

SHOPPES AT YORKTOWNE | OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Second Floor Office Space For Lease in the vibrant and bustling Shoppes at Yorktowne.

Direct frontage and highly visible building signage on high-traffic Dunlawton Avenue.

Join Lola's Cantina & Burger Bar, Filo Greek, Legend Nail Bar, Cinnamon Tree Café, 95 and Vine Wine Shop & Bar, Sushi 99, Leslie's Pool Supplies, Bronx House Pizza, and others.

Ideal for professional offices, medical offices, attorneys, financial planners, insurance, etc.

Access to a population of 244,932 within a 20 minute drive-time with an average household income of \$78,600.

Estimated CAM, Real Estate Taxes, and Insurance \$10.15 per SF.

LOCATION DESCRIPTION

Centrally located just east of Interstate 95.

LOCATION ADDRESS

1665 Dunlawton Avenue, Suite 201
Port Orange, FL 32127

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

AVAILABLE SF:	Suite 201 Rentable 2,420 SF Usable 1,862 SF
LEASE RATE:	\$14.00 NNN
YEAR BUILT:	2006
TRAFFIC COUNT:	52,000 AADT
ZONING:	PCD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,514	27,727	54,737
TOTAL POPULATION	7,978	58,542	105,383
AVERAGE HH INCOME	\$68,315	\$59,998	\$57,197

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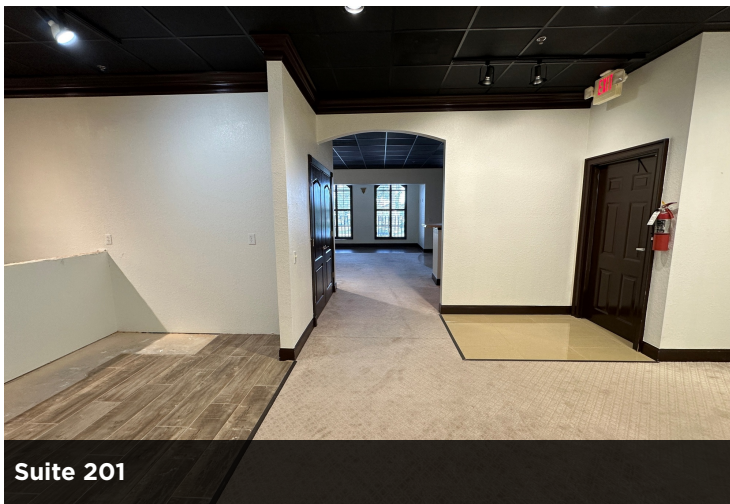
ADDITIONAL PHOTOS



