

LEASE

1668 SOUTH VOLUSIA AVE

1668 South Volusia Ave Orange City, FL 32763



**COLDWELL BANKER
COMMERCIAL**
AI GROUP

Gabriel Garrido, CCIM

386 775 8633

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PROPERTY DESCRIPTION

Available for lease is a 2400 SF free standing office with a very flexible floor plan. The office could be suitable for medical, as it currently has been, or general office. There are several private offices, a waiting room and a large open area for a therapy space or conference room.

LOCATION DESCRIPTION

This property is located in Orange City which is the central business district of West Volusia County and within the markets of the ever growing cities of Debary, Deltona and DeLand. The site is approximately equal distance from two major Advent Health hospitals and Halifax Health, as well as numerous medical and professional office users and retailers.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Gross)
Available SF:	2,400 SF
Year Built:	2009
Parking Spaces:	Approximately 15

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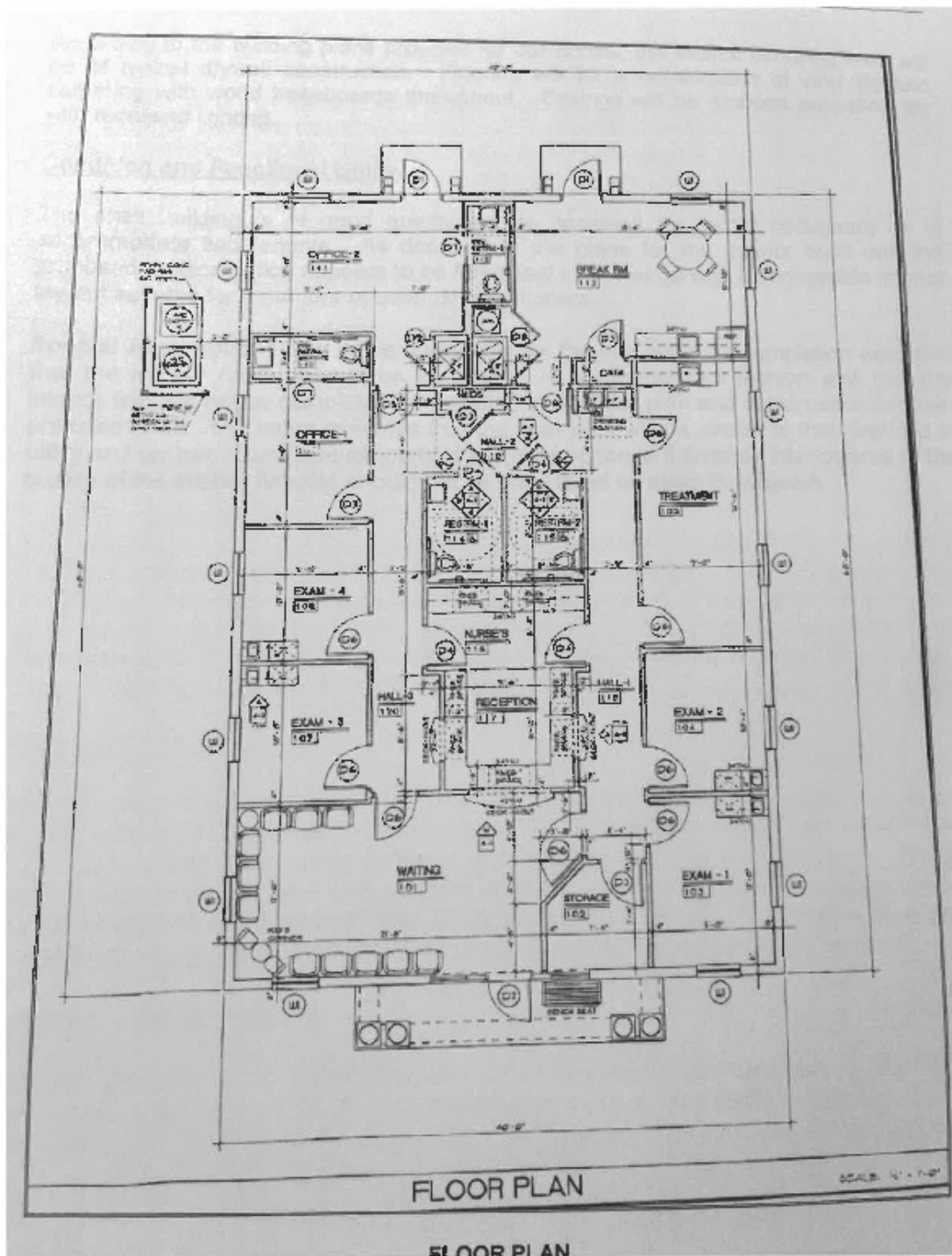


