

FORMER VA OUTPATIENT MULTI-SPECIALTY CLINIC

FOR SALE

551 NATIONAL HEALTH CARE DRIVE
DAYTONA BEACH, FL

CALL FOR OFFERS

(1) OFFERS DUE BY 5PM EST ON OCTOBER 9, 2026; (2) OUTSIDE BROKERS PROTECTED

BUILDING SIZE

±65,839 SF

PARCEL SIZE

±8.09 ac.

PHOTO COURTESY OF COSTAR



CALL FOR OFFERS

On behalf of Ownership, JLL has been retained as exclusive advisor for the sale of 551 National Health Care Drive in Daytona Beach FL. The Property is a vacant single-story hospital/medical building of approximately 65,839 square feet, atop approximately 8.09ac. The existing building can be expanded and/or subdivided and we have included those details in the marketing material. Ownership is calling for offers by 5pm EST on October 9, 2026. The Property is offered with 100% fee simple title with no stated asking price, however Buyers are encouraged to contact Ownership's brokers to discuss pricing and other details. Alongside sale price, Ownership will way certainty and speed of execution, along with Buyer's track record and demonstrated ability to close. Ownership will compensate Buyer's broker with a commission per a separate agreement.

WHAT TO INCLUDE IN THE OFFER:

Offers should be submitted in writing via email to Lucia.Hedke@jll.com and Mack.Keasler@jll.com and should address the following:

1. Purchaser
 - Legal entity, ownership structure, principals, equity partners
2. Purchase Price
3. Deposit
4. Inspection Period
5. Closing Date
6. Source of Funds
7. Conditions to Closing
 - E.G. board approval, etc., with associated timeline
8. Intended Use
9. Counsel and Brokerage
 - Proposed transaction counsel including title/escrow agent and broker. Ownership will compensate Buyer's broker per separate agreement.

551 NATIONAL HEALTH CARE DRIVE

OPPORTUNITY OVERVIEW

The opportunity comprises an existing 65,839 SF former VA Multi-Specialty Clinic, built 2001, renovated 2018, located in Daytona Beach. Sitting on 8.09 ac, this facility can be expanded to include an additional 62,355 SF and a 6-story parking garage. This site is approved for inpatient and outpatient. The existing facility is built out as clinical with extensive plumbing throughout. With dual frontage along Dunn Ave and National Health Care Drive, the property is located near an array of retail and other amenities. Strategically positioned within an established medical submarket with excellent access to I-95, I-4, and Daytona Beach Int’l Airport, the property presents an outstanding opportunity for users seeking large-block clinical space and/or a potential redevelopment opportunity in a growing market.

HIGHLIGHTS

-  DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA
-  EXISTING 65,839 SF FACILITY ON 8.09 AC, RENOVATED 2018 WITH NEW ROOF 2023
-  ABILITY TO EXPAND BY ANOTHER 62,355 SF TOTALING 128,194 SF
-  CURRENT PARKING RATIO 6.21/1,000 WITH ABILITY TO ADD 6-STORY GARAGE
-  HOSPITAL / MEDICAL BUILDING APPROVED FOR INPATIENT AND OUTPATIENT
-  DUAL FRONTAGE ON DUNN AVE AND NATIONAL HEALTH CARE DRIVE, GREAT PROXIMITY TO I-95, I-4, AND DAYTONA BEACH INT’L AIRPORT



SNAPSHOT

SIZE (SQ.FT.)

±65,839*

YEAR BUILT/RENOVATED

2001/2018

PARCEL SIZE (AC.)

