

For Lease

Port Orange Restaurant Space

4,500 SF | \$45.00 / SF



Gateway Center

1781 Dunlawton Avenue, Port Orange, Florida 32127

Property Highlights

- Gateway Center in Port Orange is a premier retail site with Dunlawton Avenue frontage
- Great location at the northeast corner of Dunlawton Avenue and I-95
- 4,500± SF available - former Panera Bread location
- Excellent visibility on Dunlawton Avenue - center is an outparcel of Target and Lowe's
- Highest traffic corner in the Port Orange area - 57,000 AADT
- Serves both tourist and local markets
- Percentage of year-round residents estimated at 87%
- Adjacent to La Quinta Inn & Suites (72 rooms)
- Monument signage on Dunlawton Avenue
- Fellow tenants include Hand & Stone Massage and Great Clips



Lease Rate: \$45.00 / SF NNN (Est.
CAM: \$11.00/SF)

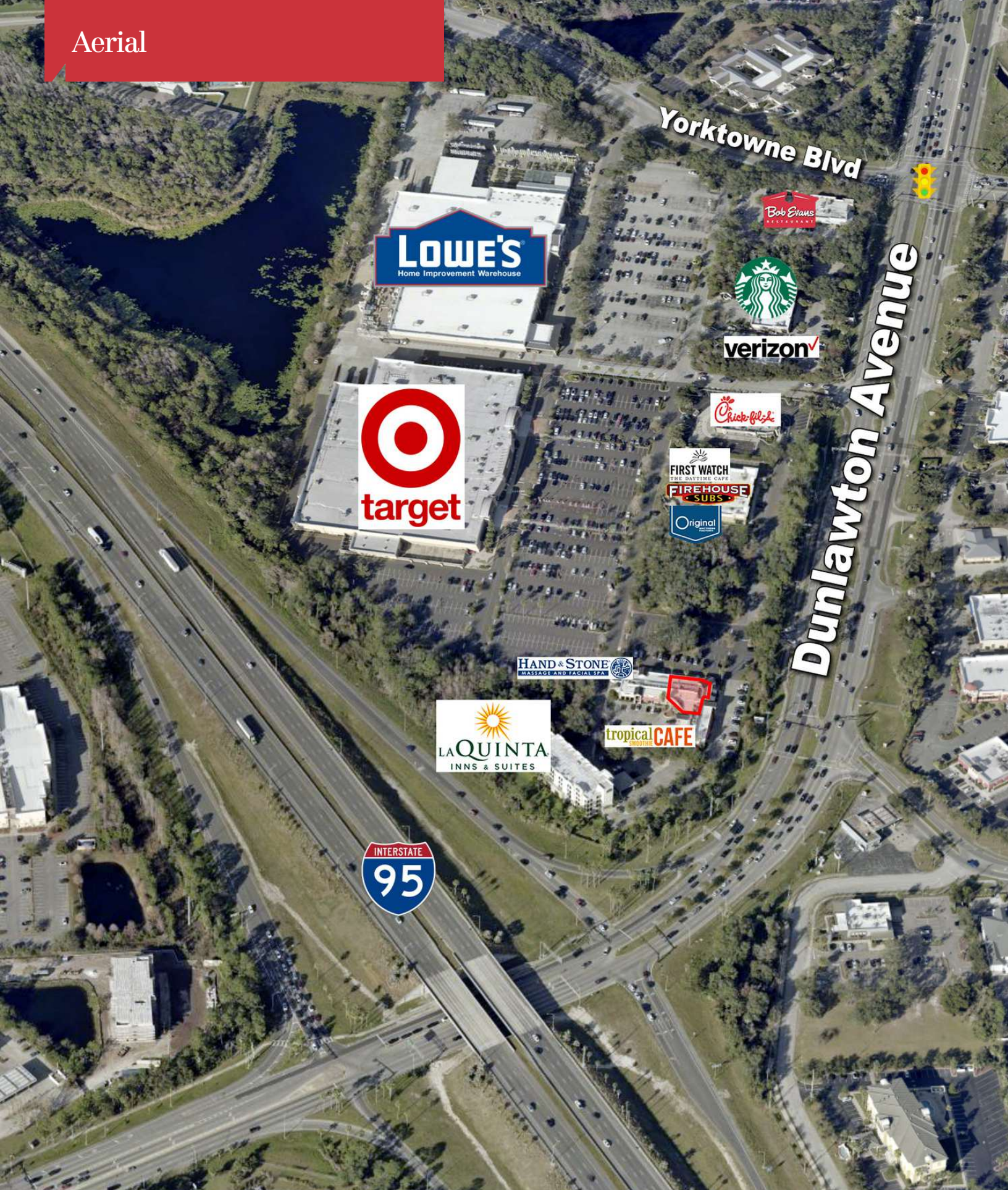
For more information

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Aerial



Retailer Map



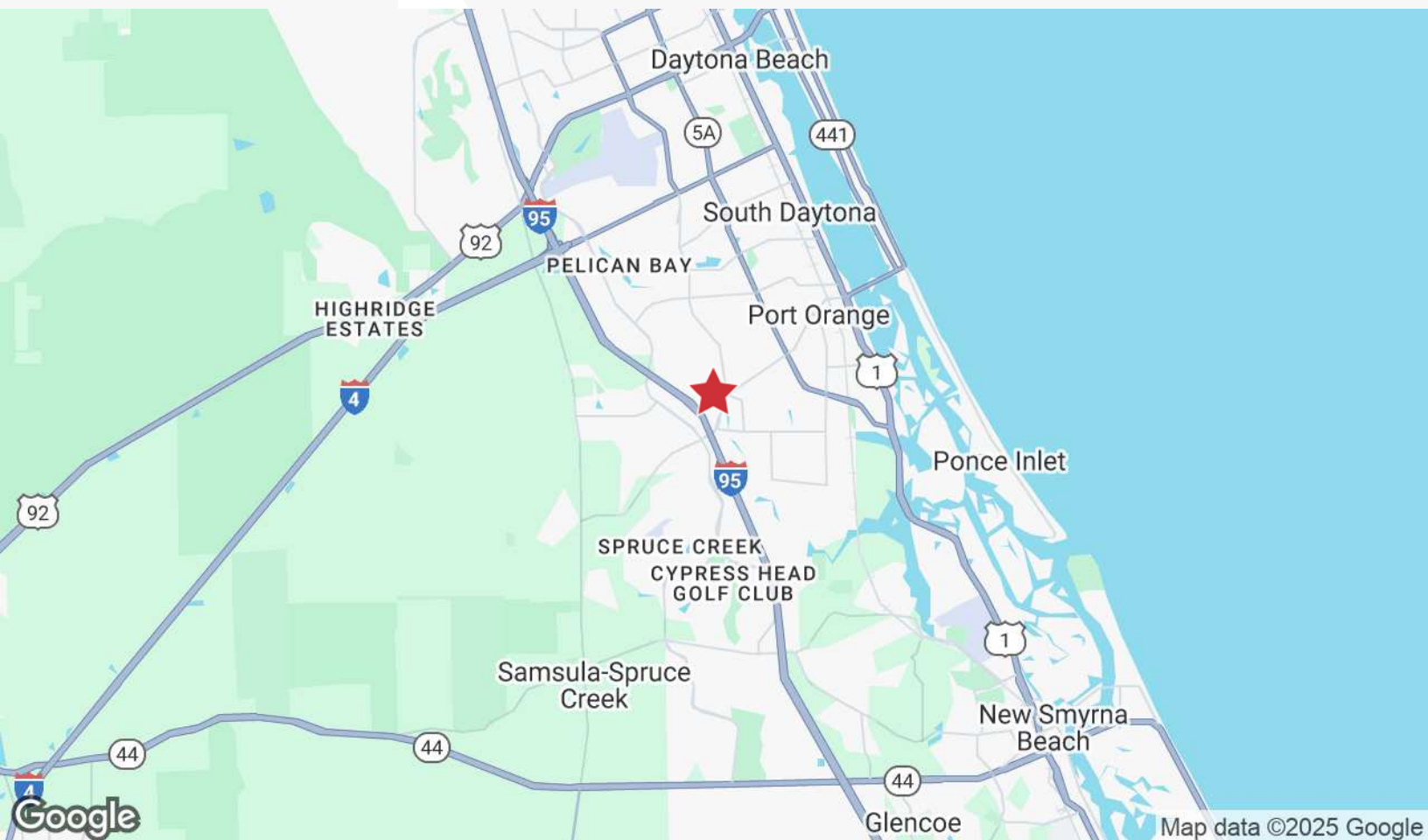
