



Prudential

**Commercial
Real Estate FL**

DUNLAWTON CENTER OFFICE CONDO

1728 Dunlawton Avenue
Port Orange, FL 32127

Property Summary

Property: Dunlawton Center
Suite 3

Parcel No: 6317-33-03-0030

Status: For Sale or Lease

Size: 1,587 SF

For Sale: **\$238,050**
Condo Fees \$1,190.25 per Quarter

For Lease: **\$11.00 NNN**
Estimated CAM and Real Estate Taxes \$5.00 per SF

Year Built: 2007

Zoning: PO 'Professional Office'

| | | | |
|------------|---------------|----------------|----------------|
| Population | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| (est): | 6,243 | 53,994 | 95,535 |

| | | | |
|-------------|---------------|----------------|----------------|
| Average HHI | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| (est.): | \$56,234 | \$57,662 | \$57,378 |

Traffic Count: 38,500 vehicles per day - Dunlawton Avenue

- Property Highlights:
- Office Condo For Sale or Lease in Dunlawton Center
 - HVAC on roof and Bathroom stubbed
 - Impact fees paid for Office
 - Call about Tenant Improvements
 - Less than one mile to Interstate 95
 - Across the street from Super Target, Lowe's Home Improvement, Starbucks, and Chipotle Mexican Grill
 - Less than two miles to Halifax Health Medical Center Port Orange



Rock Solid in Commercial Real Estate

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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

SITE PLAN



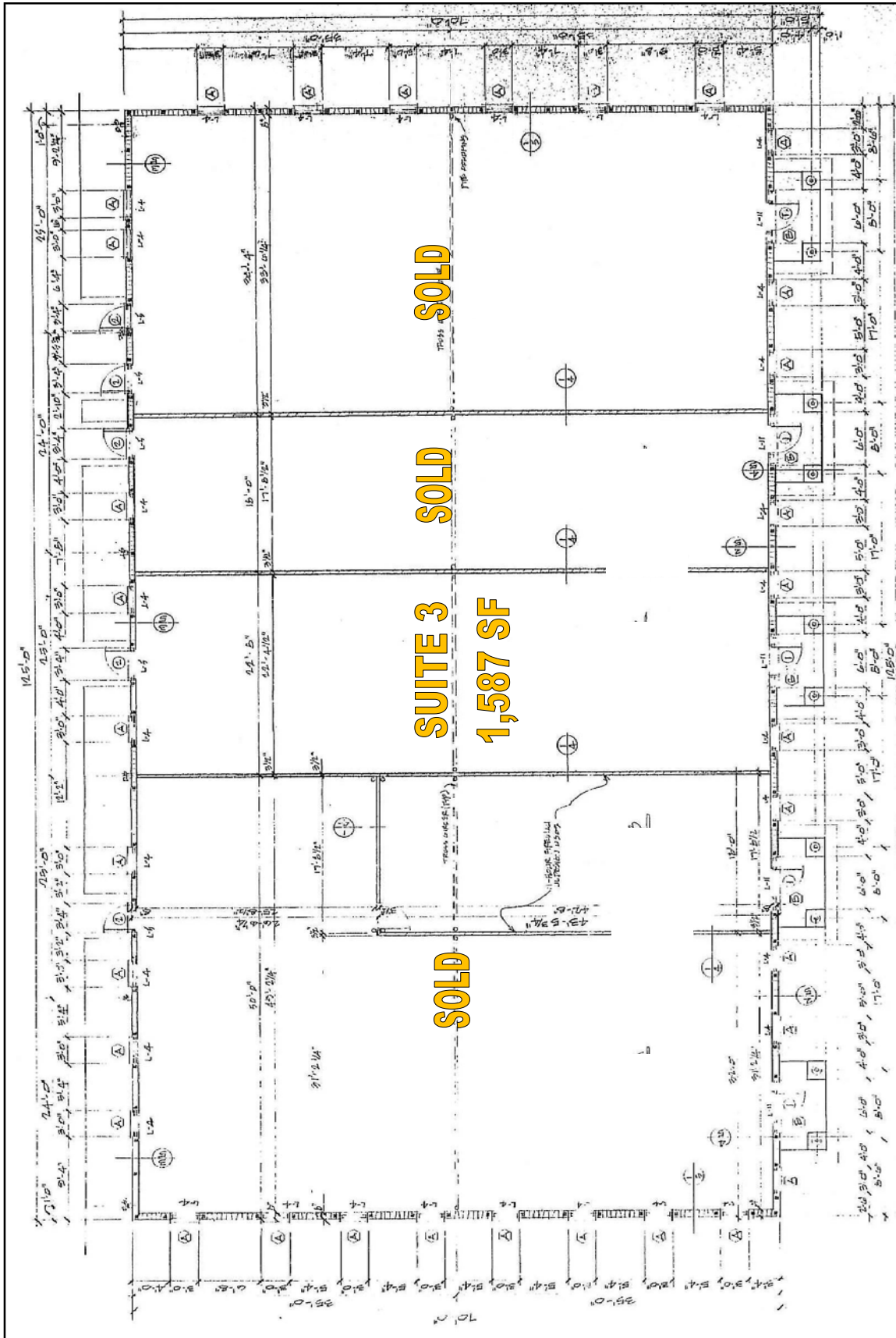
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FLOOR PLAN

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