±8.09

ZONING

HM

*Existing 65,839 SF Facility with ability to expand by another 62,355 SF

PHOTO COURTESY OF COSTAR

EXISTING FACILITY

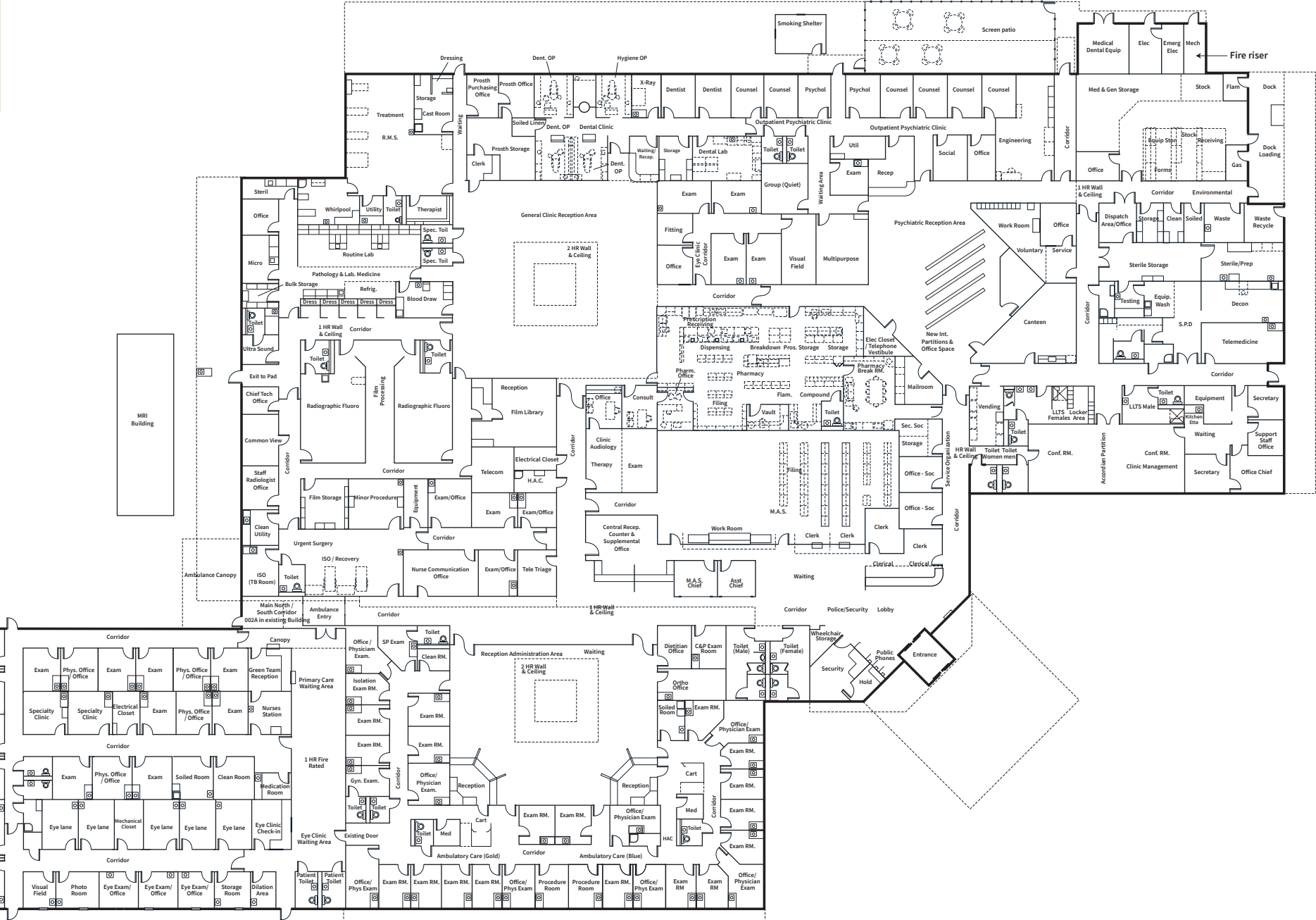
PROPERTY DETAILS

PROPERTY TYPE	APN
HOSPITAL/MEDICAL	15-33-38-0E-00-0010
BUILDING (SQ. FT.)	CONSTRUCTION TYPE
±65,839, EXPANDABLE TO 128,194	CONCRETE/MASONRY
LAND (ACRES)	YEAR BUILT
±8.09	2001, RENOVATED 2018 NEW ROOF 2023
FRONTAGE	STORIES
366 FT DUNN AVE 873 FT NATIONAL HEALTHCARE DR	SINGLE STORY
PARKING	UTILITIES
6.2/1,000 SF	FP&L
LAND USE CODE	TENANCY
8500 - HOSPITAL	SINGLE OR MULTI