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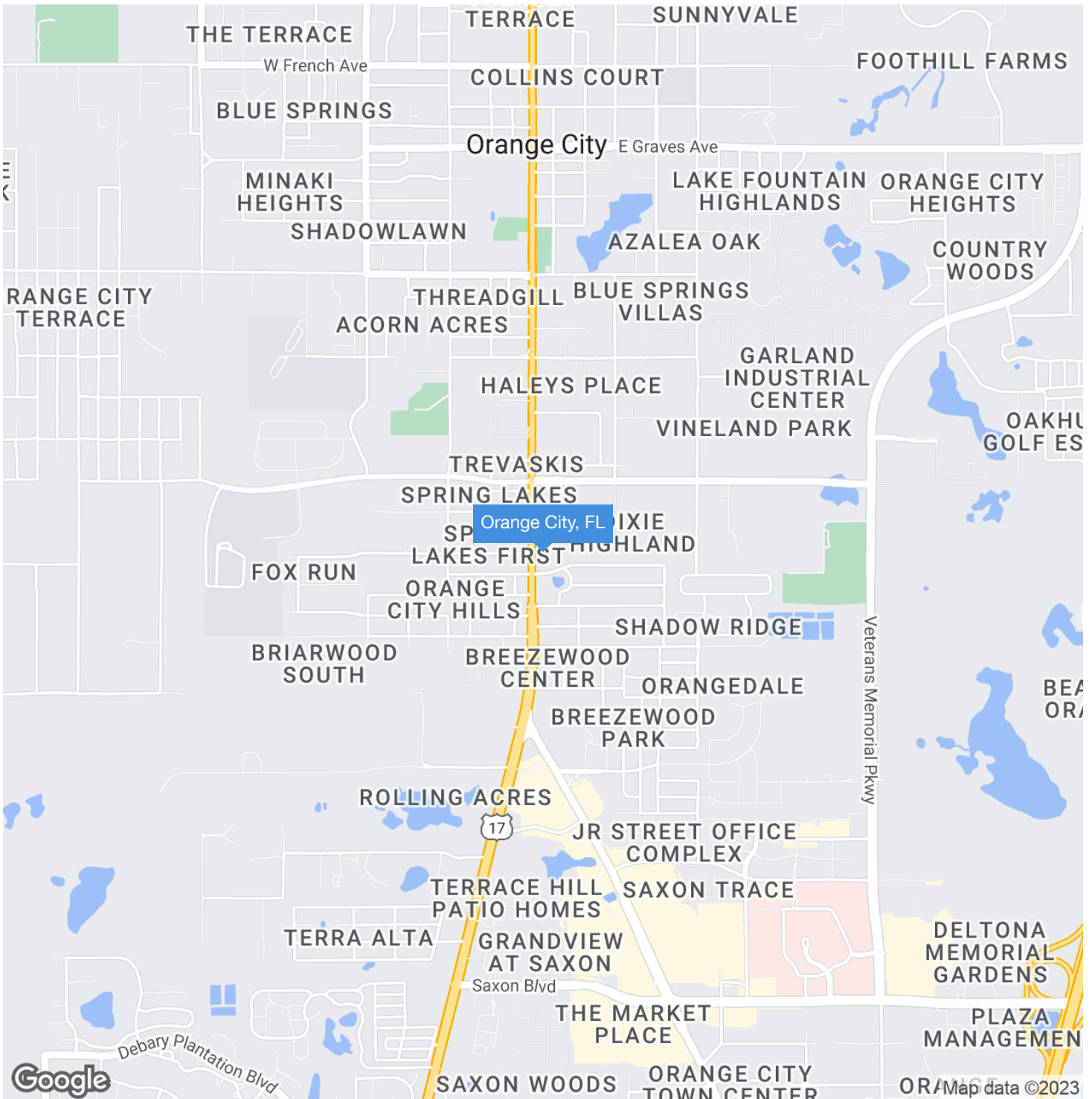


