

# ELITE PLAZA | OFFICE CONDO FOR SALE OR LEASE



## PROPERTY DESCRIPTION

Lakeview Office Condo For Sale or Lease.  
One Unit left!  
1,651 SF available.  
Fully built out.  
Centrally located in Port Orange.  
Walking Distance to Halifax Health Medical Center Port Orange.  
Easy access to Dunlawton Avenue and Nova Road.  
Condo Fees \$2.86 per SF.  
Buyer shall reimburse Seller prepaid Volusia County Impact Fees in the amount of \$2.31 per SF at closing in addition to the purchase price.

## LOCATION DESCRIPTION

Located just west of Nova Road and north of Dunlawton Avenue on the west side of Woodbriar Trail.

## LOCATION ADDRESS

3821 Woodbriar Trail, Unit 6  
Port Orange, FL 32129

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$350,000
<b>LEASE RATE:</b>	\$23.00 NNN
<b>AVAILABLE SF:</b>	Unit 6: 1,651 SF
<b>PARCEL NO:</b>	6308-36-00-0060
<b>YEAR BUILT:</b>	2020
<b>ZONING:</b>	PUD, Planned Unit Development

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,511	32,643	59,296
<b>TOTAL POPULATION</b>	8,822	65,038	110,710
<b>AVERAGE HH INCOME</b>	\$53,395	\$54,391	\$54,665

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## ADDITIONAL PHOTOS



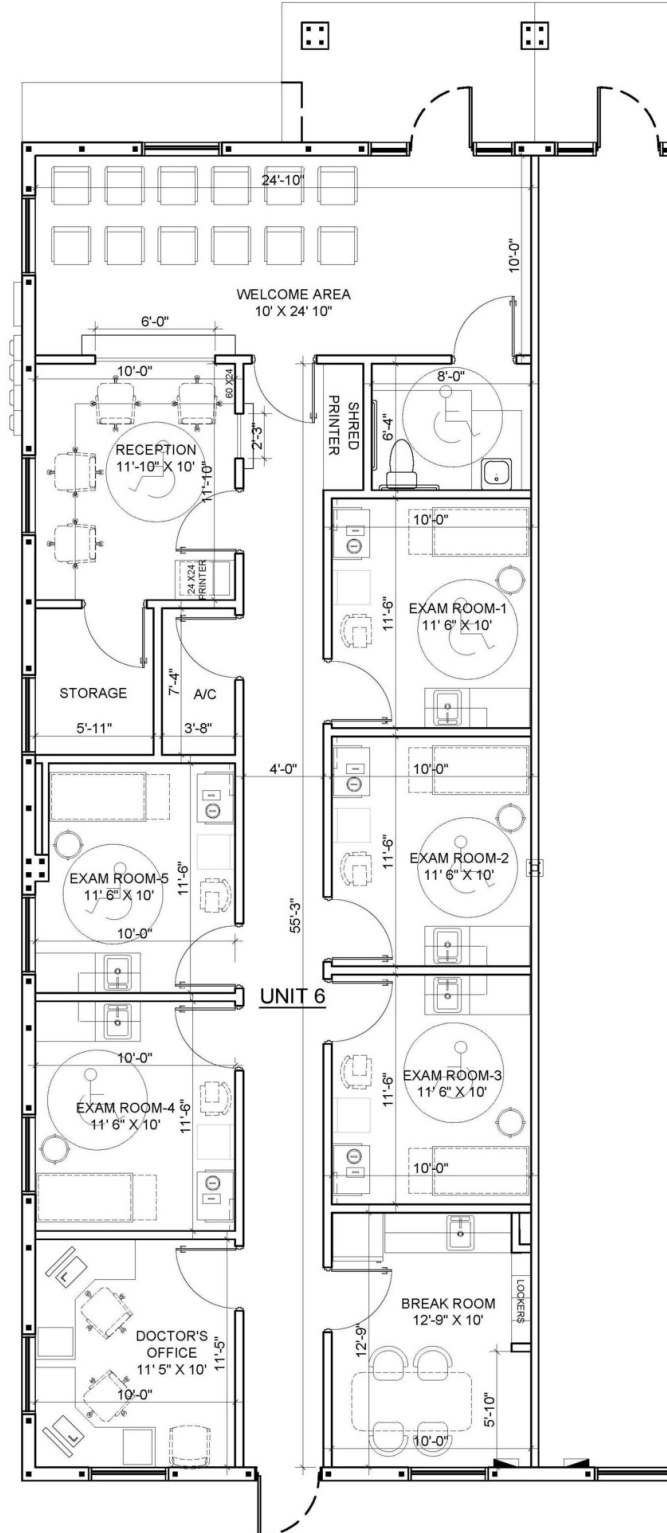
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# FLOOR PLAN