HM, HOSPITAL/MEDICAL

Zoning allows an array of uses including:

- ✓ HOSPITAL
- ✓ OUTPATIENT OR INPATIENT
- ✓ POST-ACUTE CARE (IRF, SNF, LTACH)
- ✓ ASSISTED LIVING
- ✓ CHILD CARE
- ✓ EDUCATION
- ✓ WITH CLINICAL SPACE AND EXTENSIVE PLUMBING, THE DEPT OF VETERANS AFFAIRS (VA) EMPLOYED A MULTI-SPECIALTY SPACE PLAN, PROVIDING A HELPFUL BASELINE FOR PROSPECTIVE USERS PLANNING THEIR OCCUPANCY.
- ✓ CERTAIN NON-PROFIT USES MAY BE ELIGIBLE FOR PROPERTY TAX ABATEMENT
- ✓ + MANY OTHER USES



EXISTING FACILITY - BLOCKING PLAN

PROPERTY DETAILS

PROPERTY TYPE
HOSPITAL/MEDICAL

BUILDING (SQ. FT.)
±65,839, CAN BE SUBDIVIDED

LAND (ACRES)
±8.09

FRONTAGE
366 FT DUNN AVE
873 FT NATIONAL HEALTHCARE DR

PARKING
6.2/1,000 SF

LAND USE CODE
8500 - HOSPITAL

APN
15-33-38-0E-00-0010

CONSTRUCTION TYPE
CONCRETE/MASONRY

YEAR BUILT
2001, RENOVATED 2018
NEW ROOF 2023

STORIES
SINGLE STORY

UTILITIES
FP&L

TENANCY
SINGLE OR MULTI

TENANT BREAKDOWN

TENANT #	APPROX GROSS SF
1	±11,200 SF
2	±5,512 SF
3	±4,539 SF
4	±5,783 SF
5	±7,642 SF
6	±9,419 SF
7	±9,121 SF

*CERTAIN NON-PROFIT USES MAY BE ELIGIBLE FOR PROPERTY TAX ABATEMENT

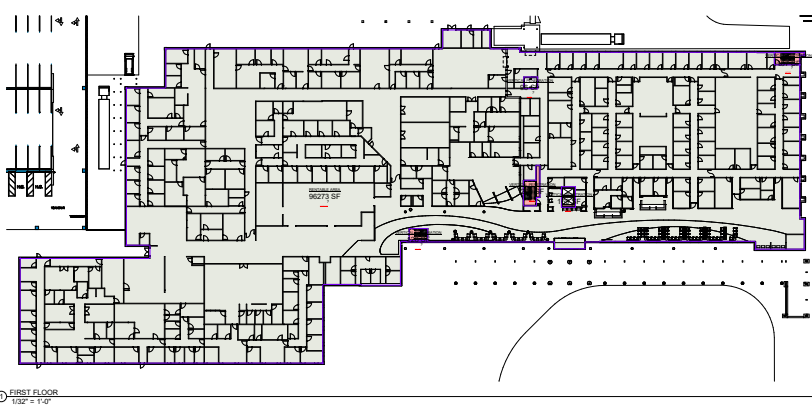
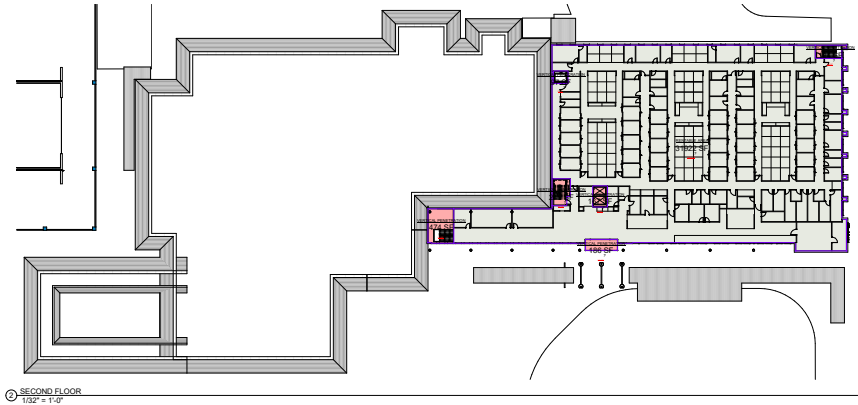


