

Medical Office Building For Lease

223 N. Causeway
New Smyrna Beach, FL 32169



OFFERING SUMMARY

AVAILABLE SF:	Office Building 4,384 SF
	Garage 874 SF
LEASE RATE:	\$16.50 NNN
YEAR BUILT:	2003
TRAFFIC COUNT:	9,600 AADT
ZONING:	B-6A, Limited Medical Professional

PROPERTY OVERVIEW

North Causeway freestanding medical building plus four car garage with mezzanine storage.
7 exam rooms, 1 procedure room, 2 restrooms off lobby, physician's office with private bath and shower, file and storage room that could be converted to exam rooms or office, and a spacious reception area.
Security system and interior and exterior cameras.
Central vacuum throughout.
Interior newly painted.
Estimated CAM, Real Estate Taxes, and Insurance \$3.50 per SF.

LOCATION OVERVIEW

Located on N. Causeway between Dixie Freeway and Atlantic Avenue across the street from New Smyrna Marina at Outriggers Tiki Bar and Grille.
Approximately 5.2 miles to Interstate 95.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



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Additional Photos

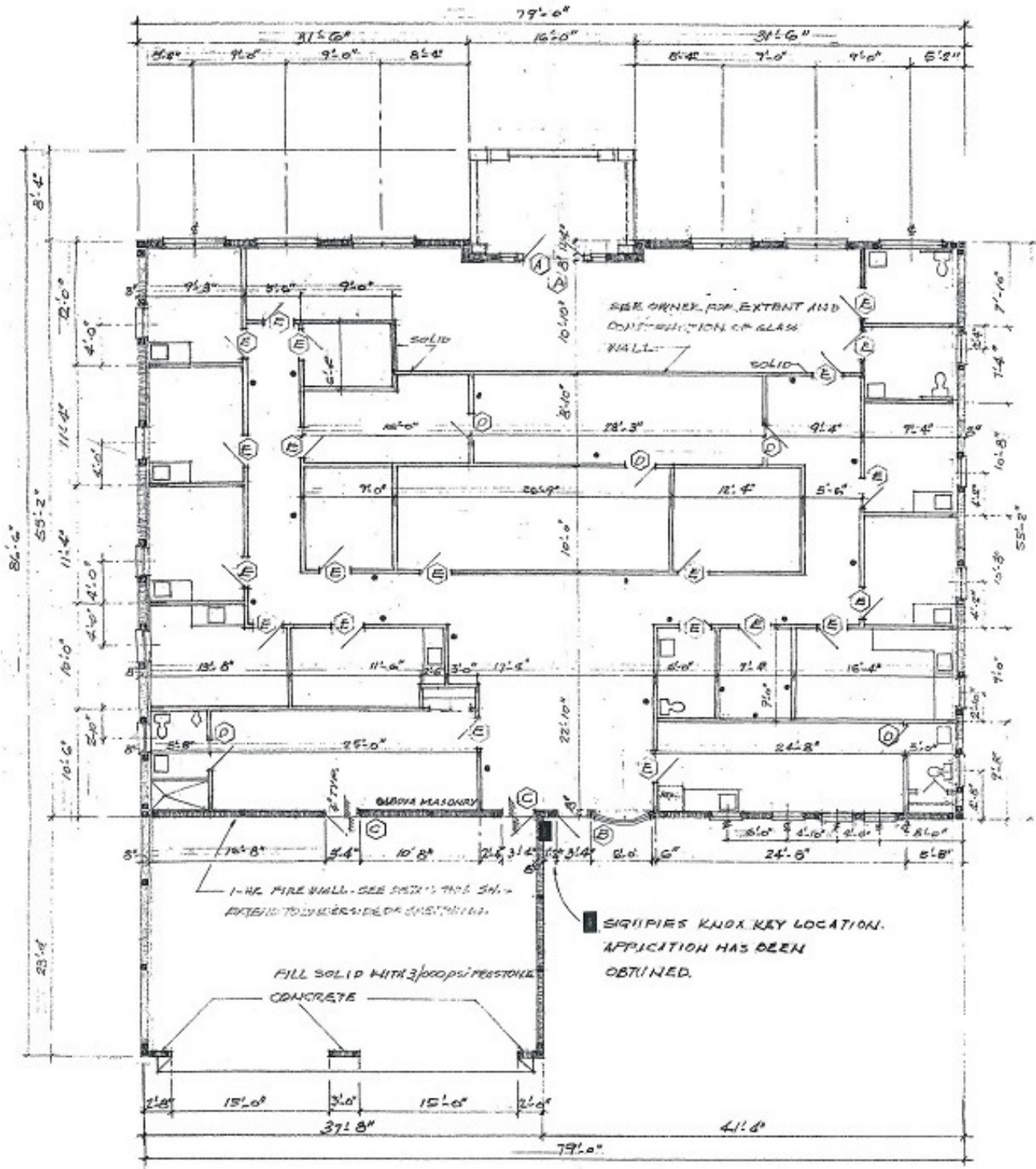


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Floor Plan

