

ARMAN PROFESSIONAL CENTER | OFFICE CONDO FOR LEASE



PROPERTY DESCRIPTION

2,000 SF Office Condo For Lease in Arman Professional Center.

Professional Office/Medical Space.

4 Exam Rooms, Procedure Room, Breakroom, 1 ADA Bathroom, Reception, Physician's Office, and oversized Lobby.

Endcap, turnkey unit located just east of Nova Road on Dunlawton Avenue.

Great exposure and visibility.

Easy access to I-95 and beaches.

Signage on Dunlawton Avenue.

Estimated CAM, Real Estate Taxes, and Insurance \$6.10 per SF.

Ready for Immediate Occupancy!

LOCATION DESCRIPTION

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

Approximately 2.8 miles to Interstate 95, 2.2 miles to Beaches, and 0.9 miles to Halifax Health Port Orange.

LOCATION ADDRESS

733 Dunlawton Avenue, Unit 101, 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

LEASE RATE: \$17.00 NNN

AVAILABLE SF: Unit 101: 2,000 SF

YEAR BUILT: 2002

TRAFFIC COUNT: 27,500 AADT

ZONING: PCD, Planned Commercial Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,339	26,781	46,614
TOTAL POPULATION	7,428	59,767	107,231
AVERAGE HH INCOME	\$45,716	\$50,911	\$54,232

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ADDITIONAL PHOTOS



JOHN W. TROST, CCIM

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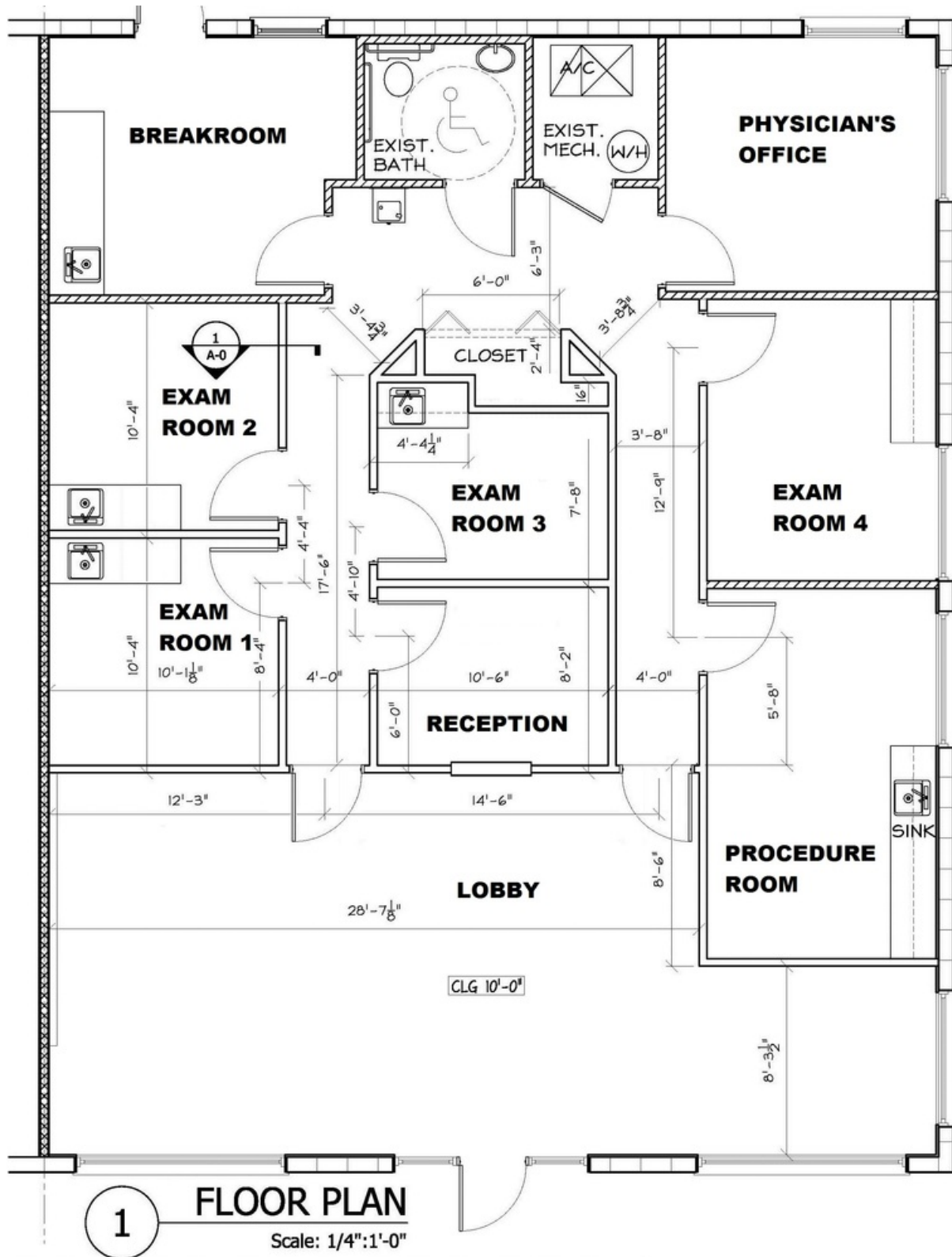
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FLOOR PLAN