EXPANSION OPPORTUNITY

To understand what is possible with the property’s expansion capability, Ownership procured architectural drawings and renderings, a sample of which is enclosed. The enclosed rendering depicts a new two-story building comprising 62,355 SF on two levels, with a circulation concourse on both levels extending into and through the existing 65,839 SF building at the first-floor level. In this scenario, the main entrance would be centrally located with a canopy drop-off and with convenient surface parking. A six-level parking deck would be provided near the side entrance to the main circulation concourse. The total parking count on the site would be 768 spaces. Wayfinding would be provided to enable patients to conveniently enter the building and follow the circulation path to their clinic locations. With visibility from Dunn Ave greatly enhanced, this expansion plan would create a healing environment and positive experience for patients and visitors, with natural light and views to the exterior, employing a design which all the while remains compatible with surrounding buildings



PROPOSED DRAWINGS



LOCATION

DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
10,969	74,298	138,527

1 MILE	3 MILES	5 MILES
\$59,938	\$69,876	\$82,520

1 MILE	3 MILES	5 MILES
\$324,957	\$297,930	\$345,122

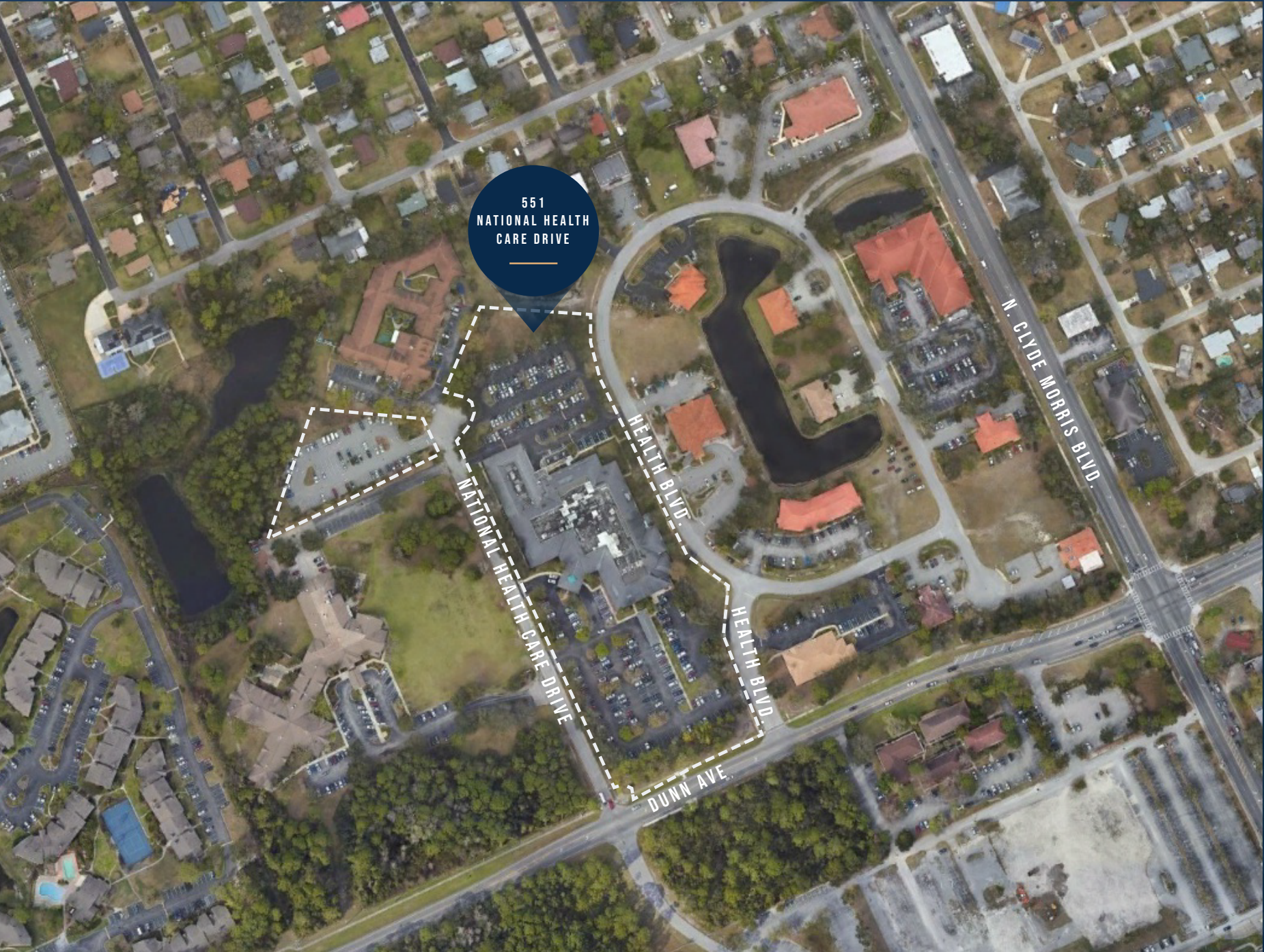


VOLUME OF OUTPATIENT VISITS

SERVICE LINE	2024 VOLUME	2029 VOLUME	5 YR GROWTH
Endocrinology	925	1,188	28.4%
Psychiatry	50,692	64,099	26.4%
Physical Therapy/Rehabilitation	106,507	128,106	20.3%
ENT	13,135	15,135	15.2%
Spine	944	1,086	15.0%
Miscellaneous Services	93,170	105,355	13.1%
Neurology	6,869	7,642	11.3%
Lab	204,573	226,787	10.9%
Cosmetic Procedures	3,103	3,434	10.7%
Evaluation and Management	455,408	502,516	10.3%
Cardiology	49,700	54,701	10.1%
