

1495 S. VOULSIA AVE
ORANGE CITY, FL

FOR LEASE



Medical And Professional Office
Space With Excellent Signage



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BIRCH AVE

S VOLUSIA AVE

PROPERTY DETAILS

Lease Rate:	SUITE 102: \$22.00 PSF MG SUITE 202: \$14.00 PSF MG
Rentable SF	SUITE 102: 2,500 SF SUITE 202 2,500 SF
Parcel ID:	801501000070
Zoning:	CG-2
Property Use:	Medical/ Professional Office
Building Size:	10,400 SF
Stories:	2
Land	0.8 AC
Year Built:	1990
Parking:	3.96/1,000
Signage:	Monument/Building

PROPERTY HIGHLIGHTS

- Building and Monument Signage available
- High visibility along S. Volusia Avenue (U.S. 17-92),
- Prominent location in the medical/ commercial corridor
- Easy access via 2 interchanges off of Interstate 4
- Recent Rennovations

PROPERTY OVERVIEW

Ideal medical or professional office building located in the heart of Orange City's medical district in Volusia County. It is approximately 2.5 miles from AdventHealth Fish Memorial Hospital. There are renovated spaces available on the first and second floor of the building for up to 5,000 +/- square feet. There is an abundance of retail stores, restaurants and medical facilities nearby.



PROPERTY AERIAL





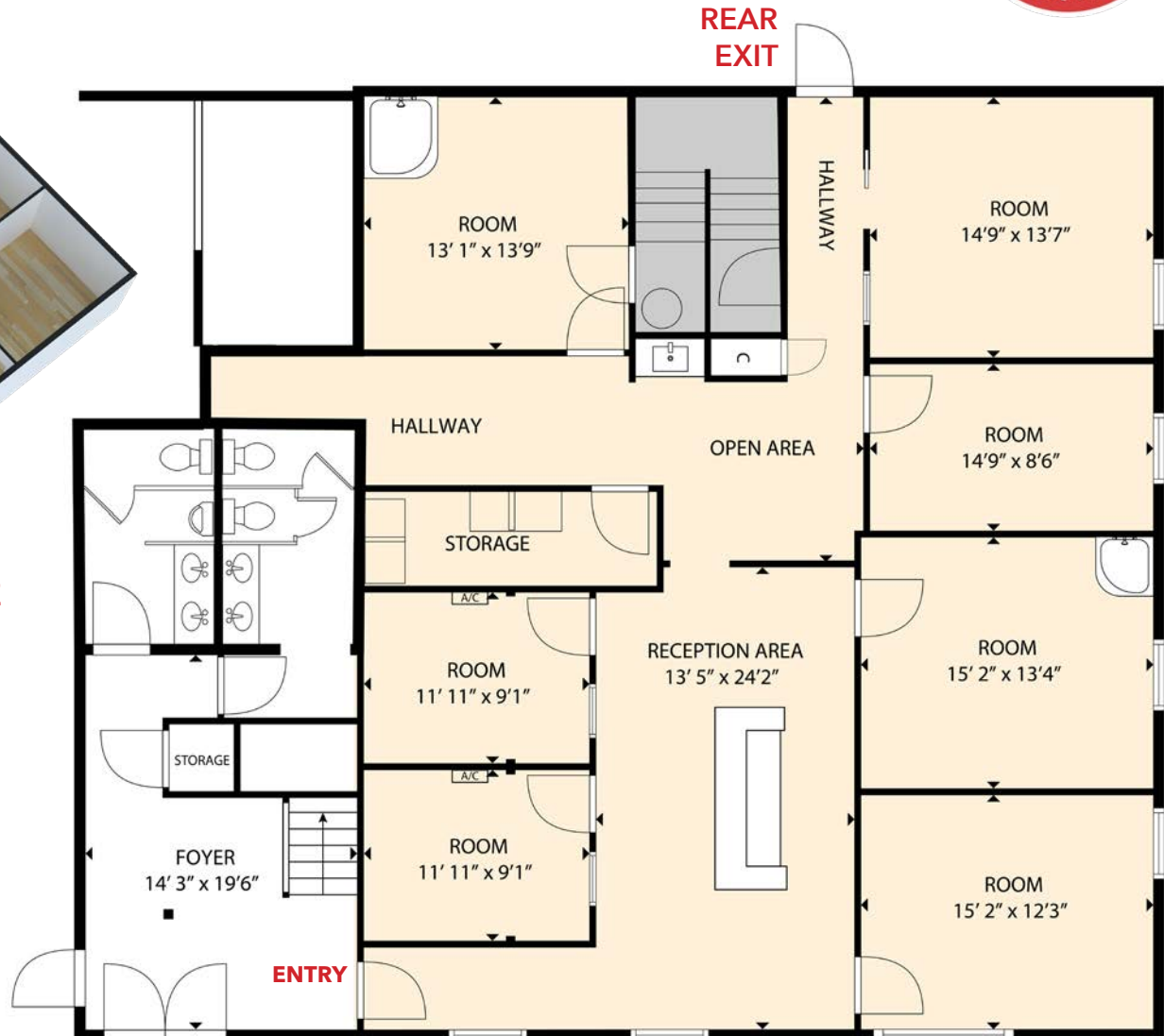
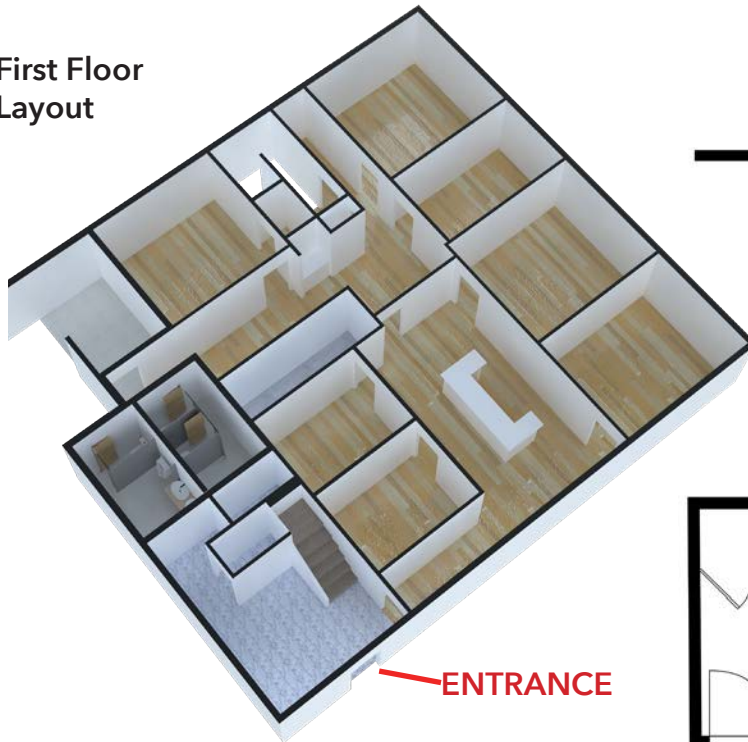
INTERIOR PHOTOS | SUITE 102



