

FREESTANDING OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

1,280 SF Two-Story Freestanding Building For Sale. Prominent signage on Dunlawton Avenue with a daily traffic count of 27,500 vehicles. Excellent visibility and exposure for insurance agencies, real estate offices, CPAs, attorneys, or other professional services. The concrete parking lot includes 8 spaces, with additional offsite parking potentially available. Located approximately 0.4 miles from Port Orange Riverwalk & Restaurant, 3.5 miles from Interstate 95, and 1.6 miles from the beach.

LOCATION DESCRIPTION

Located at the SEC of Dunlawton Avenue and Orange Avenue just west of Ridgewood Avenue (US Highway 1).

LOCATION ADDRESS

316 Dunlawton Avenue
Port Orange, FL 32127

JOHN W. TROST, CCIM

Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
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OFFERING SUMMARY

SALE PRICE:	\$270,000
BUILDING SIZE:	1,280 SF
LOT SIZE:	0.17+/- Acres
YEAR BUILT:	1910
PARCEL NO:	6301-11-08-0052
TRAFFIC COUNT:	27,500 AADT
ZONING:	PO, Professional Office

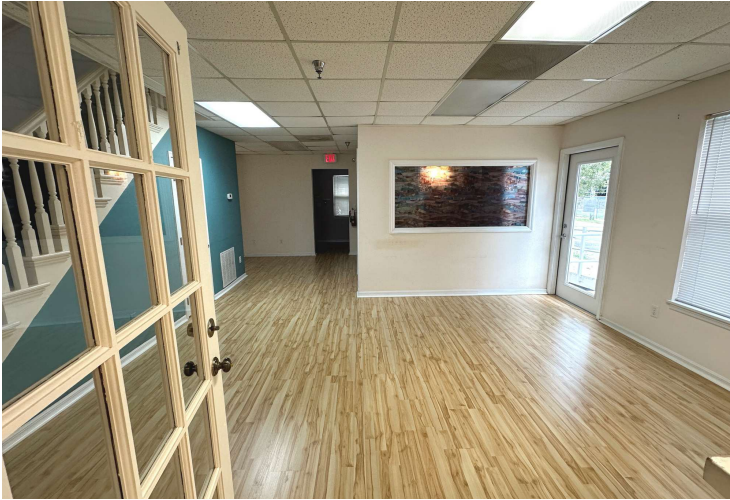
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,378	27,524	54,565
TOTAL POPULATION	5,141	57,439	119,771
AVERAGE HH INCOME	\$56,980	\$69,670	\$73,063

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ADDITIONAL PHOTOS



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LOCATION MAPS



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