Second Floor Lobby



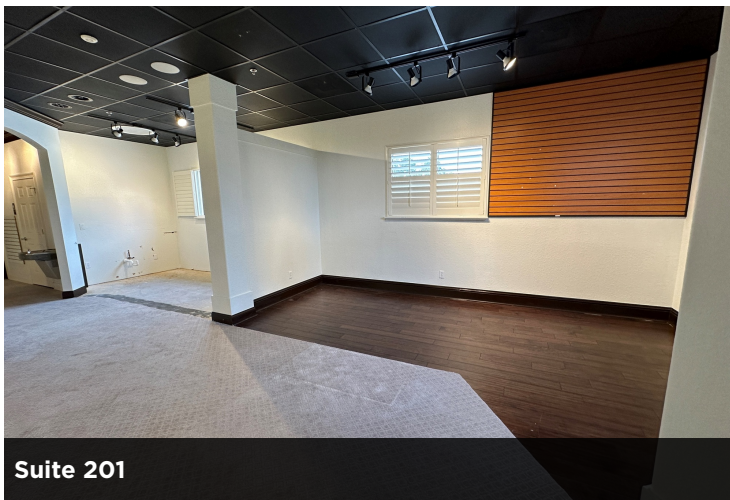
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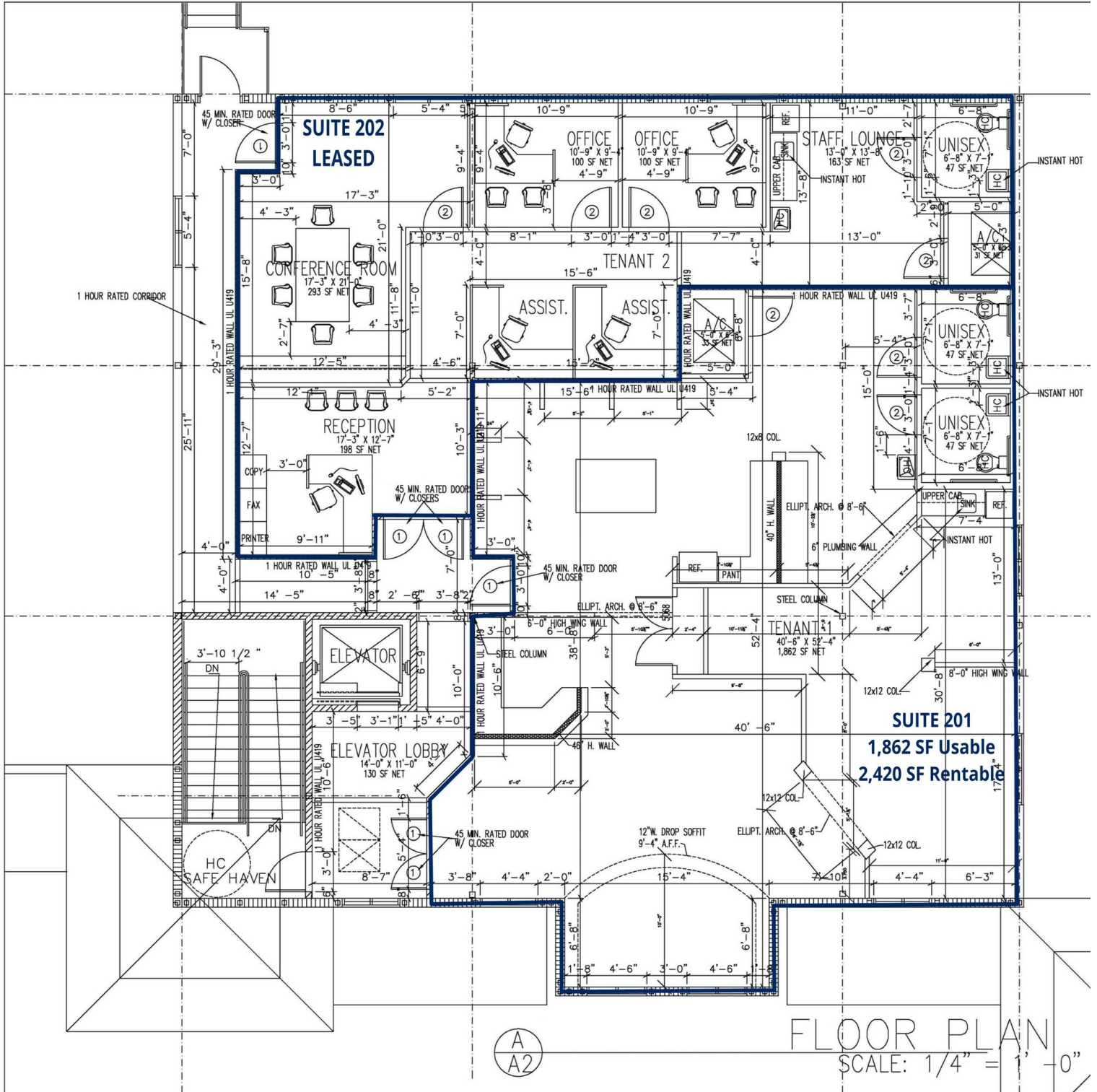
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FLOOR PLAN



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LOCATION MAPS



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