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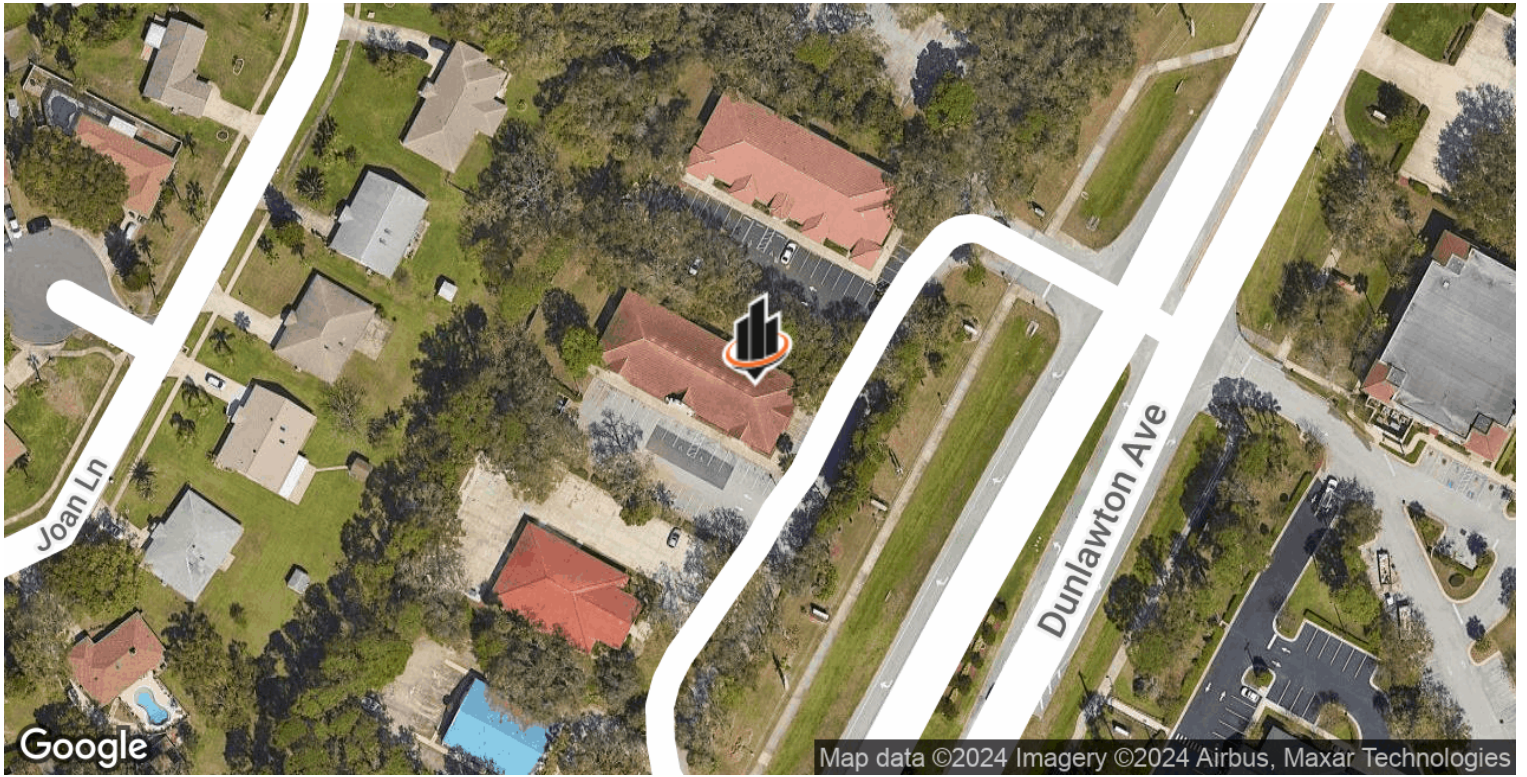
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LOCATION MAPS



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