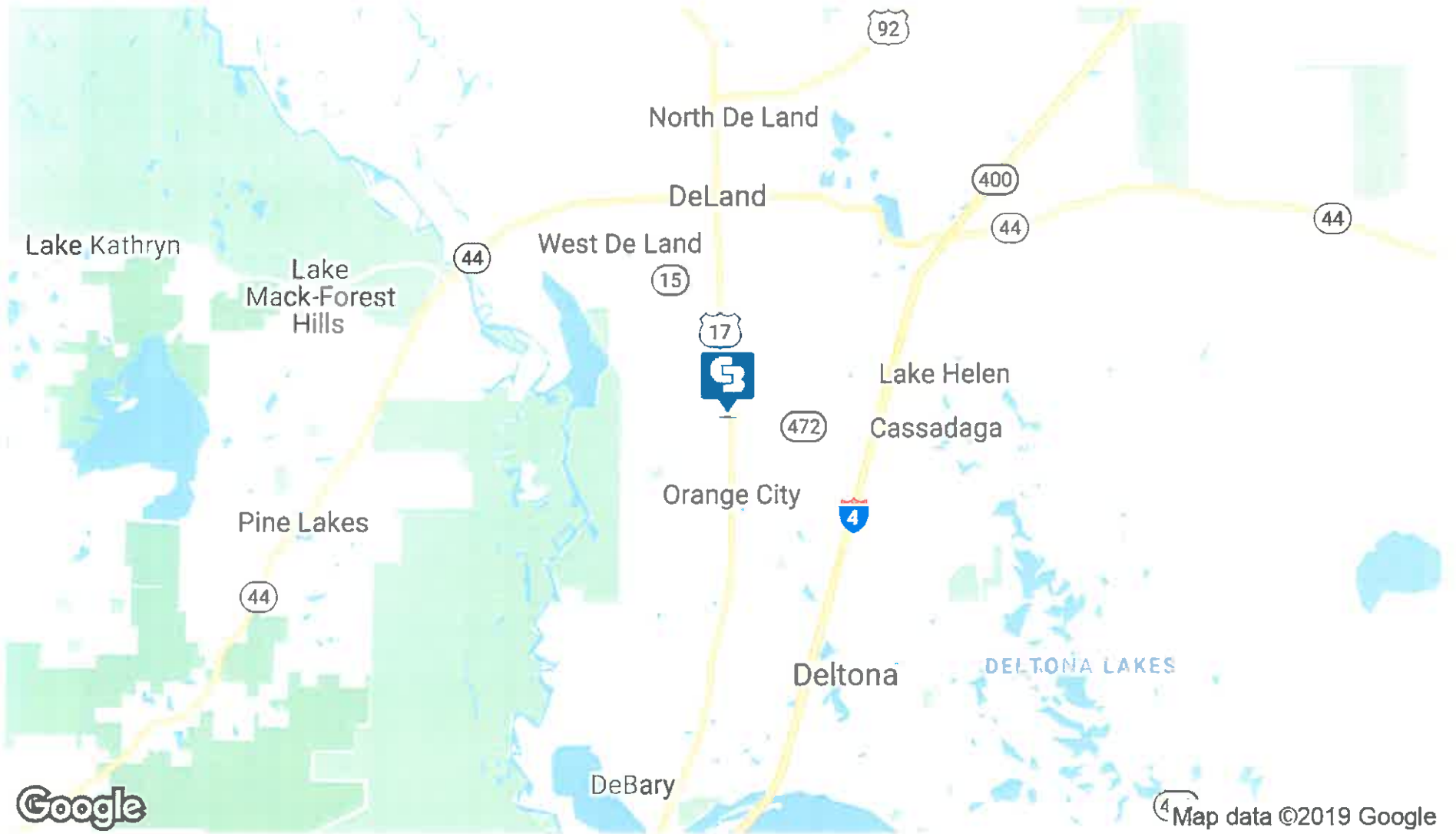
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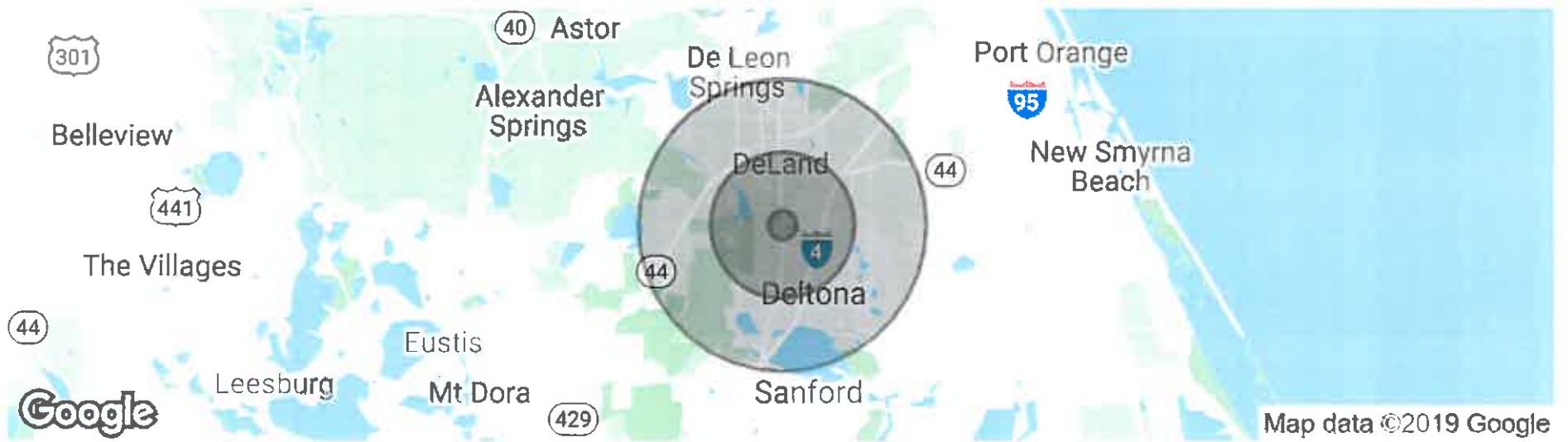
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,441	78,042	210,442
Median age	50.9	42.0	40.5