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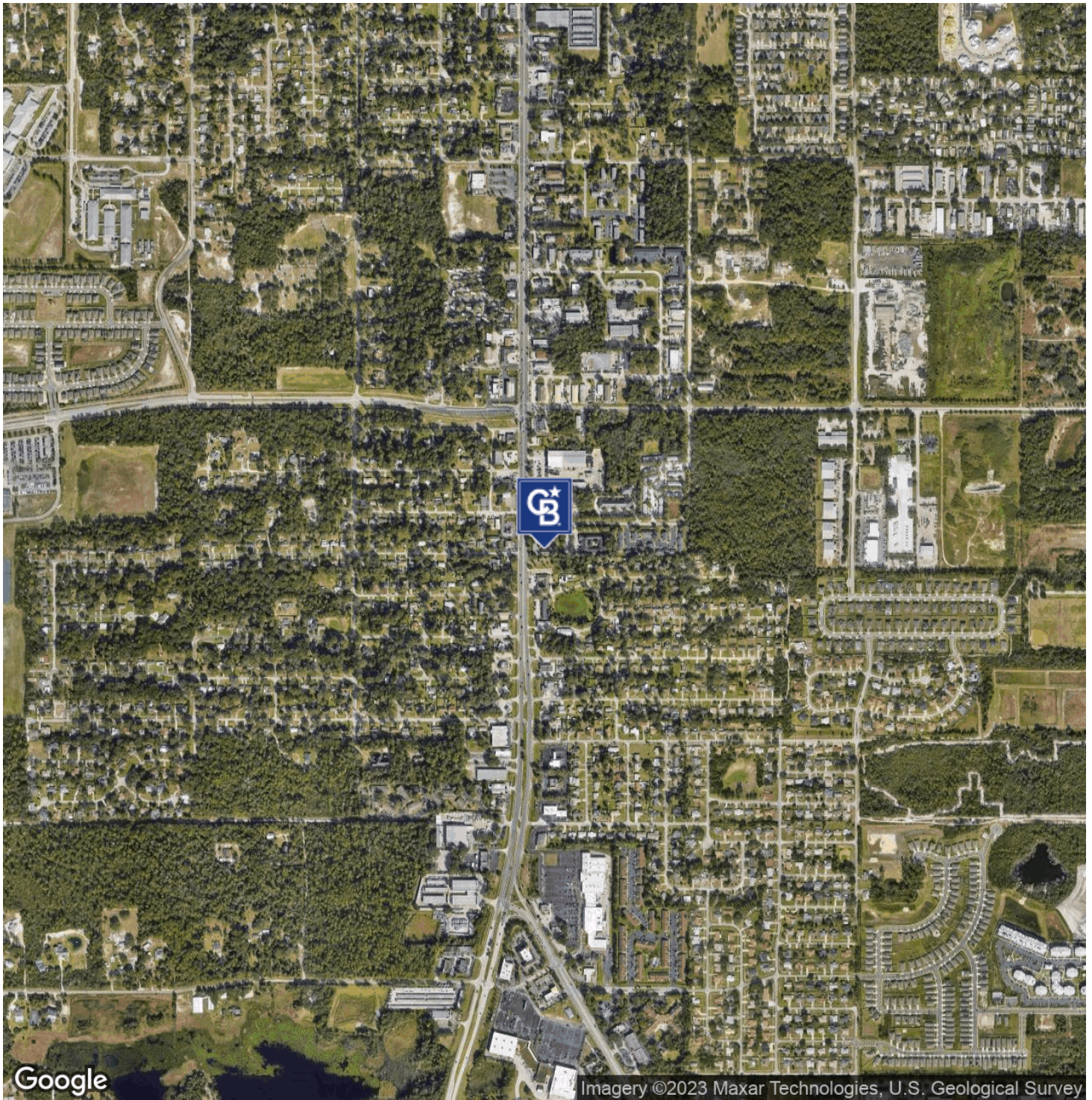