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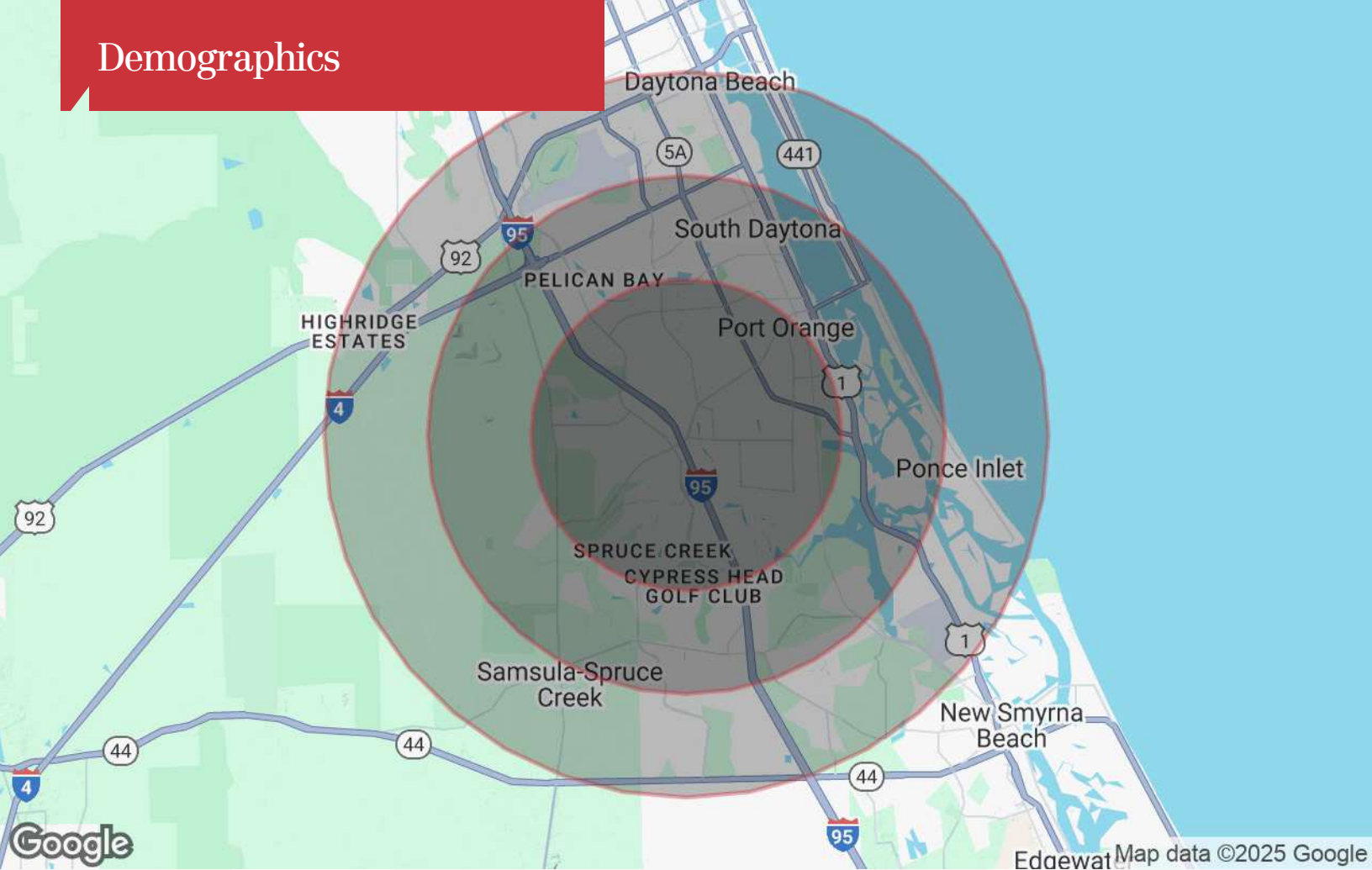


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	58,832	104,805	154,765
MEDIAN AGE	49	49	47
MEDIAN AGE (MALE)	47	48	46
MEDIAN AGE (FEMALE)	50	50	48

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	26,401	47,739	69,249
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$81,562	\$81,627	\$78,311
AVERAGE HOUSE VALUE	\$324,148	\$319,823	\$317,583

* Demographic data derived from 2020 ACS - US Census