

ELITE PLAZA | OFFICE/MEDICAL OFFICE CONDO FOR LEASE



PROPERTY DESCRIPTION

Lakeview Office/Medical Office Condo For Lease.
One Unit left!
1,651 SF available.
Fully built out with a waiting area, reception, 5 exam rooms, doctor's office, breakroom, and restroom.
Centrally located in Port Orange.
Walking Distance to Halifax Health Medical Center Port Orange.
Easy access to Dunlawton Avenue and Nova Road.
Condo Fees \$3.31 per SF.

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

LEASE RATE:	\$23.00 NNN
AVAILABLE SF:	1,651 SF
YEAR INTERIOR BUILT OUT:	2024
TRAFFIC COUNT:	41,500 AADT Dunlawton Avenue
ZONING:	PUD, Planned Unit Development

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

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ADDITIONAL PHOTOS



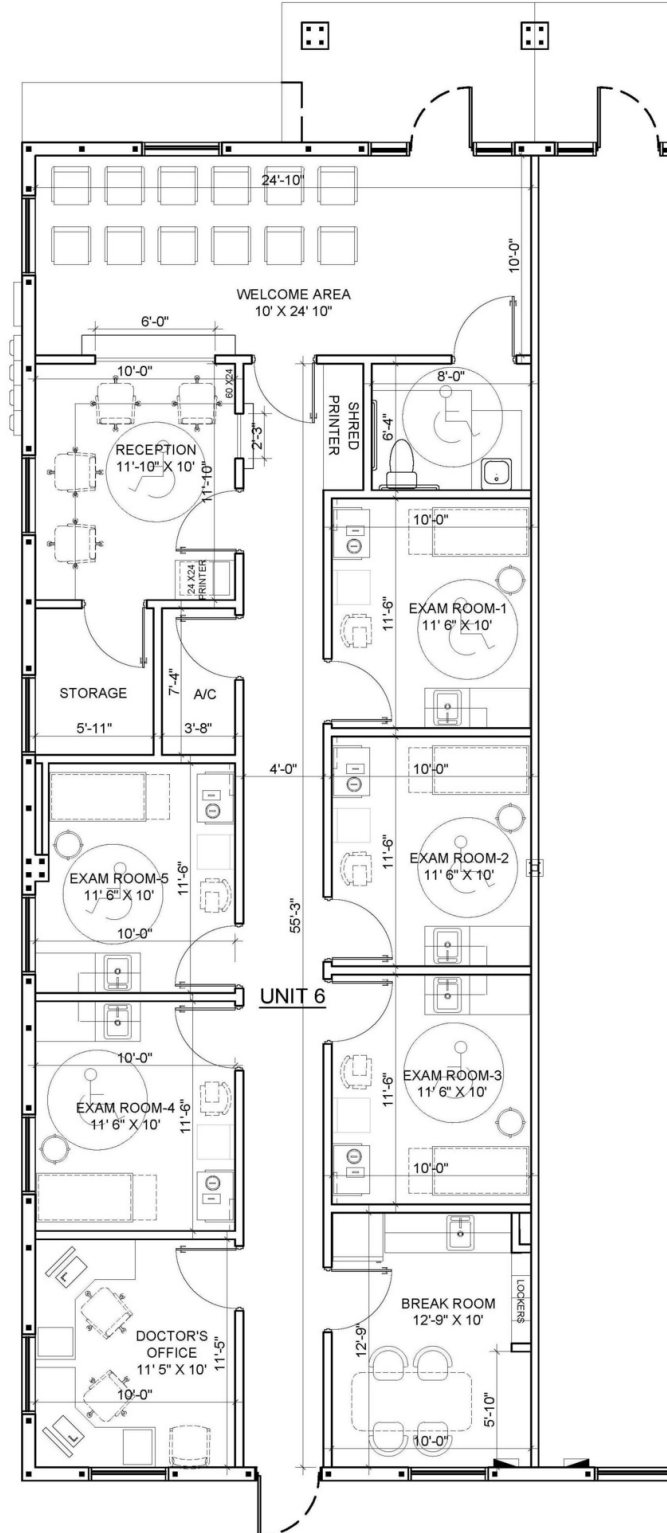
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FLOOR PLAN



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