Median age (Male)	50.3	40.4	39.2
Median age (Female)	53.3	43.8	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,100	30,566	79,398
# of persons per HH	2.2	2.6	2.7
Average HH income	\$55,098	\$55,766	\$58,996
Average house value	\$140,877	\$210,395	\$205,377

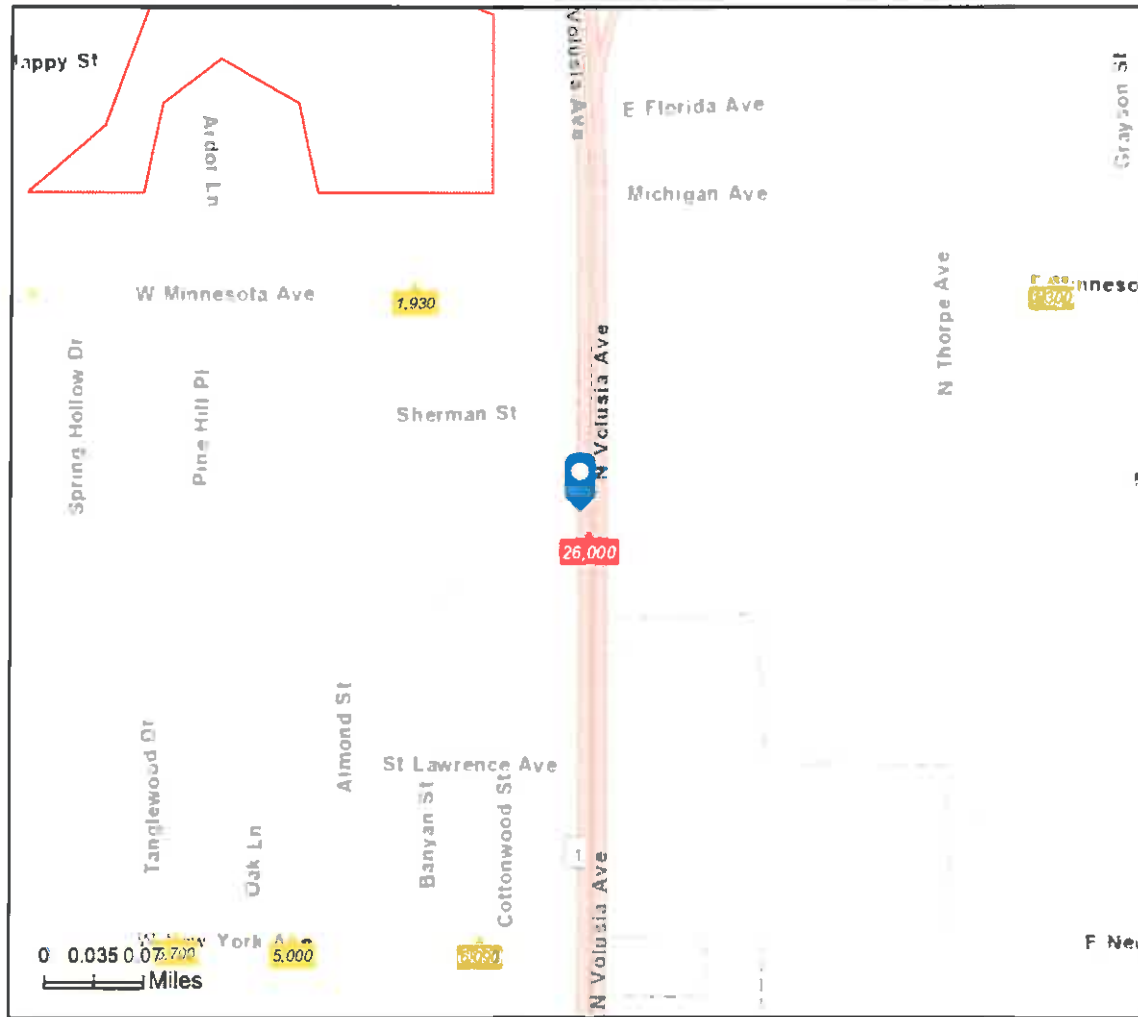
* Demographic data derived from 2010 US Census

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

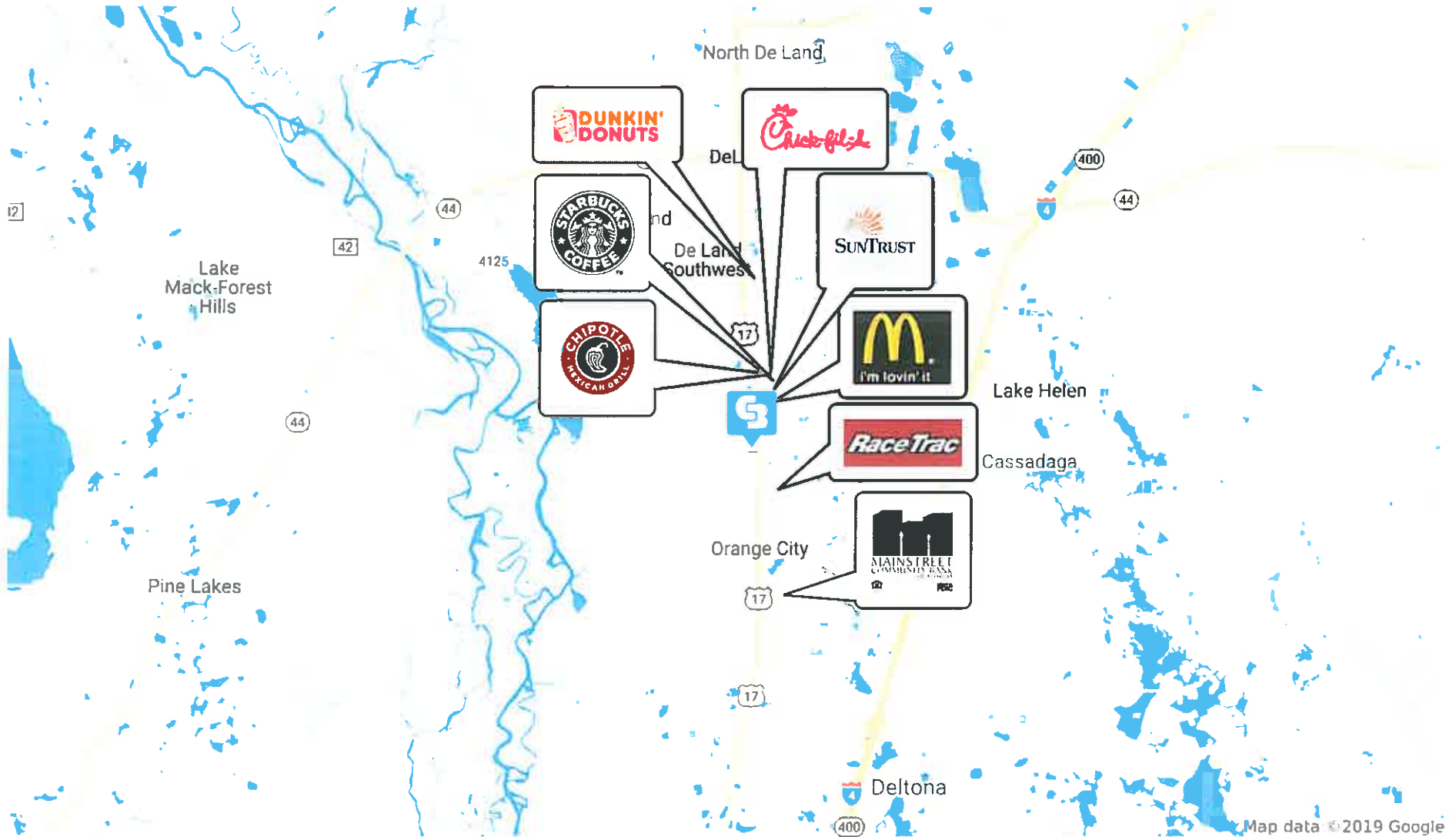




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