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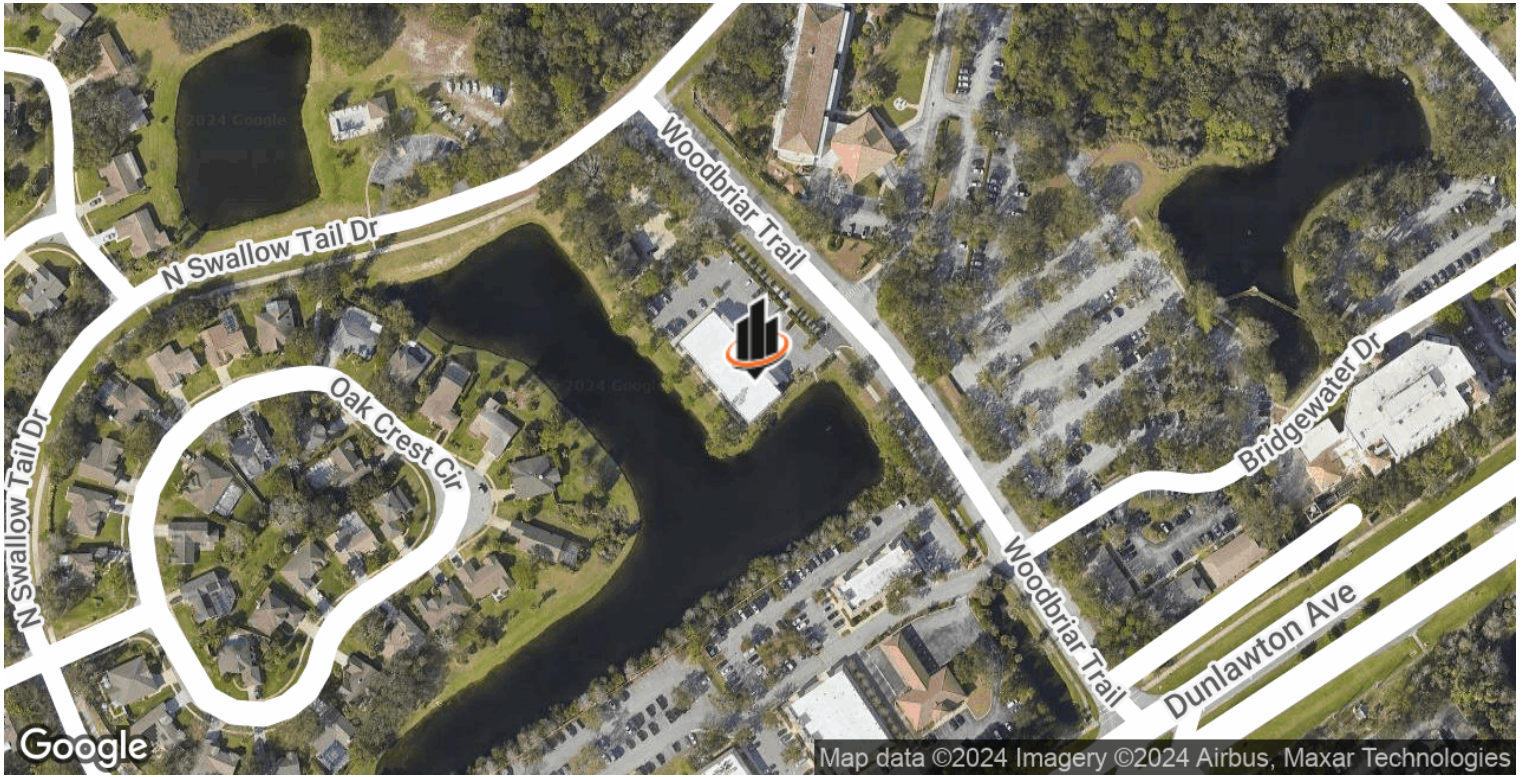
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# LOCATION MAPS



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