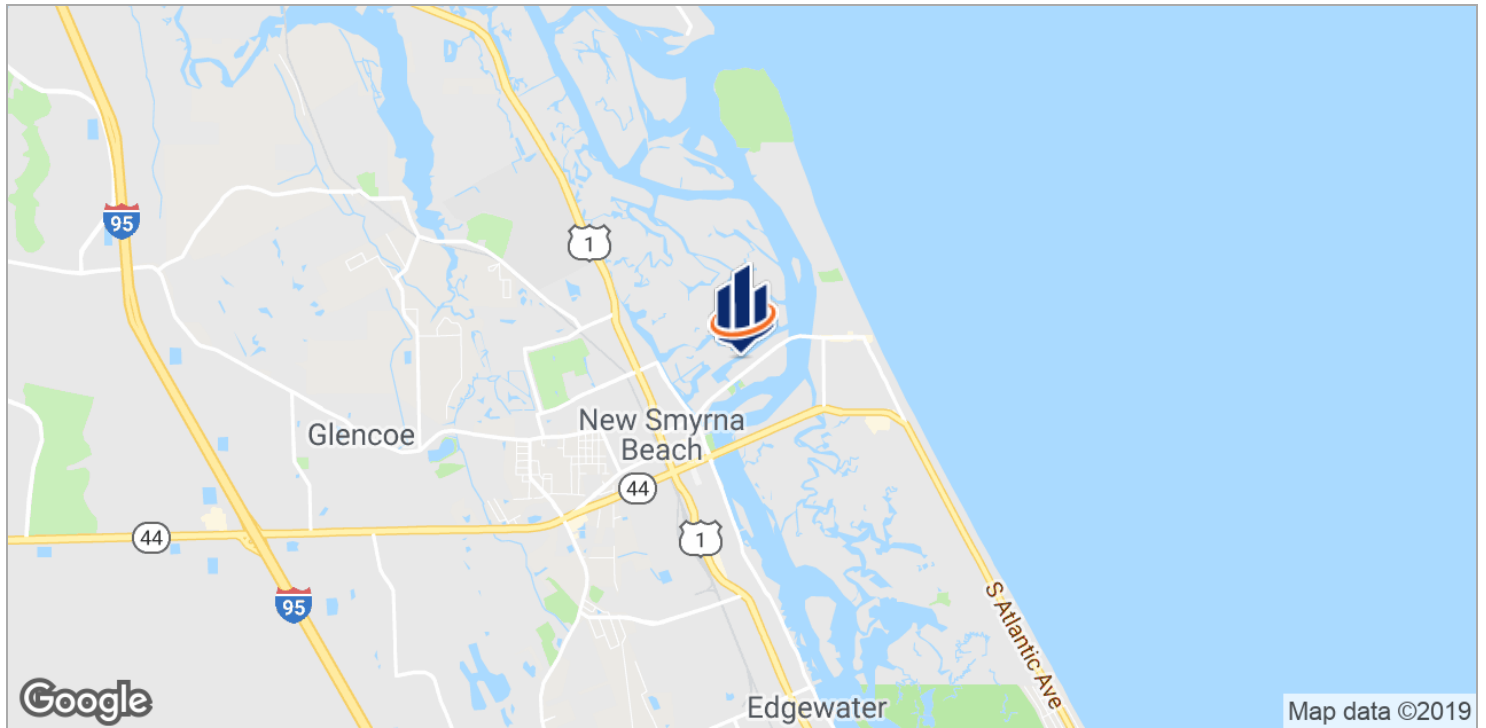


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Location Maps

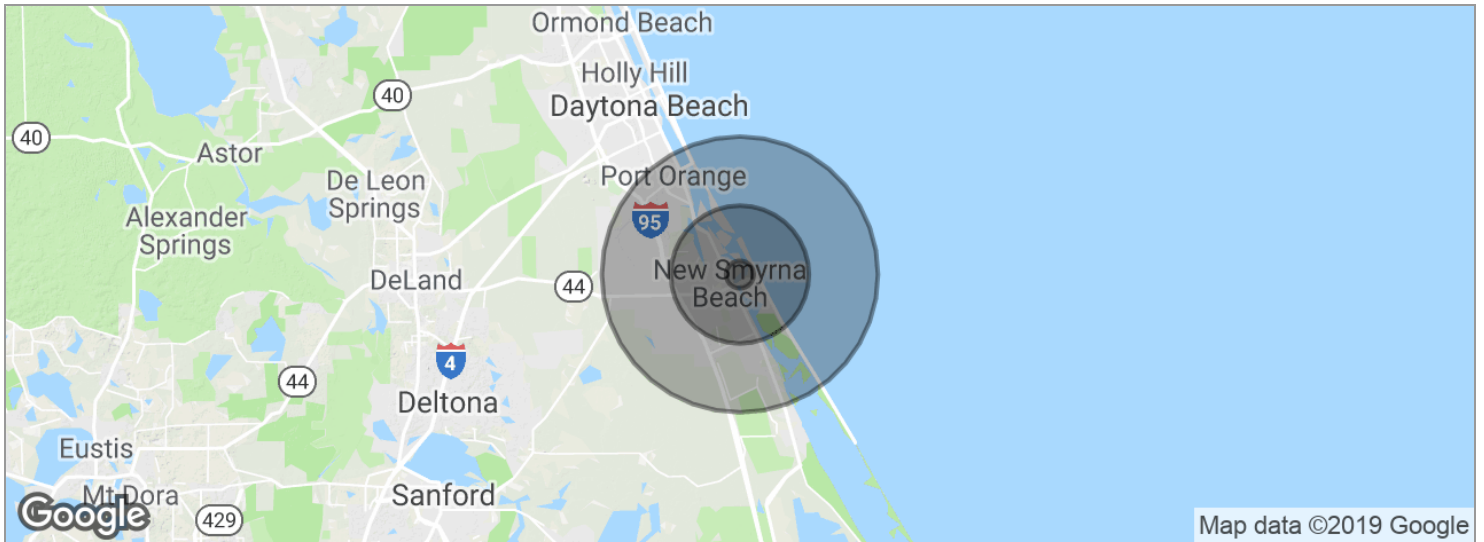


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,650	37,457	113,639
Median age	56.2	50.4	49.0
Median age [Male]	55.5	49.7	47.6
Median age [Female]	56.6	50.5	49.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,280	16,871	49,338
# of persons per HH	2.1	2.2	2.3
Average HH income	\$67,723	\$59,068	\$61,576
Average house value	\$357,419	\$310,854	\$259,219

* Demographic data derived from 2010 US Census

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