



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

1620 MASON AVE

Daytona Beach, FL 32117

FOR LEASE

CBCWORLDWIDE.COM

OFFICE

Gabriel Garrido, Broker Associate

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1019 Town Center Drive, Orange City, FL 32763
386.775.8633



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OFFERING SUMMARY

Available SF: 5,000 - 10,000 SF

Lease Rate: \$20.00 SF/yr (NN)

Building Size: 10,000 SF

Build Out Design: Modern Office/
Medical

PROPERTY OVERVIEW

Very attractive medical or office building located down the street from the Halifax Hospital and among multiple medical practices. The building is two floors for a total of 10,000 SF but can be split into a 1st and 2nd floor unit with approximately 5,000 SF each. From large offices, to multiple large conference rooms, these units have a lot to offer for a variety of different users.

LOCATION OVERVIEW

The city of Daytona is a vibrant and diverse community. Whether attracted to the water and surfing at the, " World's Most Famous Beach", or following the Nascar racing circuit at the newly expanded and remodeled raceway, the City of Daytona is a city like no other which is reflected in its healthy economy and strong community.

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MAIN FLOOR



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UPPER FLOOR



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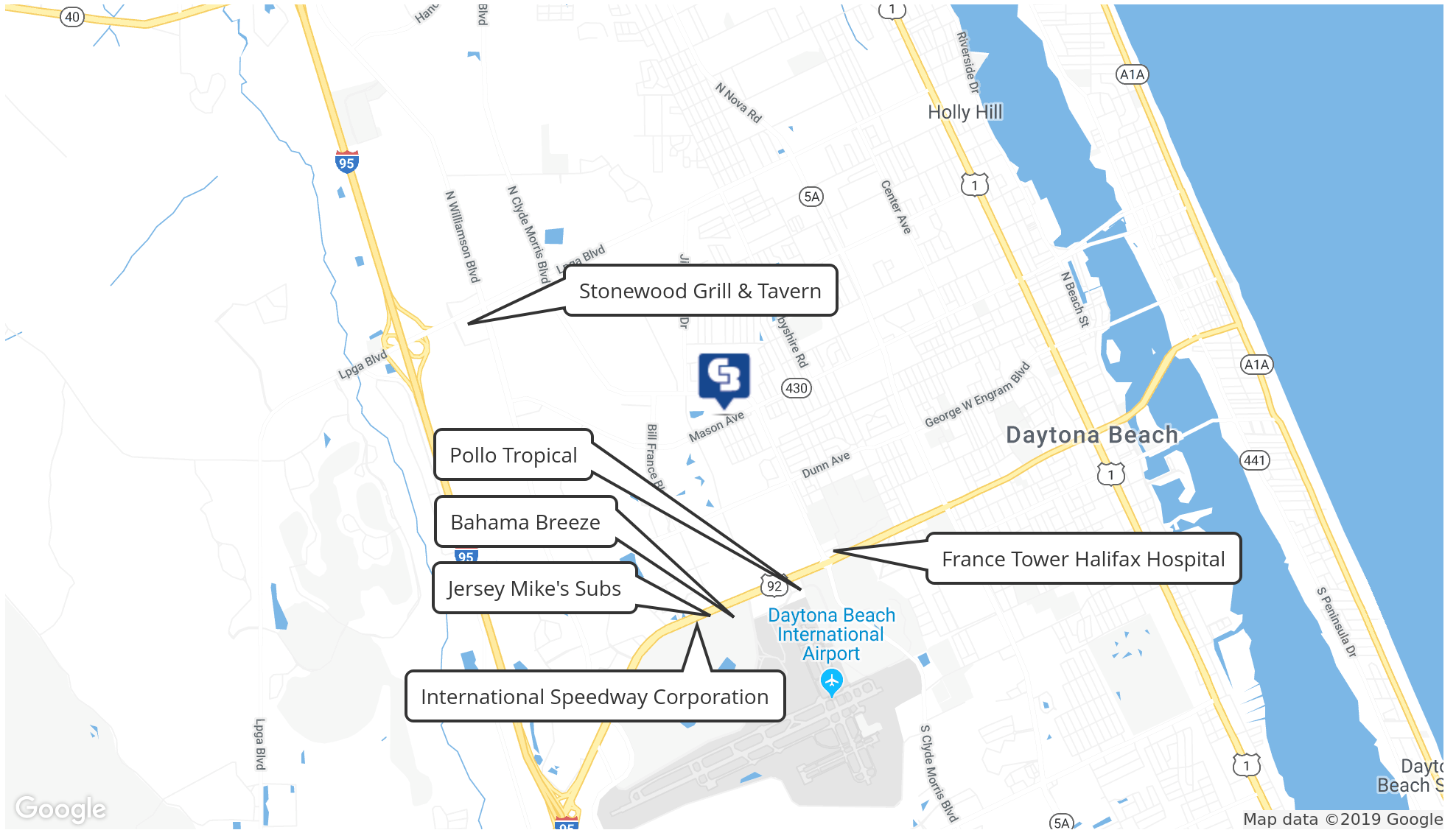
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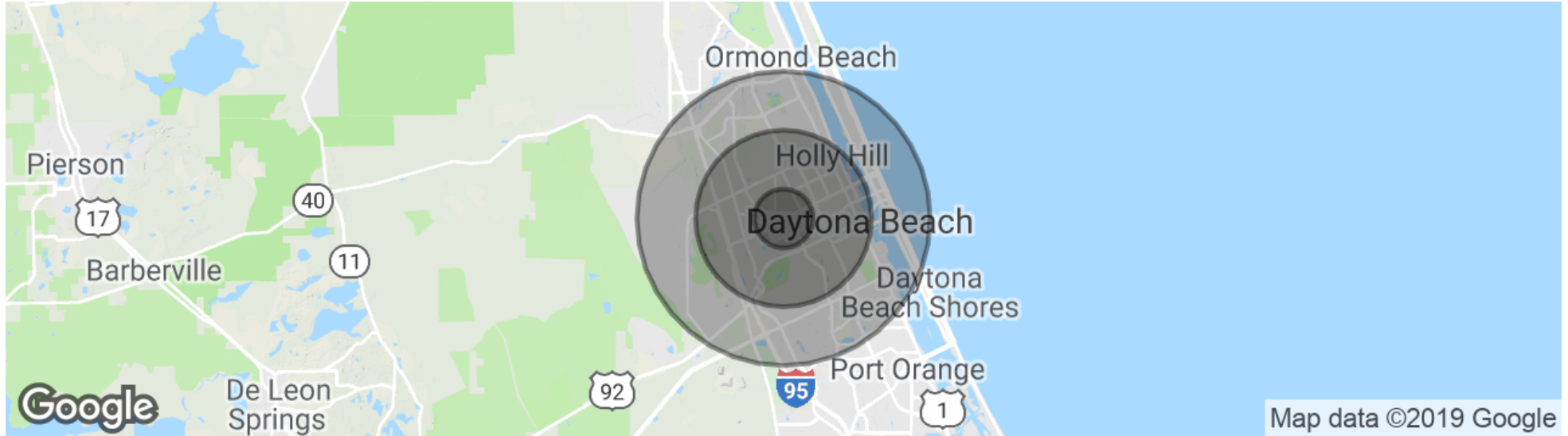




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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,293	55,713	120,446
Median age	34.9	34.6	40.3
Median age (Male)	34.3	33.3	38.5
Median age (Female)	35.4	36.9	42.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,724	20,866	49,767
# of persons per HH	2.7	2.7	2.4
Average HH income	\$34,904	\$36,818	\$44,114
Average house value		\$149,560	\$177,649

* Demographic data derived from 2010 US Census

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