FLOOR PLAN | SUITE 102 | 2,500 SF



First Floor
Layout



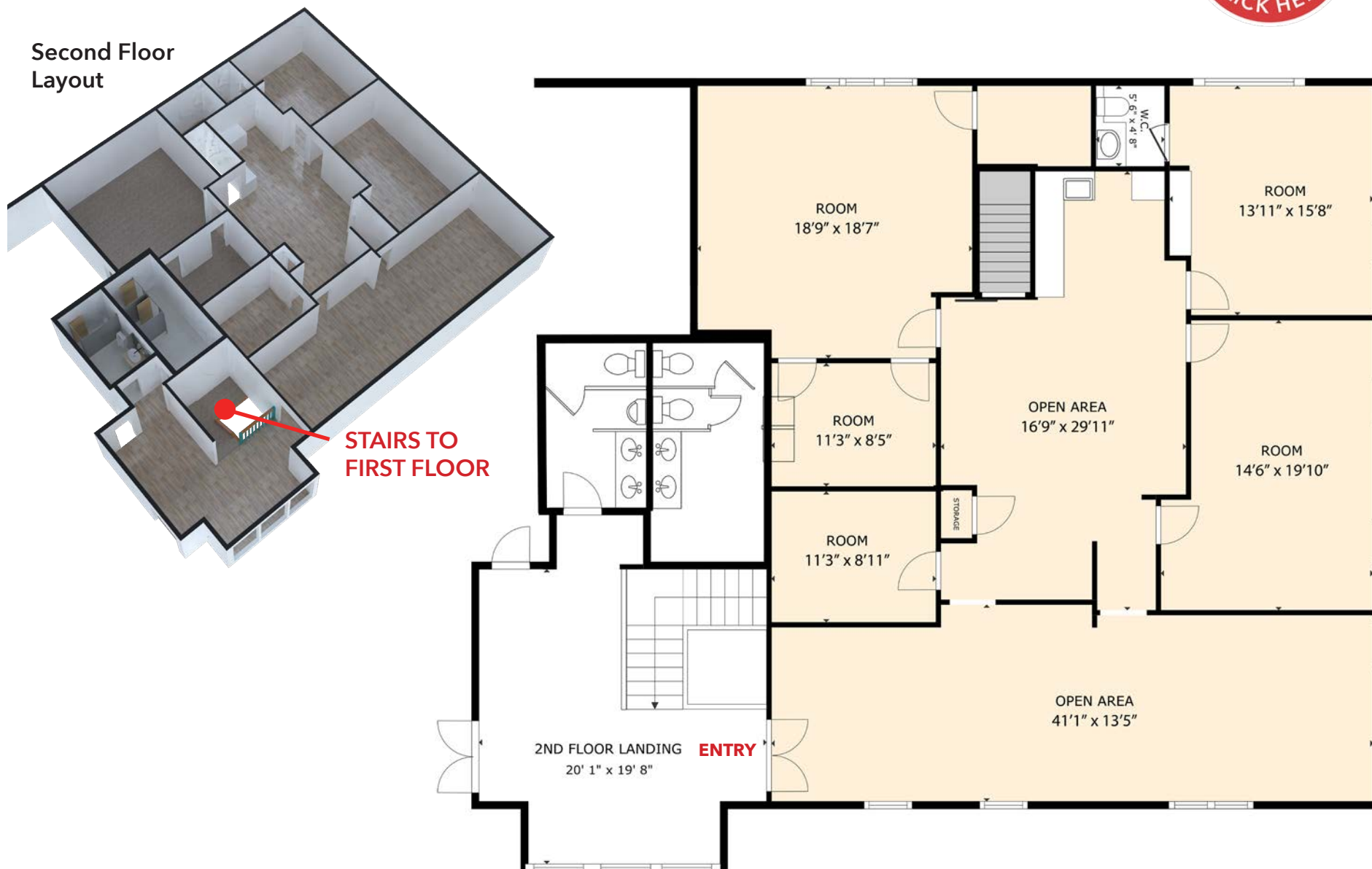
INTERIOR PHOTOS | SUITE 202



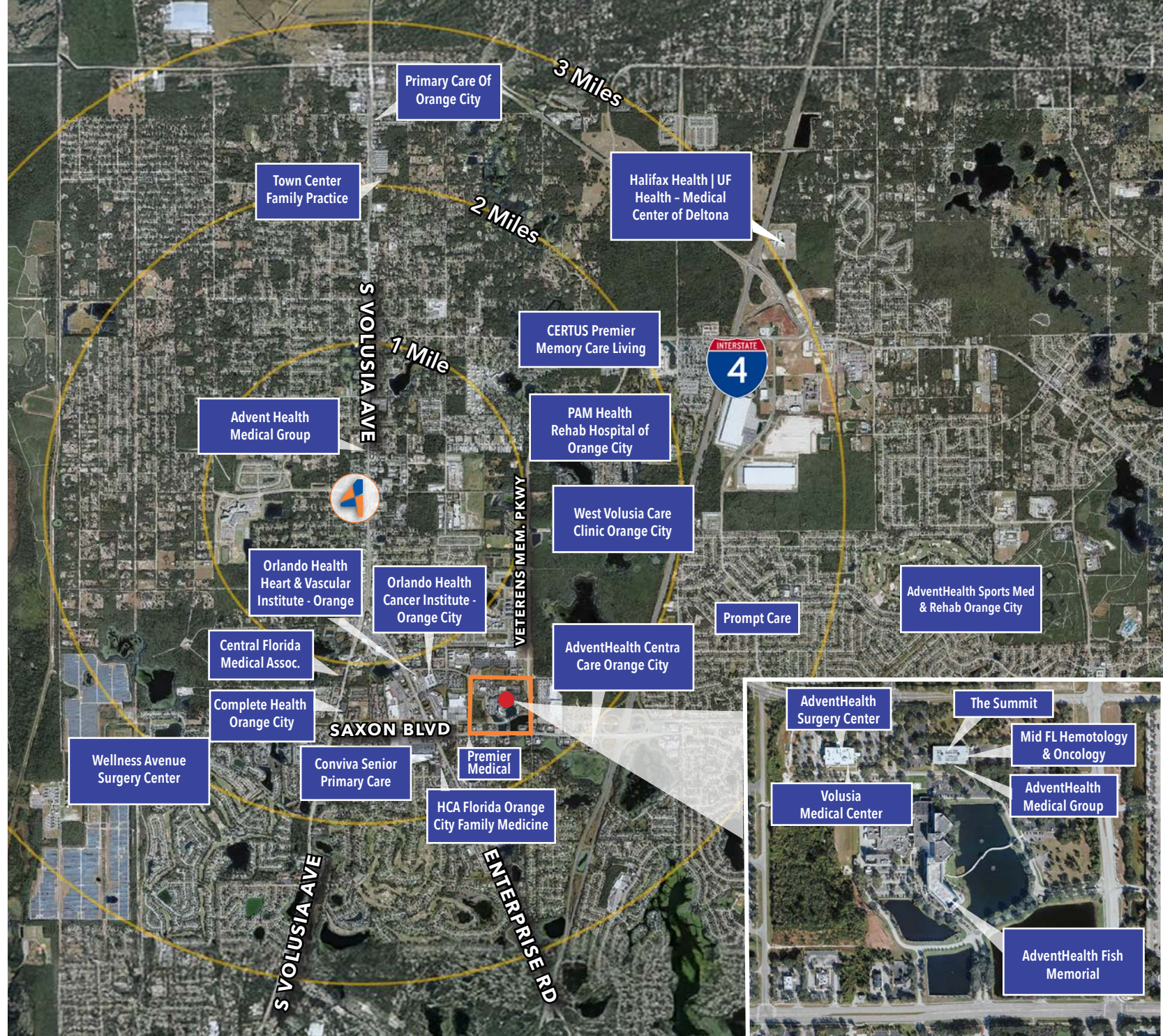
FLOOR PLAN | SUITE 202 | 2,500 SF



Second Floor
Layout



Proximity to Healthcare Facilities & Medical Practices



POINTS OF INTEREST





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