



**COLDWELL  
BANKER  
COMMERCIAL**  
AI GROUP

**975 TOWN CENTER DRIVE  
SUITE 200**

**FOR LEASE**

CBCWORLDWIDE.COM



**OFFICE**

**Gabriel Garrido**  
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**COLDWELL BANKER COMMERCIAL  
AI GROUP**  
1019 Town Center Drive, Orange City, Florida 32763  
386.775.8633



LEASE

# 975 TOWN CENTER DRIVE SUITE 200

Orange City, FL 32763



**LEASE RATE**                      **\$17.00 SF/YR**

### OFFERING SUMMARY

Available SF:	3,358 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	0.08 Acres
Year Built:	2008
Building Size:	3,358 SF



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Orange City, FL 32763

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Property Address: 975 Town Center Drive Suite 200, Orange City, FL 32763

Property Type: Office

Lot Size: 0.08 AC

Building Size: 3,358 SF

Building Class: B

Rail Access: N/A

Year Built: 2008

### PROPERTY OVERVIEW

#### PROPERTY FEATURES:

Waiting Room/Receptionist, Area 6 Exam Rooms, Multiple Private Offices, Billing Collection/Nurse Station, Break Area, IT/Server Room, Patient & Employee Restrooms.

### LOCATION OVERVIEW

#### AREA HIGHLIGHTS:

The building is located in the Orange City Town Center and surrounded by Medical & Professional Offices. The building is minutes from Florida Hospital Fish Memorial, which is completing a 100 million dollar expansion. The Building is also minutes away from the new Halifax Hospital ER and soon to be a full service hospital. There are many retailers and dining options less than 1 mile away and great access to the I-4 interstate.