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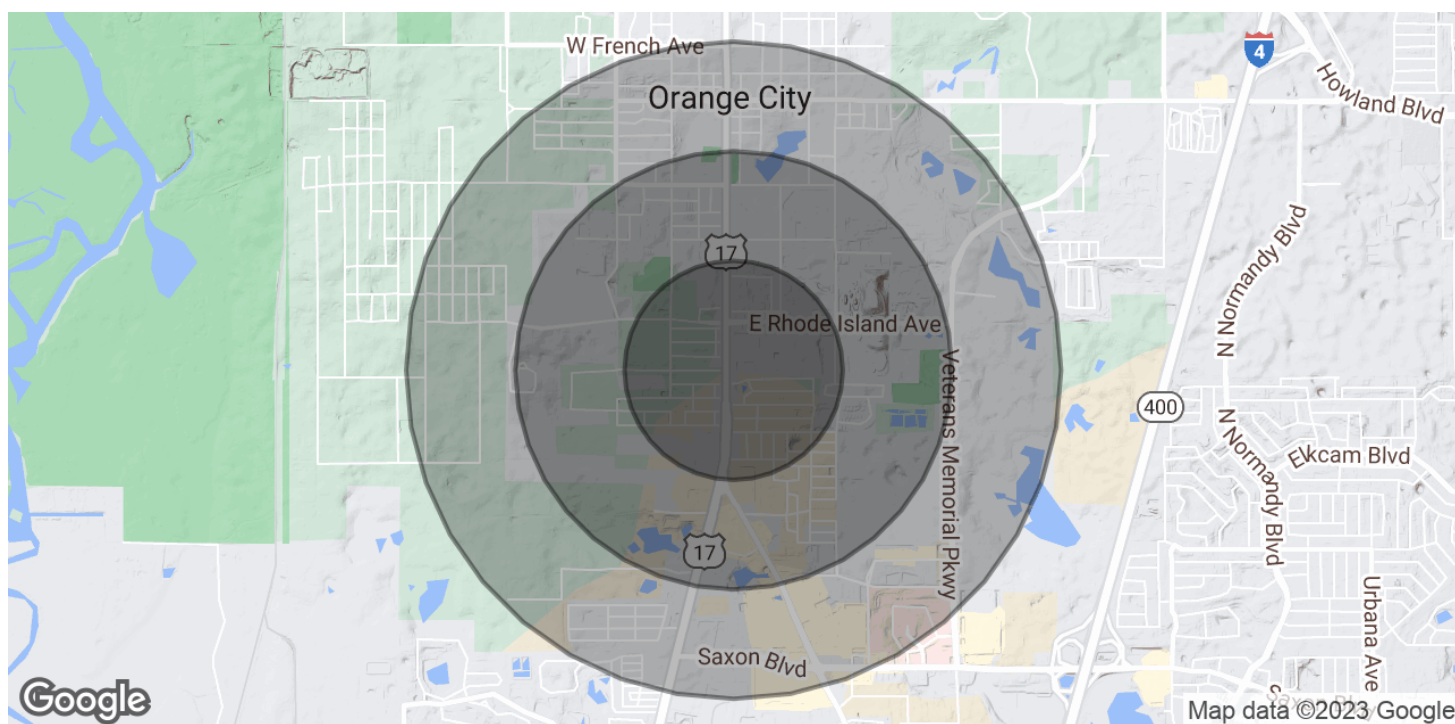


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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,019	4,239	9,858
Average Age	39.8	43.1	44.4
Average Age (Male)	37.1	41.8	43.1
Average Age (Female)	45.6	47.5	48.3

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	454	1,960	4,678
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$47,182	\$49,048	\$51,904
Average House Value	\$138,463	\$132,973	\$138,544

* Demographic data derived from 2020 ACS - US Census

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