



**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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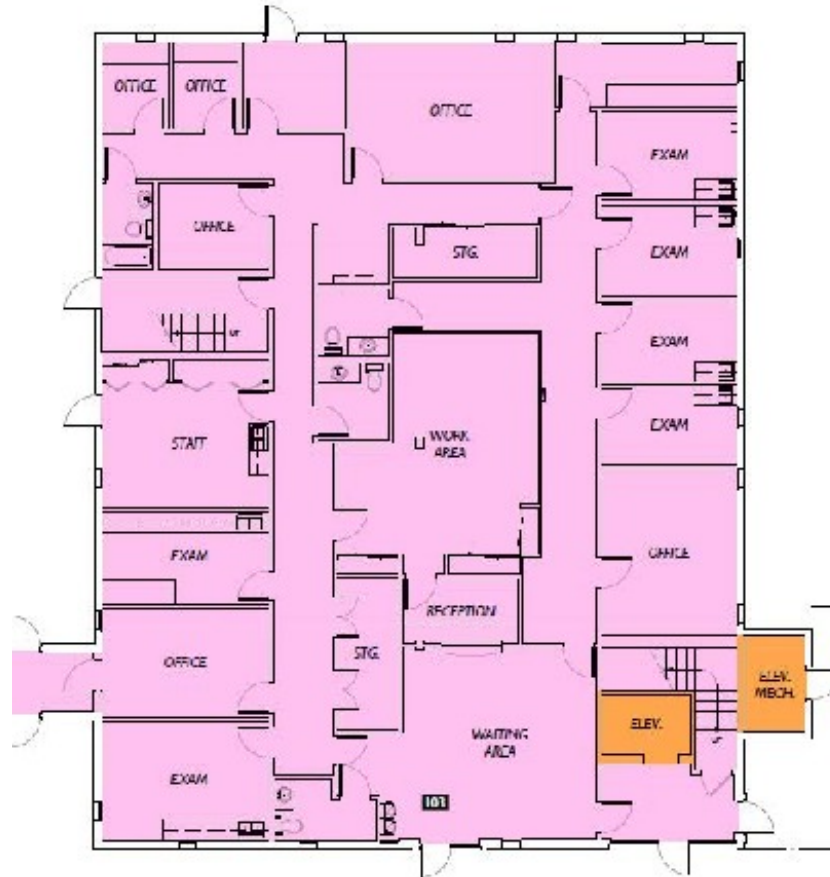


