

# MEDICAL OFFICE BUILDING FOR SALE OR LEASE



## PROPERTY DESCRIPTION

5,346 SF Urgent Care Center/Medical Office Building For Sale or Lease.

Completely renovated in 2013.

Barrel tile roof.

Functional floor plan and professionally decorated.

Large waiting room with restroom, 5 exam rooms, x-ray room, trauma room, lab, supply/samples room, two restrooms in patient area, doctor's office, consult room, office manager office, 6 offices/exam rooms for future growth, and breakroom.

Low maintenance concrete parking lot with 26 parking spaces.

Free Standing monument sign on Dunlawton Avenue and building signage.

Convenient Dunlawton Avenue location between Nova Road and Ridgewood Avenue (US Highway 1).

Estimated CAM, Real Estate Taxes, and Insurance \$5.25 per SF.

## LOCATION DESCRIPTION

Located on the north side of Dunlawton Avenue between Nova Road and Ridgewood Avenue.

Approximately 2.9 miles to Interstate 95, 2.2 miles to Beaches, and 1 mile to Halifax Health Medical Center of Port Orange.

## JOHN W. TROST, CCIM

Principal | Senior Advisor

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,899,000
<b>LEASE RATE:</b>	\$30.00 NNN
<b>BUILDING SIZE:</b>	5,346 SF
<b>LOT SIZE:</b>	0.93+/- Acres
<b>YEAR BUILT:</b>	1988
<b>YEAR RENOVATED:</b>	2013
<b>PARCEL NO:</b>	6337-31-00-0020
<b>TRAFFIC COUNT:</b>	25,500 AADT
<b>ZONING:</b>	PCD

## LOCATION ADDRESS

735 Dunlawton Avenue  
Port Orange, FL 32127



## ADDITIONAL PHOTOS



**JOHN W. TROST, CCIM**  
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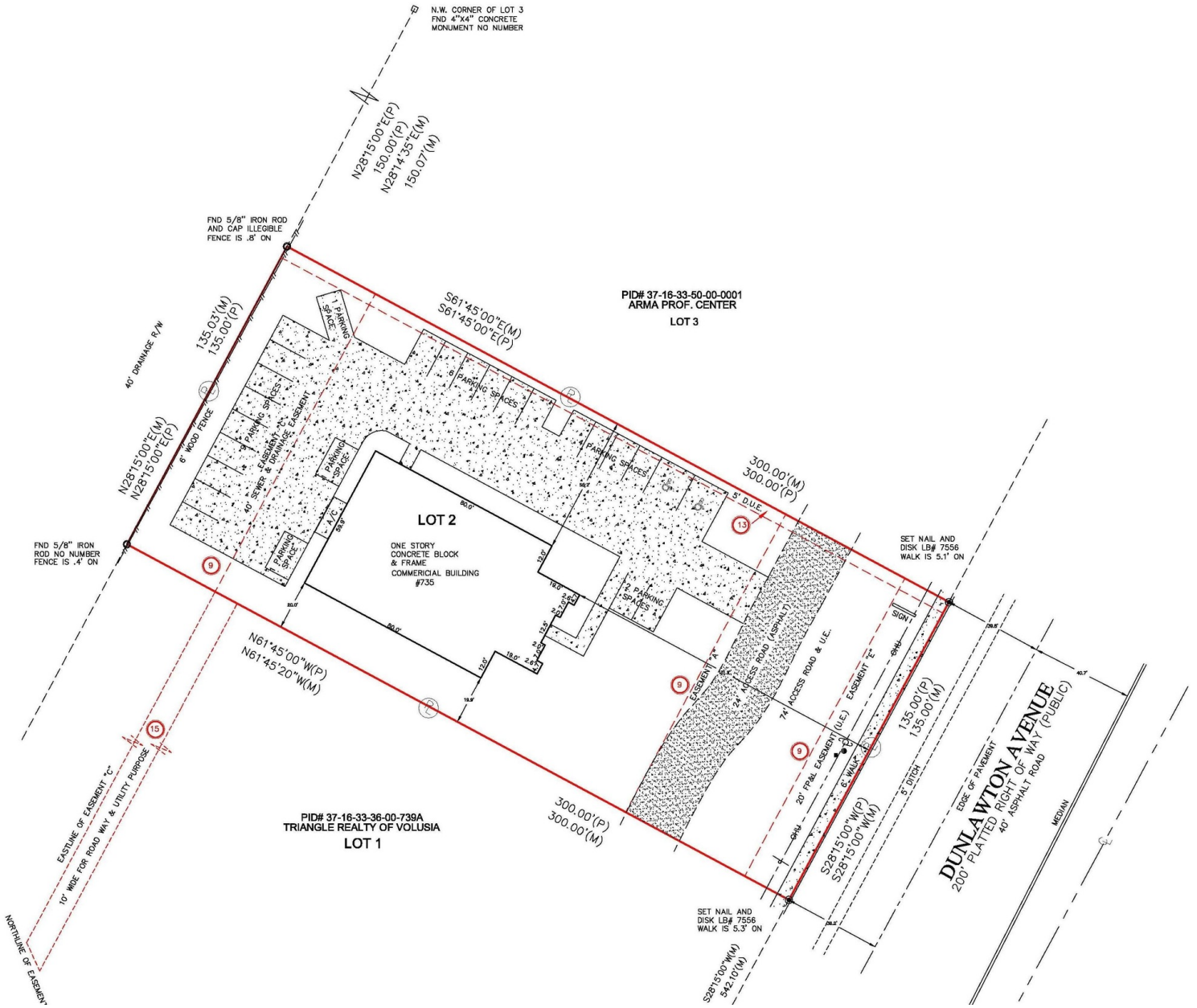
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# SURVEY