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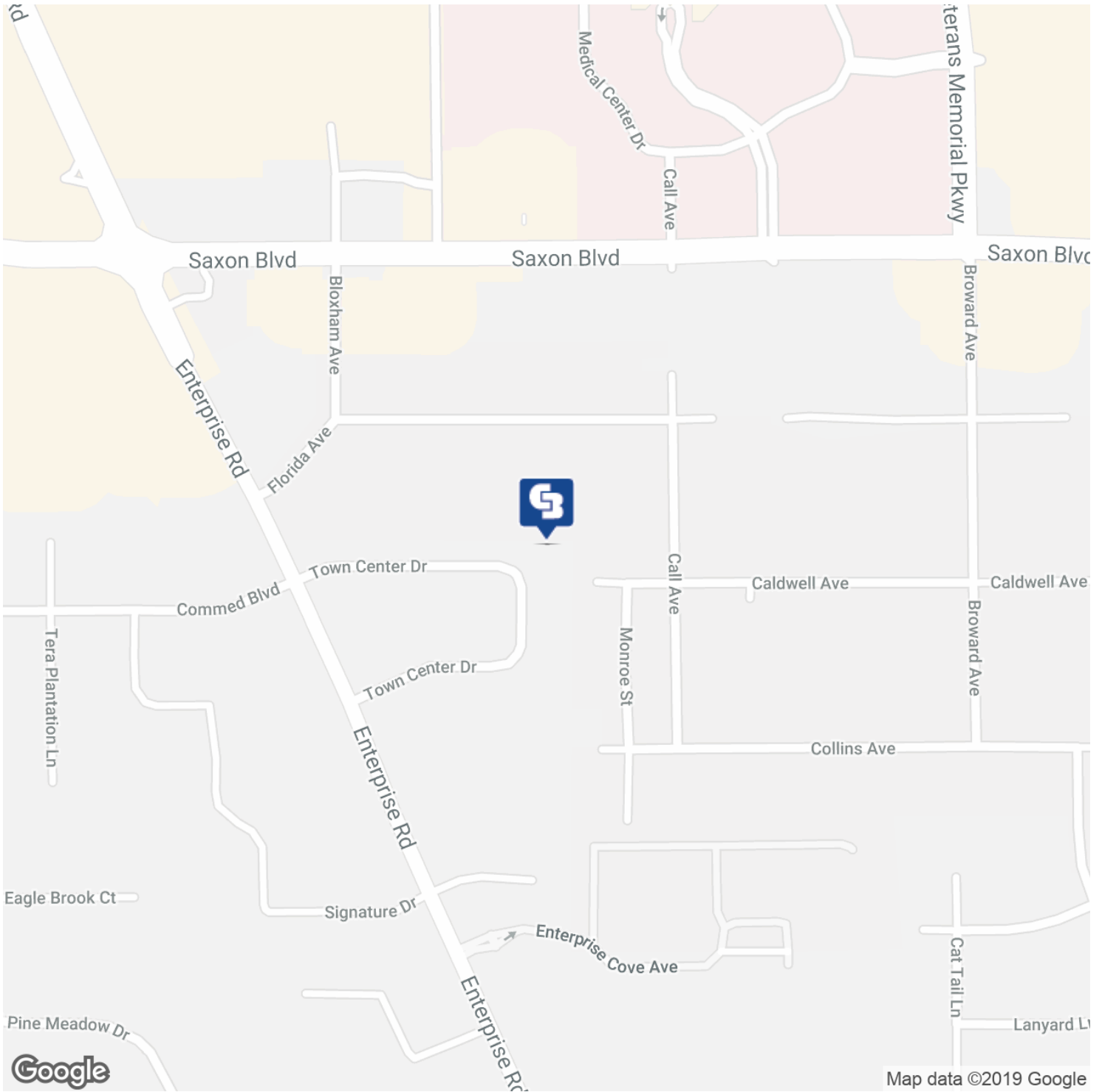
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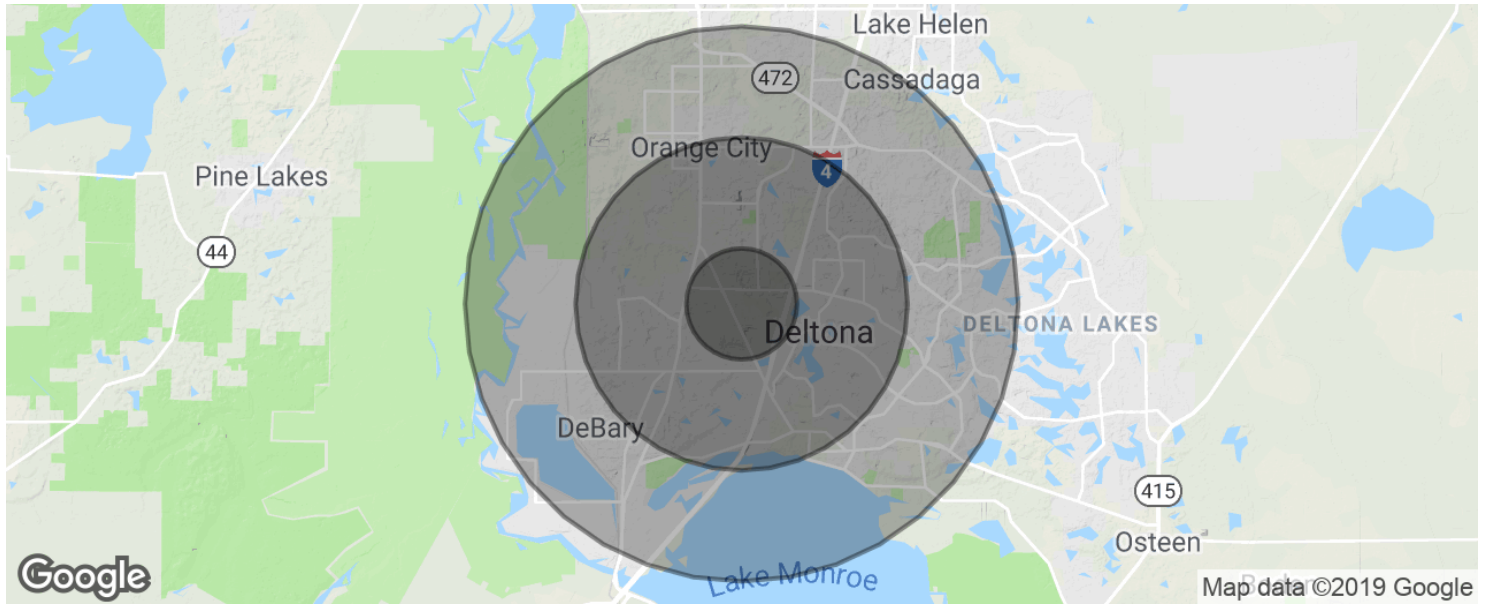
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,885	45,106	91,397
Median age	40.1	43.3	42.7
Median age (Male)	38.6	41.7	41.2
Median age (Female)	41.8	44.7	44.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,599	18,461	36,052
# of persons per HH	2.4	2.4	2.5
Average HH income	\$55,694	\$55,837	\$57,501
Average house value		\$197,151	\$190,203

\* Demographic data derived from 2010 US Census

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