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MAIN FLOOR



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UPPER FLOOR



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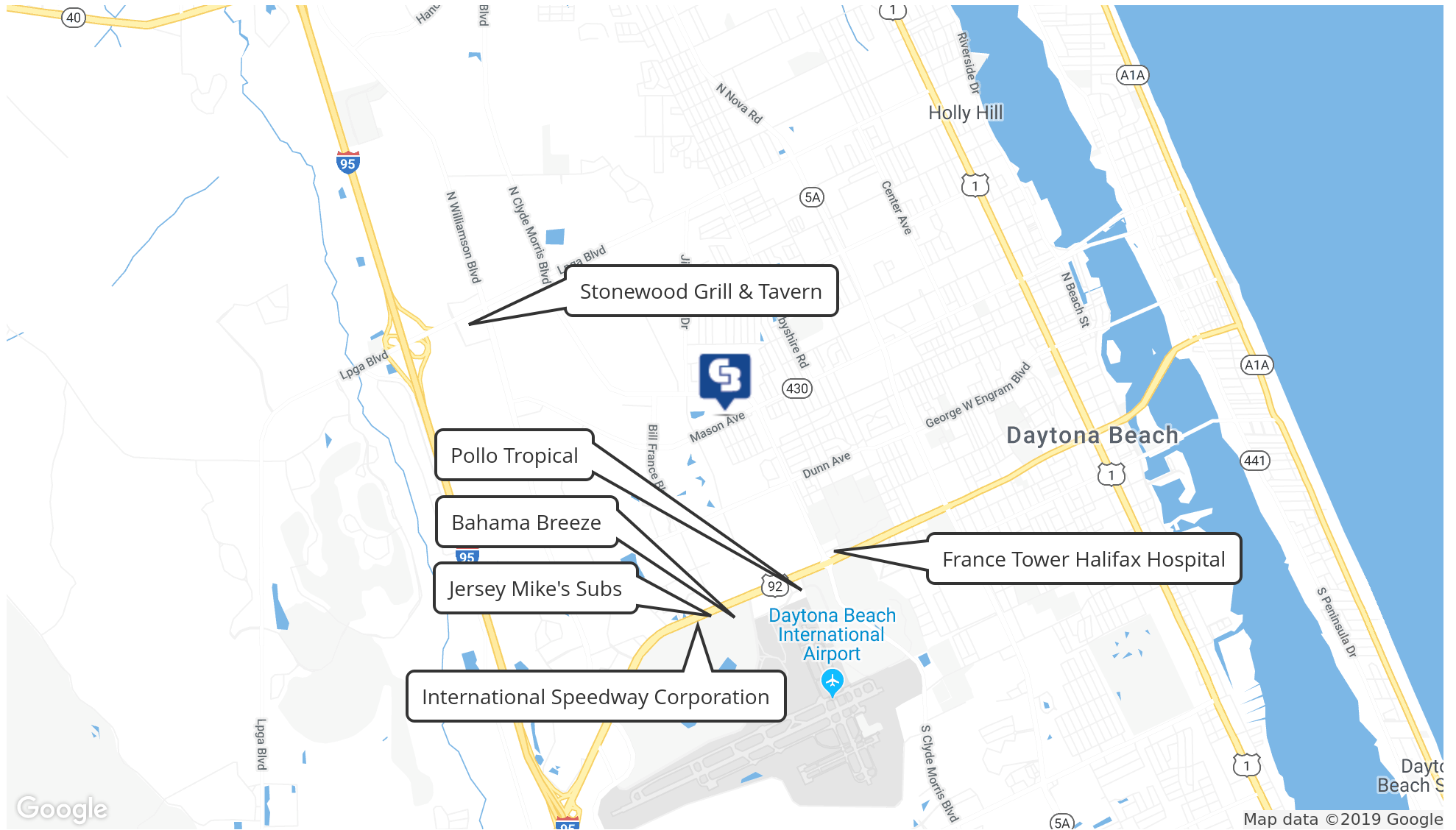
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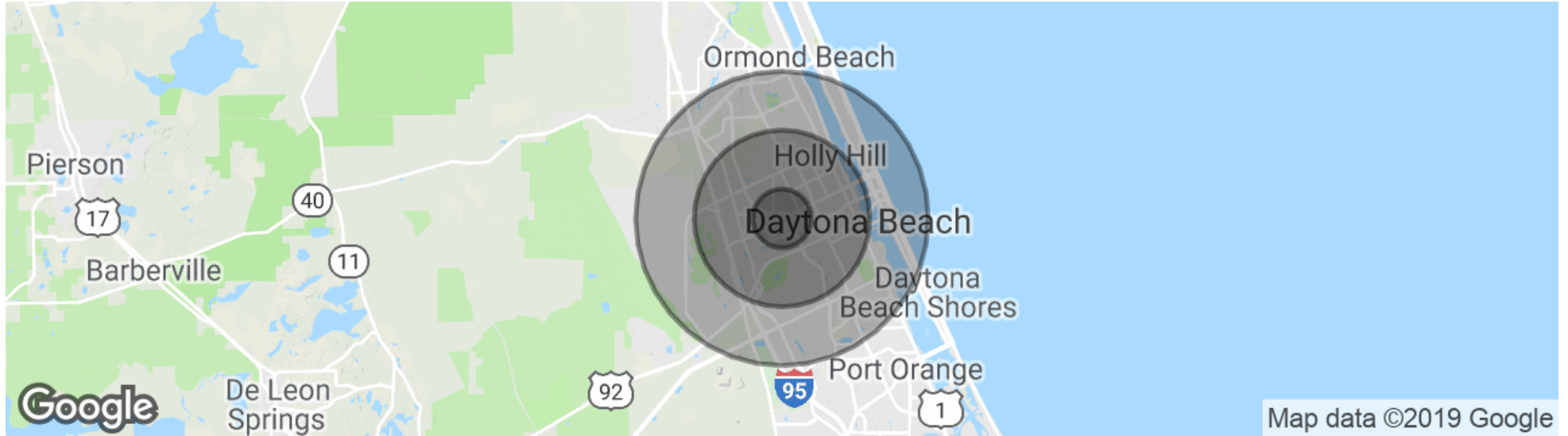
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POPULATION

	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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