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**LOCATION MAPS**



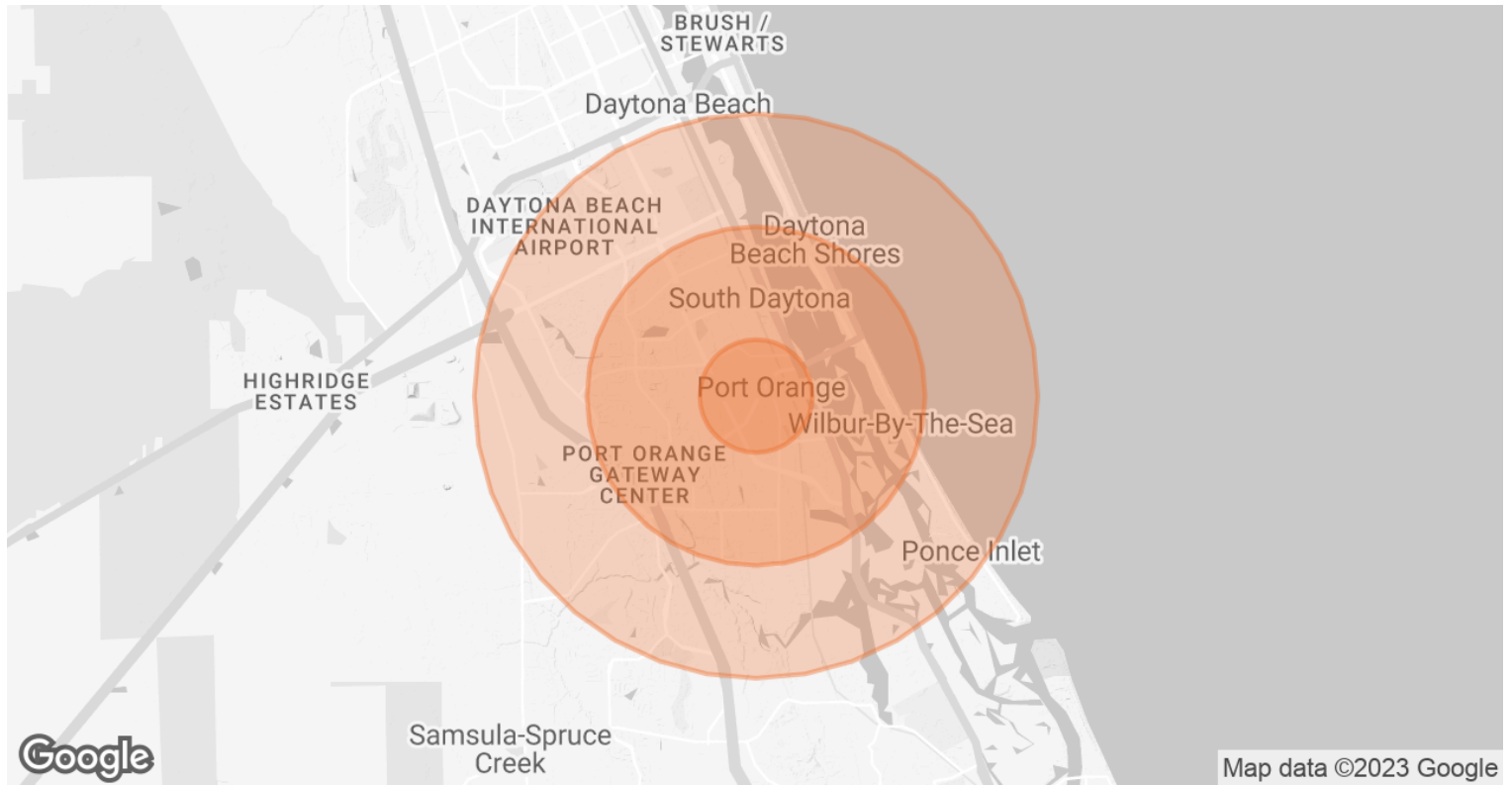
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	6,760	64,040	110,931
<b>AVERAGE AGE</b>	48.2	47.9	47.4
<b>AVERAGE AGE (MALE)</b>	48.0	45.9	46.1
<b>AVERAGE AGE (FEMALE)</b>	49.8	49.1	48.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,808	34,656	60,309
<b># OF PERSONS PER HH</b>	1.8	1.8	1.8
<b>AVERAGE HH INCOME</b>	\$45,223	\$50,588	\$52,385
<b>AVERAGE HOUSE VALUE</b>	\$177,758	\$172,434	\$189,141

\* Demographic data derived from 2020 ACS - US Census

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