Orthopedics	13,899	15,239	9.6%
Vascular	8,580	9,368	9.2%
Ophthalmology	46,140	49,982	8.3%
Pain Management	5,497	5,951	8.3%
Neurosurgery	378	408	7.9%
Obstetrics	1,456	1,569	7.8%
Trauma	3,541	3,797	7.2%
Radiology	134,696	144,008	6.9%
Dermatology	19,621	20,929	6.7%
Podiatry	9,235	9,825	6.4%
General Surgery	2,631	2,761	4.9%
Oncology	7,387	7,749	4.9%
Nephrology	2,536	2,653	4.6%
Thoracic Surgery	315	329	4.6%
Gynecology	3,603	3,720	3.2%
Gastroenterology	11,350	11,525	1.5%

This data, obtained from the Advisory Board, displays baseline and projected volumes of outpatient visits across a number of specialties within a 5-mile radius of the property, inclusive of all ages and genders. There are multiple specialties with estimated 5-year growth in the double-digits with the following specialties exhibiting the highest anticipated 5-year growth on a percentage basis

- ✓ ENDOCRINOLOGY
- ✓ PSYCHIATRY
- ✓ PHYSICAL THERAPY / REHABILITATION
- ✓ ENT
- ✓ SPINE



VOLUME OF INPATIENT VISITS

SERVICE LINE	2024 VOLUME	2029 VOLUME	5 YR GROWTH
Cardiac services	1,869	1,915	2.5%
General medicine	6,052	6,268	3.6%
Neonatology	1,277	1,345	5.3%
Neurology	784	804	2.5%
Neurosurgery	130	142	9.7%
Obstetrics	1,457	1,536	5.4%
Oncology/Hematology (medical)	476	482	1.4%
Ophthalmology	18	18	2.7%
Other Trauma	152	162	6.7%
Rehabilitation	15	16	10.9%

This data, obtained from the Advisory Board, displays baseline and projected volumes of inpatient visits across a number of specialties within a 5-mile radius of the property, inclusive of all ages and genders. There are multiple specialties with positive 5-year growth with the following specialties exhibiting the highest anticipated 5-year growth on a percentage basis:

- ✓ NEONATOLOGY
- ✓ NEUROSURGERY
- ✓ OBSTETRICS
- ✓ OTHER TRAUMA
- ✓ REHABILITATION



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